

AGENDA

**WILSONVILLE CITY COUNCIL MEETING
MAY 15, 2017
7:00 P.M.**

**CITY HALL
29799 SW TOWN CENTER LOOP
WILSONVILLE, OREGON**

Mayor Tim Knapp

Council President Scott Starr
Councilor Susie Stevens

Councilor Kristin Akervall
Councilor Charlotte Lehan

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

Executive Session is held in the Willamette River Room, City Hall, 2nd Floor

5:00 P.M. Joint work session with Planning Commission regarding Town Center Redevelopment (Bateschell)

The Packet for the Joint Work Session contains the following documents:

- Staff Report Page 2
- Attachment A - Wilsonville Town Center Master Plan Existing Conditions Page 6
- Attachment B - Community Kick-Off Event February 28, 2017 Meeting Summary Page 40
- Attachment C - Preliminary Online Engagement Results April 28, 2017 Page 108
- Attachment D - Draft Vision and Goals May 2, 2017 Page 158
- Attachment E – Existing Constraints and Barriers Page 160

Appendices 1 through 4 for Attachment A can be found here:

http://www.wilsonvilletowncenter.com/wp-content/uploads/2017/05/ExistingConditions_Appendix1_CityCenterPlanMap.pdf

http://www.wilsonvilletowncenter.com/wp-content/uploads/2017/05/ExistingConditions_Appendix2_DevelopmentCodeReviewNotes.pdf

http://www.wilsonvilletowncenter.com/wp-content/uploads/2017/05/ExistingConditions_Appendix3_Transportation.pdf

http://www.wilsonvilletowncenter.com/wp-content/uploads/2017/05/ExistingConditions_Appendix4_MarketAnalysis.pdf

6:50 P.M. ADJOURN

CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a regular session to be held, Monday, May 15, 2017 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10 a.m. on May 3, 2017. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered therewith except where a time limit for filing has been fixed.

7:00 P.M. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. Motion to approve the following order of the agenda and to remove items from the consent agenda.

7:05 P.M. COMMUNICATIONS

- A. Metro Update Presented by Metro Councilor Craig Dirksen
- B. 2016-17 Community Enhancement Program Project Report: Page 162
Multifamily Community Waste-Reduction and Recycling Project
sponsored by Clackamas County, City and Republic Services (staff – Ottenad)
- C. Wilsonville Police Annual Report (staff – Phillips)

7:30 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.

7:45 P.M. MAYOR'S BUSINESS

- A. National Public Works Week Proclamation: *Public Works Connects Us* Page 167
(staff – Kerber)
- B. Upcoming Meetings Page 168

7:55 P.M. COUNCILOR COMMENTS

- A. Council President Starr –
- B. Councilor Stevens –
- C. Councilor Lehan –
- D. Councilor Akervall -

8:05 P.M. NEW BUSINESS

- A. **Resolution No. 2630** Page 170
A Resolution Of The Wilsonville City Council Adopting The Wilsonville-Metro
Community Enhancement Committee's 2017-18 Funding Recommendations (staff – Gail)

8:15 P.M. CITY MANAGER'S BUSINESS

5/5/2017 1:42 PM Last Updated

8:25 P.M. LEGAL BUSINESS

8:30.M. ADJOURN

8:35 P.M. EXECUTIVE SESSION

- A. Pursuant to ORS 192.660 (2)(e) Real Property Transactions
- ORS 192.660(2)(f) Exempt Public Records
- ORS 192.660(2)(h) Litigation

Time frames for agenda items are not time certain (i.e. Agenda items may be considered earlier than indicated.) Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if required at least 48 hours prior to the meeting. The city will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:- Qualified sign language interpreters for persons with speech or hearing impairments. Qualified bilingual interpreters. To obtain services, please contact the City Recorder, (503)570-1506 or king@ci.wilsonville.or.us



WILSONVILLE TOWN CENTER PLAN

Joint Planning Commission/City Council Work Session

May 15, 2017

5:00 pm – 7:00 pm

AGENDA

5:00 pm – 5:10 pm	Welcome and Introductions (City)
5:10 pm – 5:30 pm	Existing Conditions (MIG)
5:30 pm – 6:00 pm	Public Input to Date (MIG)
6:00 pm – 6:50 pm	Confirm Vision and Goals (All)
6:50 pm – 7:00 pm	Close & Next Steps



**CITY COUNCIL AND PLANNING COMMISSION
JOINT WORK SESSION
STAFF REPORT**

Meeting Date: May 15, 2017		Subject: Wilsonville Town Center Plan	
		Staff Member: Miranda Bateschell 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:	
Staff Recommendation: Gain an understanding of the key findings from Phase I of the project, review and approve the vision statement and goals for the Wilsonville Town Center Plan.			
Recommended Language for Motion:			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Town Center Plan	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL AND COMMISSION:

A project update on the Wilsonville Town Center Plan and presentation of a draft vision statement and goals for the project are under consideration by the City Council and Planning Commission.

EXECUTIVE SUMMARY:

The Wilsonville Town Center Plan will create a community-driven vision for Town Center and through strategic actions (new projects, policies, programs or partnerships) will guide future development in Town Center that advances the vision.

Last year, the City entered into a Professional Services Agreement (PSA) with MIG, Inc. setting the project scope of work and schedule to support Community Development staff with the Town Center Plan. Initial deliverables included a public involvement plan along with a project website and other communication tools, which the Project Team (consultants and staff) reviewed with the Planning Commission (December 2016) and City Council (January 2017). Since then, the Project Team has been working to complete Phase I of the project, which establishes the community-driven vision, key opportunities, goals and measures of success.

The Existing Conditions Report (**Attachment A**) summarizes the baseline conditions for Town Center in regards to land use and regulations, environmental and physical characteristics, the multimodal transportation system, infrastructure and market trends. A summary of this information as well as trends from other Town Centers were presented to the public. Community members were then asked to share their vision for the future of Town Center. Public engagement activities included:

- A project kick-off event
- Stakeholder interviews (key property and business owners, developers, nearby residents)
- A class workshop at Art Tech High School
- An online survey (up for one month with just under 1,000 survey responses)
- Questions of the Month (online, library, community center, parks building)
- Community meetings: HOAs, PTAs, Chamber and Rotary events, schools
- Two project Task Force meetings
- Work session with Technical Partners
- Canvassing and promotional materials for Town Center businesses, including flyers, bookmarks, and table tents in English and Spanish

Input received through the project's engagement efforts was summarized and presented to the Wilsonville Town Center Task Force (**Attachments B and C**). Over two meetings, the Task Force used this input to develop a draft vision statement and goals for the Town Center for Planning Commission and City Council consideration (**Attachment D**). In addition, the Project Team prepared Opportunities and Constraints Maps to summarize the relationship between the Town Center's existing conditions and ways to address the ideas presented by the community (**Attachment E**).

EXPECTED RESULTS:

With an established vision and goals, the Project Team can begin Phase II of the project. Phase II includes taking initial design concepts to the public for their consideration and input. Design concepts will explore a variety of design options related to development including density, massing, building styles, urban design, and multimodal connectivity. The City will host a Community Design Workshop, at the end of June, which will provide the community an opportunity to come together and provide initial ideas on different design concepts. The ideas gathered at this event will then be prepared for presentation on several boards as well as through

an online survey; both formats will allow members of the public to vote on their preferences. The boards will be presented at the citywide barbeque as well as several other community and city events occurring in late July and early August. In the fall, the Town Center Plan Task Force and Technical Partners will meet to help review this input and use it to shape three draft Town Center alternatives for discussion among both the Planning Commission and City Council.

TIMELINE:

Design concepts will be explored with the community throughout the summer with several community events and an online survey occurring at the end of July and in early August. Land use alternatives will be reviewed in Fall 2017. The planning process is anticipated to be completed by late 2018 when the Wilsonville City Council is expected to consider adoption of the Plan.

CURRENT YEAR BUDGET IMPACTS:

The Professional Services Agreement has a budget of \$420,000 fully funded through the CD Fund and CIP project #3004 in the adopted budget, of which \$320,000 is funded through a Metro Community Planning and Development grant. Staff estimates spending approximately half the costs during this budget year and the other half during the next fiscal year.

FINANCIAL REVIEW / COMMENTS:

n/a

LEGAL REVIEW / COMMENT:

n/a

COMMUNITY INVOLVEMENT PROCESS:

There will be multiple opportunities to participate in the project outlined in the Public Engagement and Communication Plan for the Town Center Plan, including an advisory task force, community design workshops, focus groups, pop-up neighborhood events and idea centers, and in-person and online surveys. The engagement plan is designed to reach as broad an audience as possible and will work to gather a variety of perspectives in the community. It will also include targeted outreach to specific stakeholders more impacted by activity in the Town Center.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

As a result of this project, the city anticipates specific actions that will help the Town Center become a more vibrant, pedestrian and transit-supportive mixed-use district that integrates the urban and natural environments, to create an attractive and accessible place for visitors and residents of all ages to shop, eat, live, work, learn, and play. The actions will help remove barriers and encourage private investment in the Wilsonville Town Center. Benefits to the community also include: identifying tools to maintain and strengthen businesses in the Town Center, improving access to and within the center, and making it a place where people want to spend time and support businesses.

ALTERNATIVES:

Amend the draft vision and goals for the Wilsonville Town Center Plan.

CITY MANAGER COMMENT:

ATTACHMENTS:

Attachment A: Existing Conditions Report (links are provided below for Appendices 1-4)

http://www.wilsonvilletowncenter.com/wp-content/uploads/2017/05/ExistingConditions_Appendix1_CityCenterPlanMap.pdf

http://www.wilsonvilletowncenter.com/wp-content/uploads/2017/05/ExistingConditions_Appendix2_DevelopmentCodeReviewNotes.pdf

http://www.wilsonvilletowncenter.com/wp-content/uploads/2017/05/ExistingConditions_Appendix3_Transportation.pdf

http://www.wilsonvilletowncenter.com/wp-content/uploads/2017/05/ExistingConditions_Appendix4_MarketAnalysis.pdf

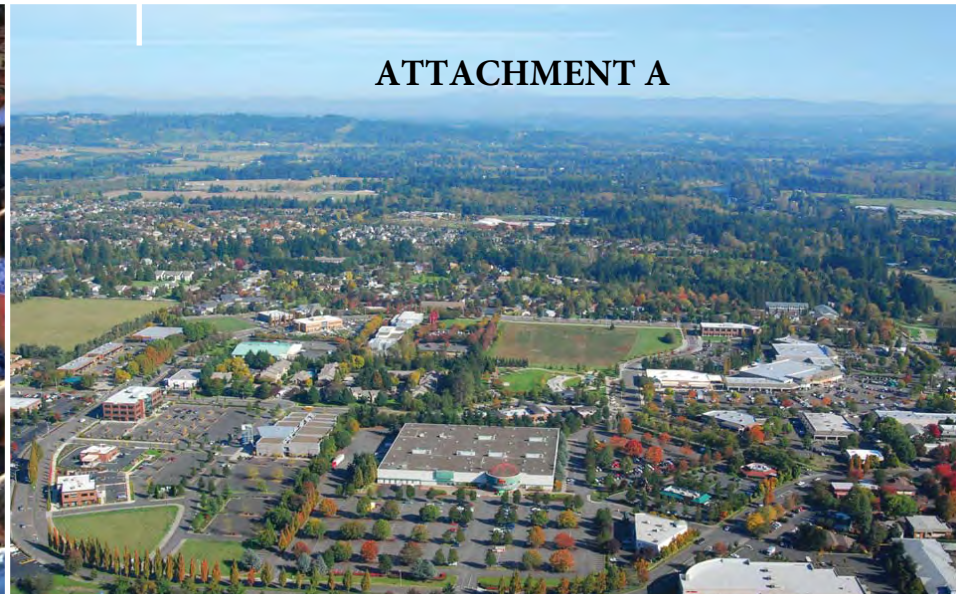
Attachment B: Community Kick-off Event Summary

Attachment C: Preliminary Online Engagement Results

Attachment D: Draft Town Center Vision and Goals

Attachment E: Town Center Opportunities and Constraints Maps

TOWN CENTER PARK
PARKS & RECREATION DEPT.
KOREAN WAR MEMORIAL



ATTACHMENT A



WILSONVILLE TOWN CENTER PLAN

existing conditions





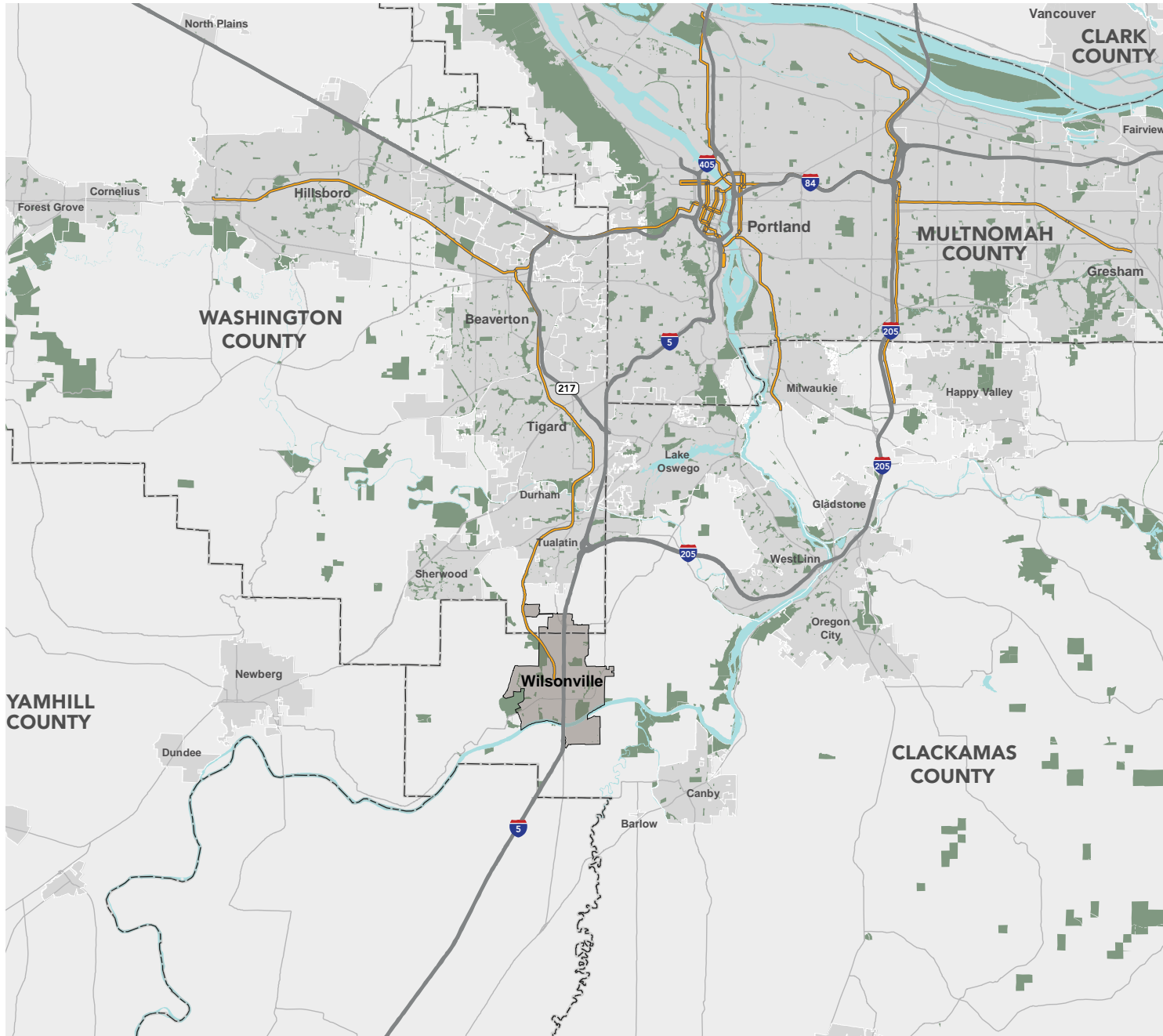
table of contents

Section 1	Introduction	01
Section 2	Land Use and Regulatory Analysis	04
Section 3	Infrastructure Analysis	12
Section 4	Natural Resources and Systems Analysis	16
Section 5	Multimodal Transportation Conditions and Analysis	19
Section 6	Market Analysis	23

Appendices

Appendix I	City Center Plan Map
Appendix II	Development Code Review Notes
Appendix III	Transportation Analysis
Appendix IV	Market Analysis

Page left blank intentionally



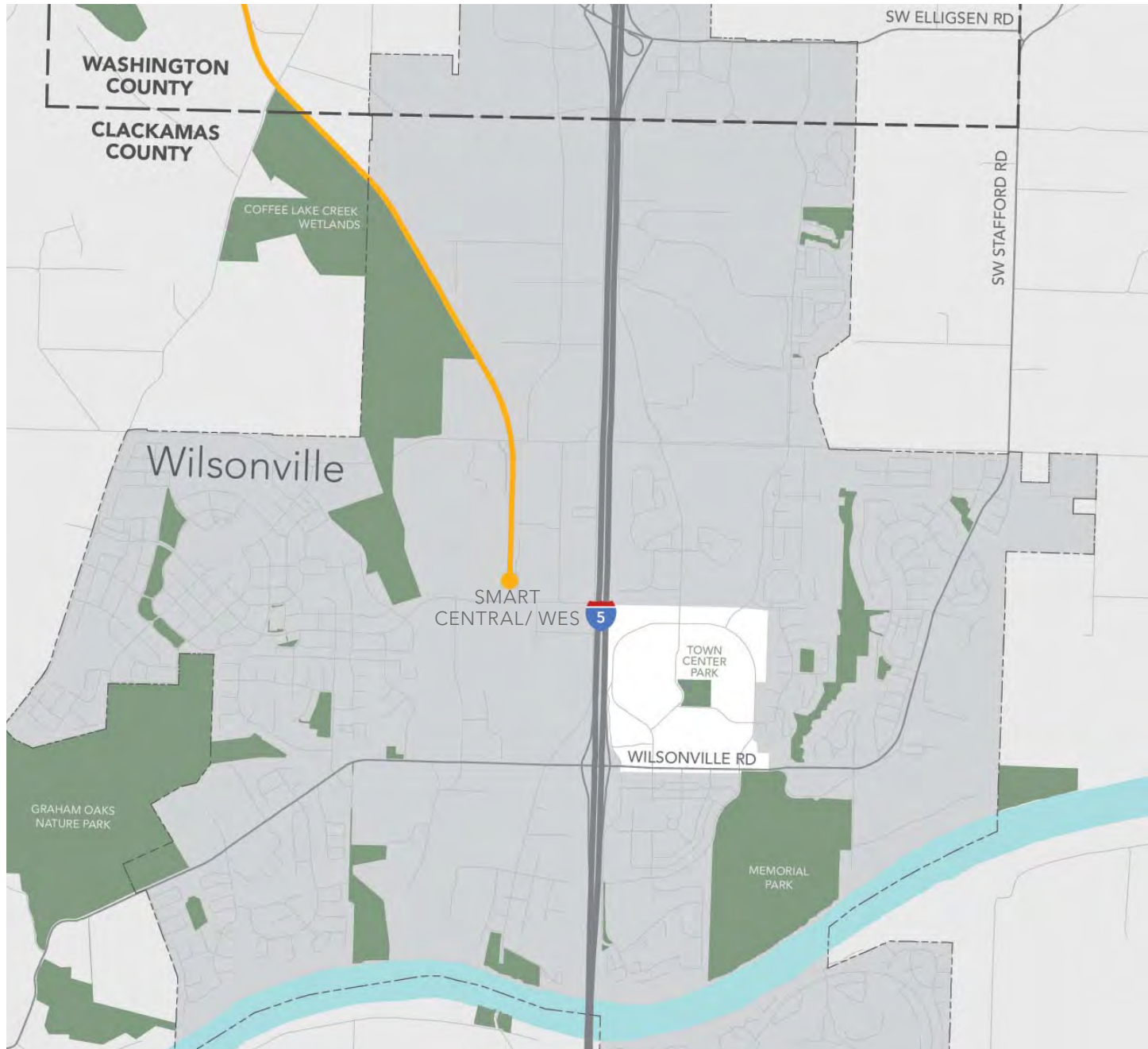
LEGEND

- County
- City
- Wilsonville
- Freeways
- Major Roads
- Rail Transit
- Parks and Open Space
- Rivers and Streams









SCALE: 1" = 5 MILES



REGIONAL CONTEXT



LEGEND

-  County
-  Wilsonville
-  Project Area
-  Freeways
-  Roads
-  Commuter Rail
-  Public Parks and Open Space
-  Rivers and Streams

SCALE: 1" = 2500'



SURROUNDING AREA

SECTION 1 INTRODUCTION

This Existing Conditions Report summarizes the key considerations that impact existing and future development in the Town Center and is the first in a series of studies that will inform the strategies and actions recommended by the Town Center Plan.

The Wilsonville Town Center is located in the heart of Wilsonville, a rapidly growing city of 23,740 residents and more than 17,000¹ employees that serves as a gateway between the Portland metropolitan area and the Willamette Valley’s agricultural lands. The Town Center planning area, encompassing approximately 100 acres within and adjacent to Town Center Loop, is an important economic

1 Wilsonville Residential Land Study. May 2014.

and cultural center for the Wilsonville community and the region at large.

Metro’s 2040 Growth Concept identifies the Wilsonville Town Center as a 2040 town center. Metro defines a Town Center as a focal area for growth that provides services to tens of thousands within a two- to three-mile radius and typically includes one- to three-story buildings for employment and housing. Metro also identifies the Wilsonville Town Center as a Regional Pedestrian District and Bicycle District in the 2014 Regional Active Transportation Plan. As a Regional Pedestrian and Bicycle District, it is envisioned to have an interconnected network of pedestrian and bicycle routes that links other regional centers and also provides direct and easy-to-use access to destinations (such as transit, schools, jobs, services, shopping areas, parks and natural areas) within a three-mile radius. People of all ages and abilities walking or biking should feel welcomed and prioritized.

The Town Center’s proximity to I-5 and I-205, and the Willamette River, provide the district with a strategic advantage for growth and development. The Town Center’s transit access and a few recently developed on-street bicycle facilities, among other multimodal amenities, are building blocks for a quality multimodal network. City parks and open spaces within and adjacent to the Town Center preserve and honor the area’s natural resources and agricultural legacy, attracting visitors from across Wilsonville and beyond.

Currently, the Town Center is a hub of shopping, recreation, education, transit, and civic activity. The Town Center and adjacent areas are home to city hall and other City offices (police, public works, parks and recreation), Town Center Park and the Oregon Korean War Memorial, the Wilsonville Library, the Community Center, post office, Clackamas Community College, and a diversity of other businesses, services, offices, and



residences. This mix of uses, activities, and built environments is essential for a successful Town Center. Yet, the Town Center is also characterized by several challenges. These include underutilized land, abundant single-use surface parking lots, a disconnected street and path network, few public gathering spaces, and poor visibility for many businesses (especially storefronts separated from the street by large parking lots or that face internal roads).

PROJECT PURPOSE

The Town Center Plan (the Plan) will guide development in Town Center to create a cohesive, unified district within Wilsonville's growing community. The Plan will provide a community-driven vision for Town Center and strategic actions that create a clear path to advancing the vision. These actions may include new projects, programs, partnerships, or policies that will guide future development and investments, leverage the area's many

assets, and identify opportunities to address existing barriers to achieve the community's vision for the future of Town Center. The Plan will support the development of Town Center as an attractive and accessible place for visitors and residents of all ages to shop, eat, live, work, learn, and play.

TOWN CENTER HISTORY

Wilsonville Town Center was established in the early 1970s. Payless Drugs (now Rite Aid) expressed interest in locating its warehouse and headquarters in Wilsonville. The proposed development location, north of Wilsonville Road and west side of Interstate 5 (I-5), was land designated for Town Center use on the Wilsonville General Plan. In response, the City amended its Comprehensive Plan and moved Wilsonville's Town Center from its original location to its current location on the east side of I-5. At the time, the population of Wilsonville was 1,000 and the Town Center

area was mostly fields, owned by 25 different land owners. A group of landowners in the new Town Center convened and hired architect Mel Kroker to prepare a Town Center Master Plan. Kroker's Wilsonville City Center Plan (1973) recommended a suburban village approach to development with a mix of housing and commercial uses lining a loop road, with a park or lake in the center. Kroker envisioned that one day the land would be in high demand and new development would fill in the center of the loop. The City Council amended the City's Comprehensive Plan in 1978 to reflect the adopted Wilsonville City Center Plan.

Little additional development occurred until the 1980s, when population growth increased demand for commercial buildings. Initial development included small offices and a retail center in the southwest corner of Town Center that currently has some local restaurants and businesses. In the mid-1980s, the City



considered a grid street plan for the Town Center. The community had little interest in a street grid and retained the loop plan. There was significant development in the Wilsonville Town Center during the 1990s which brought major retail and office development to the Town Center including Safeway, Fry's, Clackamas Community College and the Family Fun Center.

Activity continued in, and adjacent to, the Town Center into the 2000's. In 2002, Town Center Park was developed in partnership with Capital Realty who dedicated the land to the city. Shortly after the completion of the park, the property located directly across Park Place, developed providing nearly 15,000 square feet of new commercial retail space for small businesses.

Starting in 2012, the area north of the Town Center, began to develop with new residential opportunities (almost 60 acres were developed into 700 homes), bringing more residents within walking distance of the Wilsonville Town Center. Within the Town Center, incremental redevelopment of existing commercial buildings has continued, most prominently on the corner of Town Center Loop West and Wilsonville Road.

After three decades of development and a lot of change, the City recognized the need for a new vision for the Town Center and began the Wilsonville Town Center Plan process.



PUBLIC INVOLVEMENT

The Wilsonville Town Center Plan process will include a diverse range of voices and perspectives. The input gathered through public outreach will build on this Existing Conditions report, other studies and analyses to inform the recommendations in the Final Plan. Specific opportunities for community input and engagement include:

- Project Task Force
- Interviews with businesses and community groups
- Community workshops
- Online and in-person surveys
- Idea centers located in key community spaces like the Library, and Parks Building
- Pop-up events around town



SECTION 2

LAND USE AND REGULATORY ANALYSIS

EXISTING LAND USES

Currently, there is a mix of land uses in Town Center including commercial, civic, educational, and multi-family residential. These uses are distributed across Town Center in primarily one and two-story single-use buildings interspersed with large parking lots.

EXISTING REGULATORY CONDITIONS

The City of Wilsonville Comprehensive Plan (updated in 2013) provides policy and development guidance for the Town Center. The Comprehensive Plan includes goals, policies and implementation measures to shape the development within the entire city, including specific policies for Town Center. The Town Center Plan process may identify new Town Center goals, land use and transportation concepts, and recommendations for inclusion in the Comprehensive Plan.

The Planning and Land Development Ordinance (Development Code), Chapter 4 of the Wilsonville Municipal Code, implements the goals and policies contained



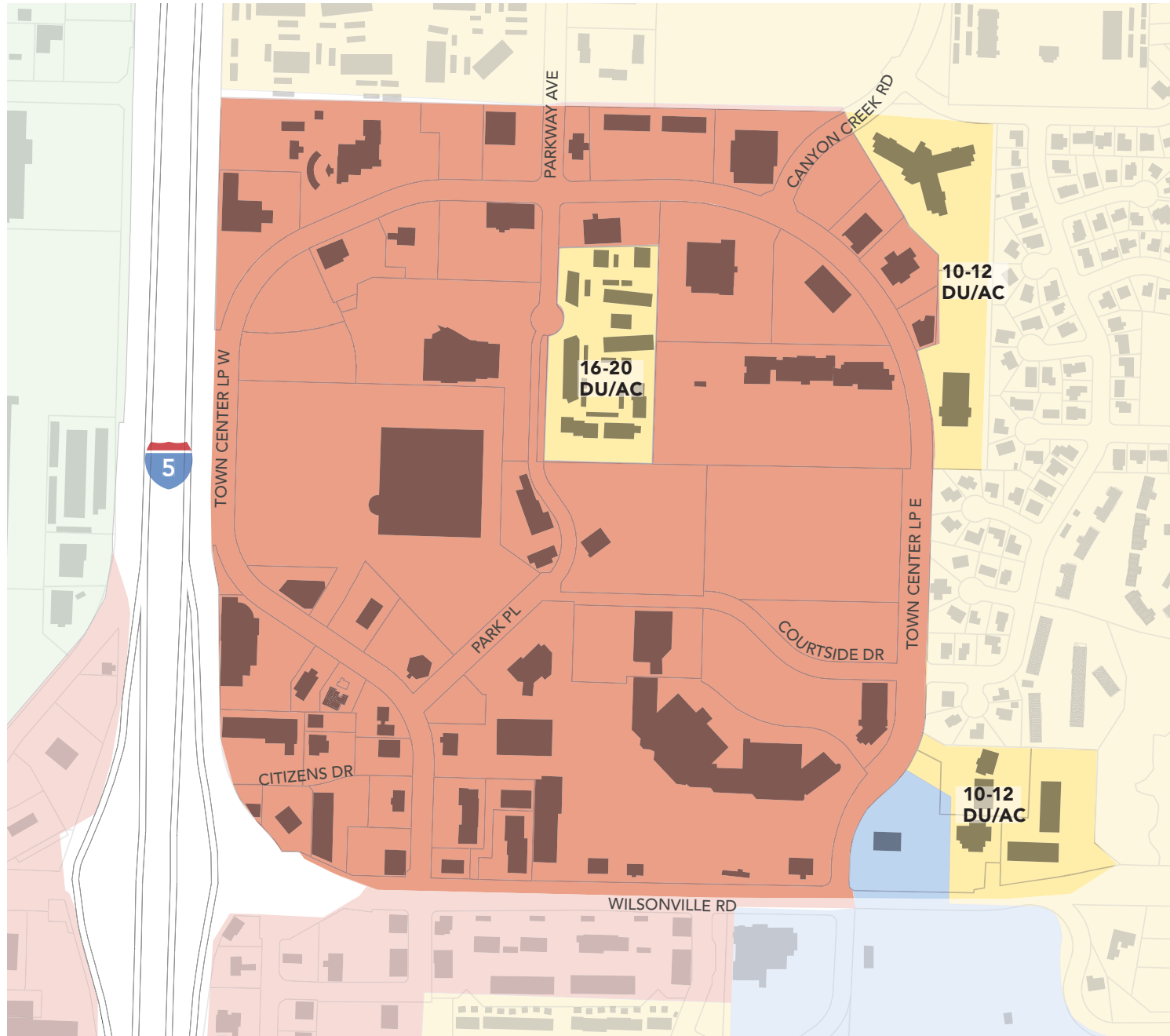
in the Comprehensive Plan by providing specific procedural standards, land use, development guidelines and/or requirements for development in Wilsonville. Outcomes of the Town Center planning process may also include changes to the municipal code (zoning and design requirements) that are necessary to implement the public's vision.

The Comprehensive Plan and Development Code were reviewed with the assumption that improved walkability and bicycle and pedestrian safety should be part of an overall vision for the Town Center.



These documents will continue to be part of the planning process during development of ideas and recommendations.

Appendix II includes complete review notes that identify where development policies and requirements may need to be addressed as the project team develops land use alternatives and implementation strategies later in the Town Center planning process.



LEGEND

- Building Footprints
 - Parcels
 - Highways
- COMPREHENSIVE PLAN Within Town Center**
- Commercial
 - Residential
 - Public Lands
- Adjacent**
- Commercial
 - Residential
 - Public Lands
 - Industrial

SCALE: 1" = 400'



**COMPREHENSIVE PLAN DESIGNATIONS
LAND USE AND REGULATORY CONDITIONS**

Relevant sections of the Development Code addressed to date include:

- Section 4.113. Standards Applying to Residential Developments in Any Zone
- Section 4.116. Standards Applying to Commercial Developments in Any Zone
- Section 4.118. Standards Applying to All Planned Development Zones
- Section 4.124. Standards Applying to All Planned Development Residential Zones
- Section 4.131. PDC – Planned Development Commercial Zone
- Section 4.131.05. PDC-TC (Town Center Commercial) Zone
- Section 4.133. Wilsonville Road Interchange Area Management Plan (IAMP) Overlay Zone
- Section 4.136. Public Facility Zone
- Section 4.154. On-site Pedestrian Access and Circulation
- Section 4.155. Parking, Loading and Bicycle Parking

Wilsonville adopts subarea and public facility plans as “supporting documents” of the Comprehensive Plan. Two types of supporting documents exist: regulatory supporting documents adopted “as part of the Comprehensive Plan” and guiding supporting documents which do not legally regulate land use decisions. If the Town Center

plan is adopted as a regulatory document, it is legally equivalent to the policies in the Comprehensive Plan and will apply as criteria in land use reviews. It will describe the “intent” of the plan in the full text and include graphics that were prepared during the process.

If the Town Center Plan is approved as a guiding document, it will serve as a background document and is not legally applicable in land use reviews. Instead, the intent, standards, and criteria of the plan would be fully described in Comprehensive Plan policies and code text.

COMPREHENSIVE PLAN

The policy framework for the Town Center is general in nature and reflects development concepts and market conditions of the 1980s and 1990s. Implementing the new vision that emerges from the Town Center planning process will likely require adopting new Comprehensive Plan text and policies. These additions to the Comprehensive Plan will clearly describe the vision for and purpose of the Town Center. The new policies would include implementation measures that capture the redevelopment strategies and new zoning regulations that support a built environment that is consistent with the community’s vision. The Comprehensive Plan states:

“The Town Center or City Center is intended to be the major commercial district. It should be anchored by a few major department stores

and a grocery store. It should be interspersed with smaller shops, offering a wide variety of merchandise for comparative shopping. In addition to retail shops, complementary uses such as offices, theaters, restaurants, and civic activities should be provided. As defined by Metro, the Town Center area is expected to have a fairly high population density, and compact development with good quality transit service.”

This purpose statement does not mention the Town Center as a high-quality pedestrian environment, which is a defining attribute of active and economically successful Town Centers. Wilsonville’s Town Center has performed relatively well as a “major commercial district.” An updated intent statement for Town Center should reflect the community’s vision developed during the Town Center planning process.

The Comprehensive Plan references the Town Center several times:

- **The Comprehensive Plan incorporates Metro’s Town Center definition.** The Comprehensive Plan incorporates Metro’s design types and description of a Town Center: “local retail and services will be provided within this area, with compact development and transit service.” The Comprehensive Plan and Development Code define Wilsonville Town Center

more specifically than the Town Center designation illustrated on Metro’s 2040 Growth Concept by defining it as a “major commercial center”.

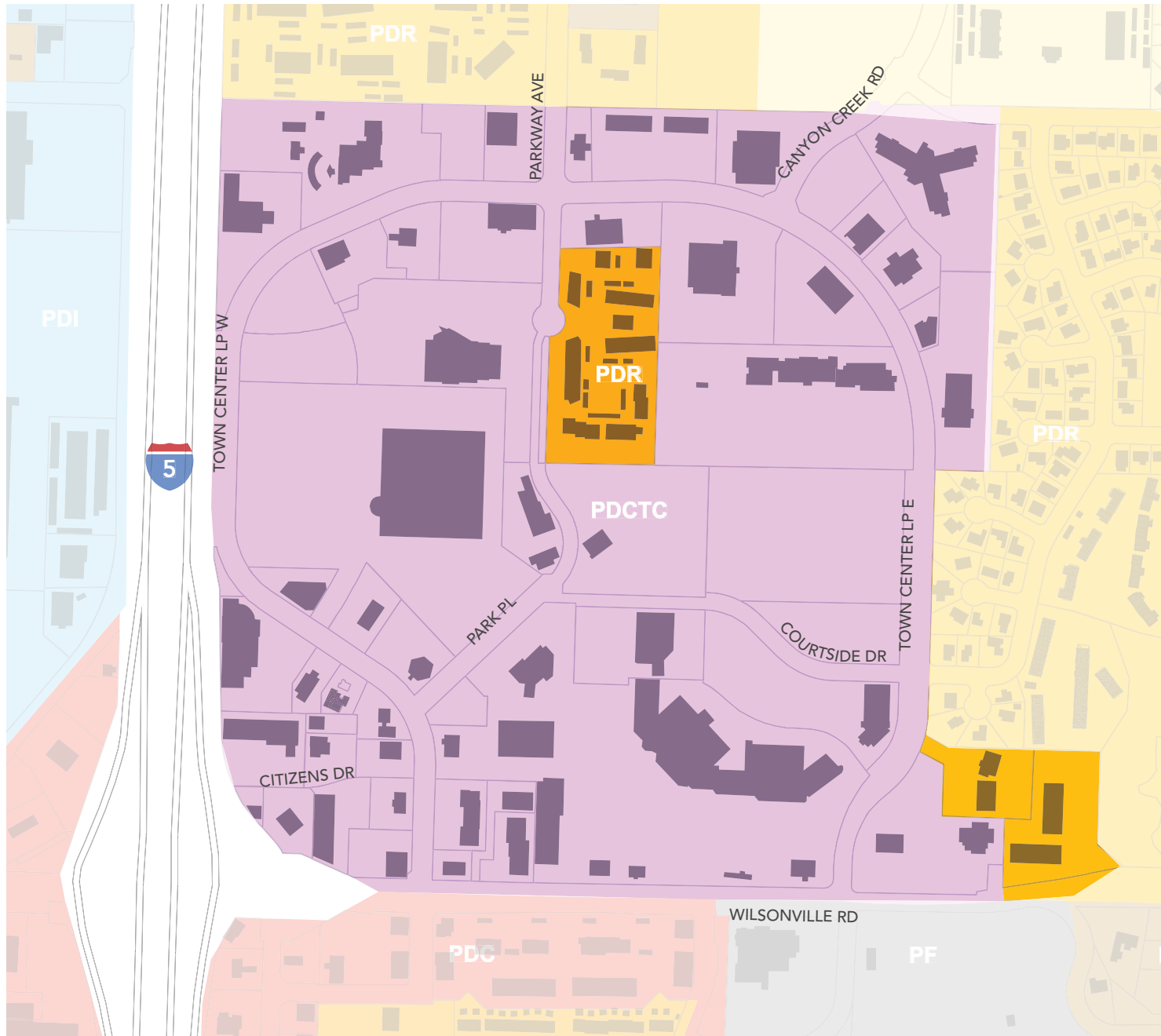
- Most of the planning area is designated Commercial** (with a Town Center annotation) on the City’s Comprehensive Plan Map, with the exception of the parcels noted below:

 1. The parcel comprising the Town Center Park Apartments, located just north of Town Center Park, is designated as Residential with a density of 16-20 dwelling units per acre (du/ac).
 2. The northeast corner and southeast corner of the planning area are designated as Residential (10-12 du/ac).
 3. The parcels comprising some of the City offices are designated Public Lands.
- The Comprehensive Plan sets the framework for future infrastructure funding strategies.** Policy 3.1.3 states that, “The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services, or those benefiting from such facilities and services, pay for them.” The City also has concurrency policies which require infrastructure improvements to be provided concurrent with development.



- Landscape requirements are a minimum of 15 percent of gross area in landscaping for all development.** The updated Town Center Plan may need to amend and tailor this policy to implement the new urban design vision for the Town Center.
- The Wilsonville Road Interchange Area Management Plan (IAMP) is an important part of the Town Center Plan, because it effectively places limits on the amount of (traffic generating) development that can occur in the Town Center.** The IAMP includes provisions for

access management, traffic impact analysis, land use review coordination with the Oregon Department of Transportation, and procedures for various types of land use reviews, including Comprehensive Plan amendments around the Wilsonville Road interchange. The Comprehensive Plan policies are explicit about the limited capacity at the Wilsonville Road interchange. Compliance with or amendments to these IAMP policies, including using transit and improving bicycle and pedestrian access, will be important when evaluating development potential in the Town Center.



LEGEND

- Building Footprints
 - Parcels
 - Highways
- ZONING CODE**
- Within Town Center**
- Planned Development Commercial Town Center (PDCTC)
 - Planned Development Residential (PDR)
- Adjacent**
- Planned Development Residential (PDR)
 - Planned Development Commercial (PDC)
 - Public Facilities (PF)
 - Planned Development Industrial (PDI)

SCALE: 1" = 400'



**ZONING
LAND USE AND REGULATORY CONDITIONS**

DEVELOPMENT CODE

Section 4.131.05. PDC-TC (Town Center Commercial) Zone includes the following purpose statement:

“...to permit and encourage a Town Center, adhering to planned commercial and planned development concepts, including provision for commercial services, sales of goods and wares, business and professional offices, department stores, shopping centers and other customer-oriented uses to meet the needs of the Wilsonville community as well as to meet the general shopping and service needs on an area-wide basis, together with such multiple

family residential facilities, open space, recreational and park areas, and public uses facilities as may be approved as part of the Town Center compatible with the Comprehensive Plan of the City.”

The Development Code Purpose Statement (above), similar to the Comprehensive Plan, does not mention mixed-use, a high-quality pedestrian and bicycle environment, quality public gathering spaces, or Town Center as the civic center of the community.

PERMITTED LAND USES

The Planned Development Commercial-Town Center zoning regulations use a system of

“example” and “typical” uses, with long lists of the permitted uses in Section 4.131. The Development Review Board is listed as the review body for determining uses and the Planning Director has some authority for interpretations.

Within the Town Center, there are permitted land uses that are auto-oriented. These uses can make developing pedestrian-focused, walkable places difficult. Land uses will need to be evaluated further with the public to identify future development patterns as we move further along the planning process.

The City Center Plan Map (Appendix I) served as the original blue print for development in the Town Center. Current land uses are often different than the City Center Plan Map as subsequent land use approvals, over the past thirty years have repeatedly updated the map. The gradual changes from the original master plan underlines the need for an update to the Town Center Plan to provide a clear vision for land uses in the future. If the City updates the Town Center regulations as part of the vision, currently approved, will remain legal conforming uses regardless of changes to code.

The IAMP Overlay Zone applies to a large area around the Wilsonville Road interchange, including the entire Town Center planning area. The purpose of the IAMP Overlay Zone “is the long-range preservation of operational



efficiency and safety of the Wilsonville Road Interchange, which provides access from and to Interstate 5 for residents and businesses in south Wilsonville.” Assuming the Town Center Plan is adopted as a Comprehensive Plan amendment, the traffic analysis prepared as part of the project will need to serve as the traffic impact analysis required by the Overlay, with findings addressing both the Overlay and Transportation Planning Rule regulations.

RESIDENTIAL AND COMMERCIAL DESIGN REQUIREMENTS

Sections 4.113 (residential) and 4.116 (commercial) as well as block and access standards in Section 4.131 (PDC-Planned Development Commercial Zone) of the Development Code identify development standards that apply to development in the Town Center. Based on current trends in development patterns of 21st Century Town Centers, the following list has been identified as a starting point for potential modifications to development standards within the Wilsonville Town Center:

- Parks and open spaces for outdoor recreation within mixed-use projects require 15-25 percent dedications (depending on use). This standard may not be possible on a site by site basis if the desired outcome is a mixed-use, urban development pattern. Rather, consider identifying through the visioning process specific locations

for parks and open space, with limited requirements for it elsewhere.

- Setbacks for residential buildings restrict building placement at the street, requiring minimum 15 to 20-foot front setbacks (depending on the size of the parcel). Minimum side yard setbacks would also restrict building placement, creating gaps between buildings. Commercial buildings can be built at the street, which may be desirable for some street corridors or locations in the Town Center. This would provide a more continuous building façade.
- The maximum 35-foot building height within the TC may limit some development types. Varied building heights may be appropriate for edge conditions where the Town Center transitions to a lower-density area, but more flexible height standards could be considered where multiple uses are proposed. The Development Code identifies fire apparatus as the determining factor for height. This requirement is antiquated and needs to be evaluated further.
- Existing maximum spacing between local access streets is 530 feet and 330 feet for blocks without pedestrian crossings within the Town Center. These block lengths are too long for a walkable town center district where

pedestrian and bicycle access is desired. Pedestrian and bicycle access, and road spacing should complement anticipated development types.

ON-SITE PEDESTRIAN ACCESS AND PARKING

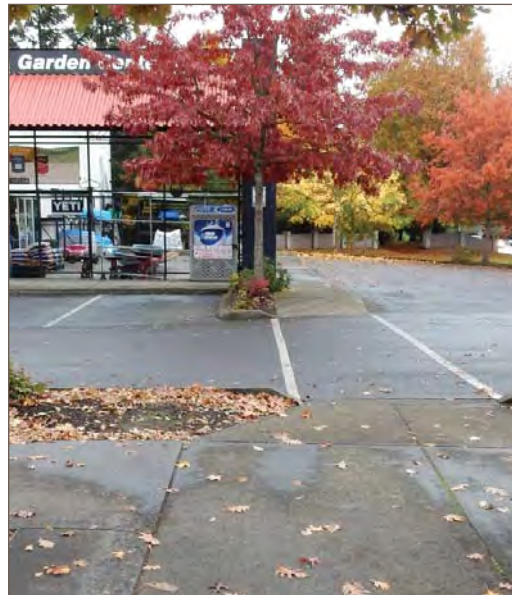
Sections 4.154., On-site Pedestrian Access and Circulation, and 4.155., Parking, Loading and Bicycle Parking, provide guidance for access and circulation, including parking ratios for development in the Town Center. On-site pedestrian access is required and should provide “safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks.” However, the Development Code does not identify specific spacing standards or “through access,” where on-site circulation can connect to the larger Town Center pedestrian and bicycle circulation system. Multimodal and urban design alternatives that incorporate Americans with Disabilities Act requirements and provide connectivity should be considered when circulation alternatives are developed for the plan.

Existing on-site parking requirements make developing a walkable district challenging given the amount of land required for parking. The current landscaping standards help reduce the visual impact of parking. The project will need to consider how parking is provided in the Town Center, including:

- Evaluate the requirement where all uses within a building must meet parking ratios. This requirement can be challenging for mixed-use projects. It can also lead to oversupplying parking for mixed-use areas where trips can be linked.
- Reconsider when shared parking is permitted. Currently, shared parking is only permitted when peak hours do not conflict. The current standards would not support uses typical of a mixed-use area. Reconsidering shared parking is also an opportunity to encourage access for all modes between parking lots without using the public road network.
- Off-site parking is permitted if the space is within 500 feet of the structure. This may be an opportunity to expand to district-wide parking where centralized parking replaces some other off-site parking. District-wide parking should be well connected to transit, and bicycle and pedestrian infrastructure, and exceed the 500-foot requirement.

The Development Code includes an extensive list of parking ratios by development types that does not account for mixed-use development. This planning process may develop mixed-use parking standards for the Town Center. Additionally, setting maximum parking requirements for residential uses and

increasing the use of shared or district-wide parking should all be considerations during the alternative development process. Managing parking (in addition to increasing transit, bicycle and pedestrian use) will be key to achieving a walkable district and in determining whether a Multimodal Mixed-Use Area designation is possible for the Town Center. A Multimodal Mixed-Use Area designation is awarded to allow a local jurisdiction more flexibility in regulating traffic congestion but requires parking management planning and transit access to reduce automobile use.



SECTION 3 INFRASTRUCTURE ANALYSIS

This section reviews three infrastructure topic areas, including:

- stormwater infrastructure,
- sewer infrastructure,
- and water infrastructure.

STORMWATER INFRASTRUCTURE

The project area drains to three watersheds including Coffee Lake Creek Basin in the



northwest; the Willamette River in the southwest (via a piped outfall); and the Boeckman Creek Basin. The project area is served by a separated storm sewer system. The Boeckman Creek sub-basin flows through a regional flow control facility in Memorial Park.

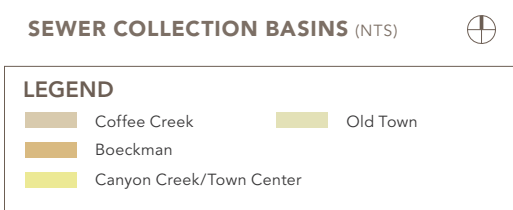
The Willamette River has Total Maximum Daily Load (TMDL) allocations for mercury, bacteria and temperature that have been developed by the Oregon Department of Environmental Quality (DEQ) to meet the Federal Clean Water Act (TMDL Implementation Plan, 2014). To meet the TMDL and other stormwater permit obligations (e.g. NPDES), new development and redevelopment, city-wide, must provide



stormwater management facilities, also known as best management practices (BMPs) on-site. Low Impact Development (LID) facilities must be used to the maximum extent practicable. LID facilities are stormwater BMPs, such as porous pavement and stormwater planters that mimic the pre-development natural stormwater runoff conditions and recharge the groundwater.¹ New development and redevelopment within the project area must provide on-site BMPs meeting current standards. Existing on-site BMPs must be evaluated and may need to be retrofitted to meet current standards as part of redevelopment. Stormwater management BMPs are typically required to be provided on-site unless special conditions exist, such as when the subbasin has a more effective, existing regional site designed to incorporate the development or which has the capacity to treat the site's stormwater. As the scope of the Town Center planning process is refined, the project team will need to determine if the Memorial Park regional flow control facility may be retrofitted or if flow control must be provided on-site for all development.

A capital improvement plan (CIP) project was recently completed southwest of the Town Center Park Apartments. No other CIP projects have been identified (2012-2021 planning horizon) within the project area although some known issues exist, including the area

¹ Public Works Stormwater Standards, 2015



northwest of Town Center Loop (Stormwater Master Plan, 2012). At this location, capacity restriction exists at the outfall to the Oregon Department of Transportation (ODOT) right-of-way causing a minor flooding at Town Center Loop West near 29175 SW Town Center Loop W, (in front of Fry’s Electronics).

SEWER INFRASTRUCTURE

The project area is divided into two sewer basins and served by a separated sanitary sewer system. The majority of the project area is within the Canyon Creek/Town Center Basin. A portion of the project area north and west of Town Center Loop is within the Coffee Creek Basin. Both basins drain to the Wilsonville Wastewater Treatment Plant.

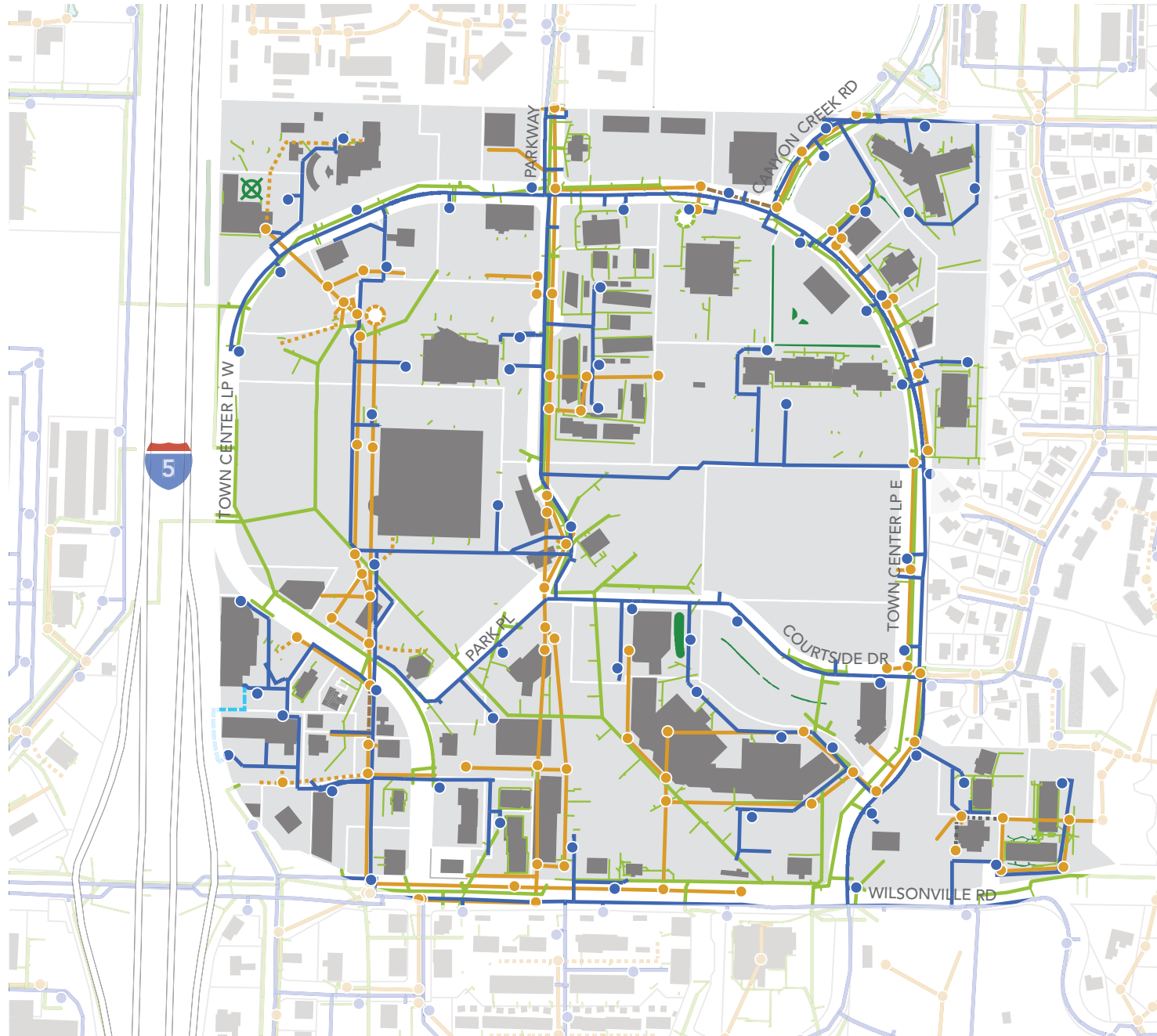
The pipes within the project area are generally between 25-50 years old. The sanitary sewer master plan identifies several pipes within the project area for replacement due to a variety of factors including pipe age, root intrusion, and grade issues.² Trenchless pipe rehabilitation technologies as described in the sanitary sewer master plan should be evaluated to reduce construction costs and extend pipe life. Estimated cost of replacement is based on an annual program of \$360,000 for 930 feet of pipe.

Within Town Center, pipe materials vary and pipes range from 6 inches to 15 inches in diameter. The sanitary sewer master plan does not identify any capacity projects within the project area (2015-2025 planning horizon).

² Wastewater Collection System Master Plan, 2014

Table 1: Pipes Identified for Replacement/Rehabilitation (Wastewater Collection System Master Plan, 2014).

APPROXIMATE LENGTH	DIAMETER	AGE	MATERIAL	APPROXIMATE LOCATION	ESTIMATED COST
150'	8"	40-50 years	Concrete	29781 SW Town Center Loop W	\$58,000
160'	8"	30-40 years	Concrete	7965 SW Wilsonville Road	\$62,000
210'	12"	20-30 years	Concrete	29040 SW Town Center Loop E	\$81,000



LEGEND

- Building Footprints
- Parcels
- Highways
- WATER**
 - Lines
 - Hydrants
 - CIP Planned Lines
- STORMWATER**
 - Lines
 - Lateral Lines
 - Swales
 - Detention Ponds
 - Problem Areas
 - Vaults
- SEWER**
 - Lines (City)
 - Lines (Private)
 - Manholes
 - Pump Stations
 - Planned Replacement Lines

SCALE: 1" = 400'



INFRASTRUCTURE

The assumptions for dry weather sewer flow contributions from land uses within the project area are included in Table 2.

During the Town Center planning process proposed changes to build-out land use will be compared to the existing build-out projections. It is recommended that replacement/rehabilitation of pipes within the project area should be delayed until the Town Center planning process is completed.

The Town Center Pump Station serves a portion of the project area. Installed in 1996, the pump station has a capacity of 220 gallons per minute. The Town Center Pump Station has a higher rate of pump failure than other City owned pump stations and as such, has been identified for replacement. It is recommended that the replacement of the Town Center Pump Station should be delayed until the Town Center planning process is completed to ensure that it is sized correctly.

WATER INFRASTRUCTURE

The Willamette River Water Treatment Plant supplies potable water to the project area. The City of Wilsonville and the Tualatin Valley Water District jointly own the treatment plant. Potable water is provided to the site for domestic, irrigation and fire suppression uses. The majority of distribution mains within the project area are constructed of 12-inch ductile iron pipe. The City has not identified any fire flow deficiencies within the project area. The Water Distribution Master Plan only identifies one capital improvement project within the project area, consisting of an 8-inch line extension along SW Parkway Ave at 8855 SW Citizens Dr (Water System Master Plan, 2012). The need for this CIP project is dependent upon future development and would be determined as the development plan is refined.

The water system master plan capacity analysis assumed an average demand of 162 gallons per day per multifamily household (2010) with an annual 2.9% growth rate. Commercial use was assumed to be 850 gallons per day per acre (2010) with an annual 3.5% growth rate. Fire flow capacity was determined based on 1,500 gallons per minute for residential areas and 3,000 gallons per minute for commercial areas. During the Town Center planning process proposed changes to build-out land use will be compared to the existing build-out projections.

Table 2: Build-out Dry Weather Sewer Flow Projections (Wastewater Collection System Master Plan, 2014)

CITY ZONING	DESCRIPTION	BUILD-OUT SEWER LOADING (GALLONS-PER-DAY-PER-ACRE)
PDCTC	Planned Development Commercial Town Center	40-50 years (1000 gpad)
PDR6	Multi-family High Density	30-40 years (2958 gpad)

SECTION 4

NATURAL SYSTEMS AND RESOURCES ANALYSIS

Natural systems and resources within and adjacent to the project area will play an important role in shaping future development patterns in Town Center. This section discusses four natural resource systems:

- slope or grade,
- tree canopy density,
- wetland areas,
- and streams, rivers and waterways.



These systems have implications for the livability, infrastructure and natural resource management in Town Center.

SLOPE/GRADE

The slope is gentle throughout the plan area. The most prominent slope gradually declines over the length of a third of mile from approximately 205 feet above sea level at Canyon Creek Road and Town Center Loop East to 180' to 175' near Town Center Park. To the southeast of the project area, a significant slope exists into Boeckman Creek. Group C soils cover most of the plan area— sandy clay loam with low infiltration rates— which, in addition to the flat grade, provide desirable development conditions.



TREE CANOPY

The tree canopy in the Town Center study area is a combination of planted ornamental trees and native forest remnants. Some trees are in decline, such as the cherry trees in the median along Parkway Center between Courtside and Town Center Loop West. Within the plan area, the greatest density of tree canopy is located along the northern edge of Town Center Park and the southern edge of the Town Center Park apartments. The trees are largely native Douglas-fir and cottonwood. That concentration extends northward, along the pedestrian path bounded by the Town Center Park apartments to the west, and Clackamas Community College and the United States Postal Service Post Office to the east. These pockets of dense vegetation create unique locations for habitat for wildlife.

There are dispersed clusters of trees throughout the project area, including within the West Professional Plaza and along some of the larger roads, the northern edge of Town Center Loop East at the Marketplace Shopping Center, and in the Wilsonville Town Center Shopping Center. These trees are valuable for placemaking and design. Other tree canopies throughout the plan area are distributed in a standard mosaic within rigid surface parking lot alignments (as per the municipal code requirements based on the size of the parking lot or number of parking spaces), and along other roadways.

WETLANDS

No designated locally significant wetland areas exist within the project area boundary. The nearest designated wetland area is located in the Boeckman Creek corridor to the east of the plan area.

STREAMS, RIVERS AND WATERWAYS

Three distinct waterways are adjacent to the project area, one of which enters the project area. This unmanned waterway is part of the underground stormwater transfer system extending from the stormwater detention basin at Murase Plaza Park to the south, running along the western edge of Memorial Drive, and terminating at the northwest corner of Wilsonville Road and Town Center Loop East. A second waterway is located on the west side of I-5, aligned with the southern edge of the Fry's Electronics building, and terminates prior to crossing the interstate and entering the project area. It is also managed underground. The third adjacent waterway is Boeckman Creek to the east of the project area. The successful use of water features both at Town Center Park and Murase Plaza Park points to a community enthusiasm for incorporating water into the built landscape.

ADJACENT / INFLUENCE AREAS AND FEATURES

Adjacent to the project area boundary, there are numerous natural features that impact and are impacted by development and activities in Town Center. Boeckman Creek is located east of Town Center and flows as close as one-eighth of a mile from the project area boundary. The creek is an environmentally rich landscape that serves as an ecological and scenic asset for the area. Memorial Park, located immediately to the southeast of the project area, provides various high-quality park and recreation amenities as well as stormwater management, air quality

and habitat benefits. Town Center is also adjacent to several smaller parks including Courtside and Hathaway Park located due east of the project area. Additionally, there are a handful of existing master-planned communities and apartment complexes that include amenities and numerous park-like gathering spaces at the Village at Main. These features provide opportunities for enhanced greenway connections and the integration of natural features between Town Center and surrounding areas and will be further considered during the Town Center design development process.





LEGEND

- Building Footprints
- Parcels
- Highways
- NATURAL SYSTEMS**
- Tree Canopy (Density)
- 5' Contours
- Streams/Waterbodies
- Wetlands
- Parks and Open Space

SCALE: 1" = 400'



NATURAL SYSTEMS

SECTION 5

MULTIMODAL TRANSPORTATION CONDITIONS AND ANALYSIS

This section documents and evaluates existing conditions of the transit, bicycle, and pedestrian network in Wilsonville Town Center to inform key transportation opportunities and needs that will be referenced through the development of the Town Center Plan. A detailed analysis focused on the nine intersections most likely to be impacted by the Plan is attached as Appendix III.

Town Center roads are safe and keep cars moving. While not a traditional grid system, intersections operate smoothly during the evening rush hour and meet operating standards, although traffic congestion on I-5 impacts traffic circulation within Town Center. Additionally, Town Center’s roadways are relatively safe and a review of crashes in the City’s Transportation System Plan (TSP)¹ did not identify any safety deficiencies in Town Center.

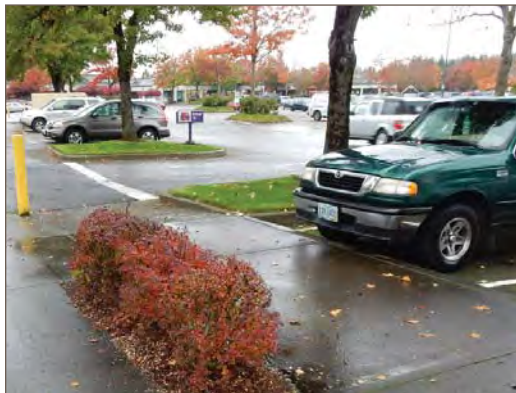
Future traffic growth can be accommodated through planned projects. Traffic forecasts for 2035 indicate that implementation of High Priority Projects in the TSP will generally address future mobility needs and increased travel demand on Town Center roadways. Navigating Town Center may be difficult for

¹ Wilsonville Transportation System Plan, Amended 2016.

motorists. Although wayfinding signs exist, due to the many driveways and access points, finding one’s way can be confusing.

Multimodal facilities exist and there are opportunities for additional improvements. Some pleasant pedestrian and bicycle facilities exist in Town Center. Town Center Loop East includes buffered bike lanes and a separated path, while Wilsonville Road under I-5 includes a comfortable elevated pathway with art. Additional public and private pathways provide some linkage within Town Center land uses.

Poor sidewalk and pathway conditions also exist in Town Center. Field observations identified cracked sidewalks, narrow sidewalks and pathways, debris on sidewalks, pathways that are difficult to find or end abruptly with no connection, and a lack of curb ramps that comply with current standards such as the Americans with Disabilities (ADA) Act.



Many of the existing private developments are auto-oriented and do not provide safe and convenient connections between buildings for biking and walking. Also, walking and biking along some of Town Center's roadways is uncomfortable. Factors include traffic speeds, number of travel lanes, turning vehicles at intersections, lack of motor vehicles buffers, presence and width of bike lanes, and roadway lighting. In addition, people may be deterred from walking and biking to Town Center because of high traffic volumes and speeds on Wilsonville Road that make crossing at the intersections difficult. Lower speed limits, wider sidewalks, buffered bike lanes, curb extensions and landscaped buffers improve conditions for walking and biking on streets in Town Center where they exist.

With the exception of Town Center Loop East, a section of Park Place, and a section of Courtside Drive, the analysis indicated that most adults would not feel comfortable walking or biking in Town Center. As an example, with four travel lanes and a posted speed of 35 MPH, Town Center Loop West is difficult for pedestrians and bicyclists to cross. At stop-controlled intersections, pedestrians must cross five travel lanes due to the existing left-turn pockets.

Transit service in Town Center serves the district and connects to key regional transit destinations. Two South Metro Area Regional Transit (SMART) transit routes serve the study area. Route 2x-Barbur and Route 4-Wilsonville Road provide service (20 to 60 minute headway, Monday to Saturday) to the Tualatin Park and Ride and Barbur Transit Center to connect to TriMet's regional transit system. While some residents use this service, it is geared more towards commuters. Some of the transit stops in the Town Center have poor access, are unimproved or don't meet the ADA standards.



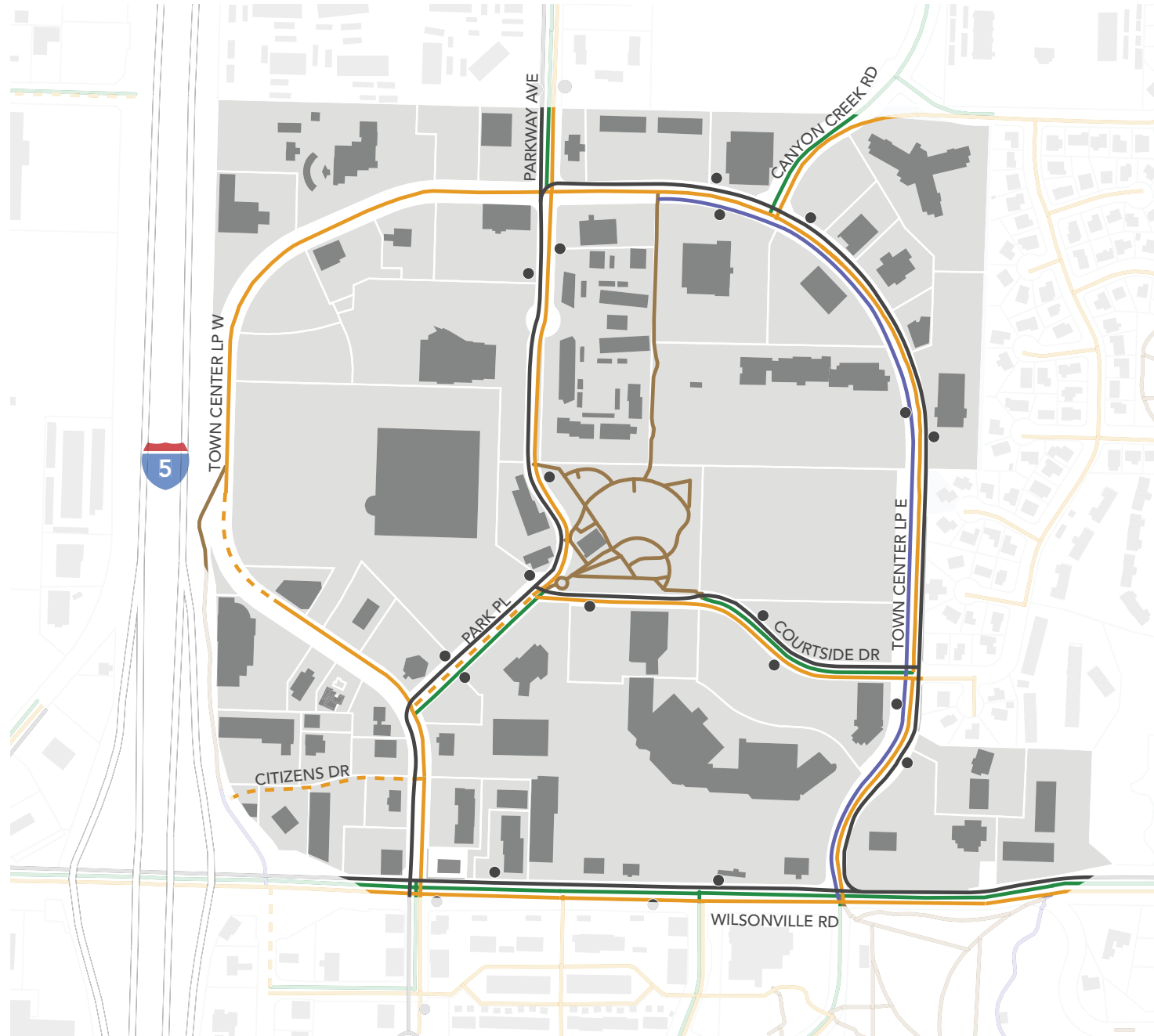
LEGEND

- Building Footprints
- Parcels
- == Highways
- Major Arterial
- Minor Arterial
- Collector
- Local Street

SCALE: 1" = 400'



STREET CLASSIFICATIONS



LEGEND

- Building Footprints
- Parcels
- Highways
- BIKE FACILITIES**
 - Established Bikeway
 - Dedicated Bike Lanes
 - Local Trail
- SIDEWALK PRESENCE**
 - Full Sidewalk
 - Partial Sidewalk
- TRANSIT**
 - Transit Route*
 - Transit Stop

* Route 2X and Route 4
(20 to 60 minute headway,
Monday to Saturday)

SCALE: 1" = 400'



BICYCLE, TRANSIT AND PEDESTRIAN CIRCULATION

SECTION 6

MARKET ANALYSIS

This section provides an overview of market conditions facing Wilsonville, and implications for the Town Center. Appendix IV provides a complete market analysis.

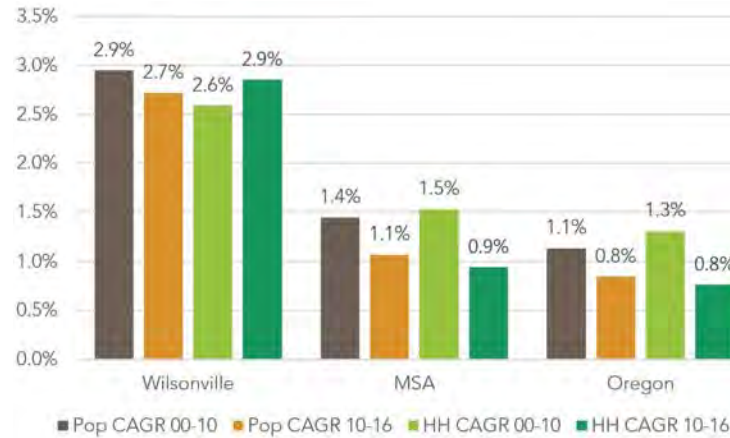
POPULATION GROWTH

Wilsonville currently has approximately 23,000 residents living in just over 9,300 households. For context, the population of Wilsonville has grown about three times as fast as that of Oregon (which grew at a similar rate to the USA), and over twice as fast the greater metro region in the past 16 years (Figure 1).

COMMUTE PATTERNS

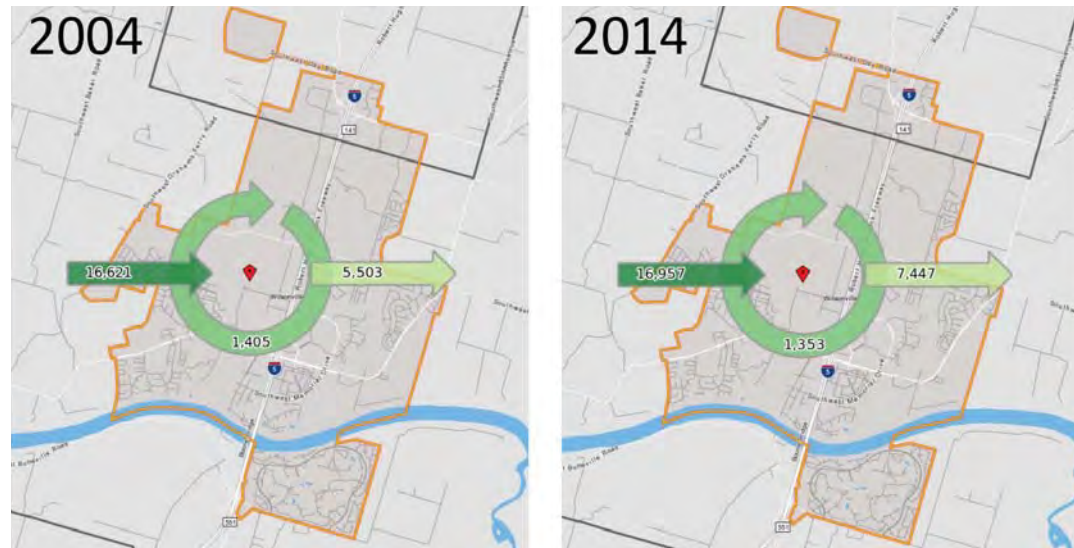
Wilsonville has decreased the number of residents who hold in-town jobs by about 50 people between 2004 and 2014 (Figure 2). By bringing more jobs to Wilsonville, and the right type of housing for the future employment base, there is an opportunity to reverse negative commute patterns for the city. This means that most of these new Wilsonville workers live elsewhere, and most residents commute out of the city to work.

Figure 1: Population and Household Compound Annual Growth Rates (CAGR).



Source: ESRI (based on U.S. Census data) and Leland Consulting Group

Figure 2: Wilsonville Worker/Household Flows, 2004 to 2014.



Source: U.S. Census 2014 Longitudinal Employment-Household Dynamics (LEHD) dataset and Leland Consulting Group

RETAIL

The Town Center currently consists of 146,515 square feet (sf) of retail. According to Gibbs Planning Group, Wilsonville Town Center can presently support up to 116,300 sf of additional retail and restaurant development, generating up to \$39 million in sales. By 2022, the area will likely be able to support an additional 23,600 sf for as much as 139,900 sf total commercial development, producing up to \$48.4 million in gross sales. Gibbs estimates that future retail could consist of approximately 9 – 14 additional restaurants and 17 – 26 more retailers. The reasons for this demand include:

- **Underserving existing retail centers:** Retailers in the Wilsonville primary trade area are currently underserving the potential demographic base represented by a considerable amount of sales leakage among local employees and residents that could be captured by existing businesses and/or with the opening of 25 to 40 additional restaurants and stores.
- **Strong demographic characteristics and anticipated growth:** Average and median household incomes in the primary trade, \$80,200 and \$59,200 respectively, are desirable for retail growth. Home construction is on the rise in the surrounding area and home values have nearly recovered from the recession. The annual population and income growth rates, 1.84 and 1.11 percent, respectively, demonstrate a stable and increasing consumer base that will favorably affect new retail development.

- **Gap in regional retail market:** Wilsonville is devoid of a significant amount of large-scale (i.e. big box) retail found north of I-205. This could translate to a captive audience of nearby consumers who would rather shop closer to home than drive more than five miles for other shopping experiences.
- **Favorable Location:** Located at the intersection of I-5 and Wilsonville Road in an already established retail location, new commercial development, particularly in a mixed-use walkable town center configuration¹, could capture considerable expenditure from the trade area and beyond.

OFFICE

Nationally approximately 1,170 office properties, totaling 95.2 million square feet, are likely obsolete due to location and physical deficiencies that do not meet the current demand of walkable, “urban” office space. The first priority for determining if office space is viable is an acceptable location, which is defined as within a half-mile of mass transit or

¹ Several new retail projects including Avalon, Georgia; North Hills, North Carolina; and Station Park, Utah all include a highly programmed central “third place” which is a central park surrounded by retail. All developers have indicated that this third place now draws the customers who then happen to shop at the surrounding retail locations.

within premier highway access². The Wilsonville Town Center’s current location, next to I-5 and with access to transit already positions the area well for office uses. If it transitions into a walkable “urban” environment intermixed with office, residential and retail, it can counter negative trends in the suburban office market. The Market Analysis determined that there will be the greatest office demand within the Town Center in the following areas:

- Professional, scientific and technical services
- Health care and social assistance
- Administrative and support services
- Management of companies and enterprises

RESIDENTIAL

Demand for residential units remains strong across the entire market area, which for residential and office developments, includes the three-city area of Tualatin, Sherwood, and Wilsonville. Wilsonville could capture a large portion of new households, especially considering the high number of non-city residents working in Wilsonville’s employment clusters. A growing senior population will drive demand for accessible senior housing, stacked flats, and multifamily housing. With amenities within walking distance and public transit options, the Town Center seems poised to capture some of this demand.

² Suburban Office Obsolescence, Newmark Grubb Knight Frank, September 2015.

Town Center Park Apartments are the only apartments situated in Town Center. Asking rents at Town Center Park Apartments are significantly higher than average, at \$1.54 per square foot per month. In fact, Town Center Park Apartments, per Costar data, have the third-highest apartment rents in the city despite being almost three decades old. It is outperforming all new apartment construction throughout the city, with exception of the Bell Tower at Old Town Square, a 51-unit luxury apartment structure located just across the freeway from Town Center that rents for \$1.76 per square foot per month.

The performance of Town Center Park Apartments is indicative of nationwide trends where most generations (all except Gen X) are paying higher rents for walkable and amenity-rich locations. Around 80 percent of Millennials indicate a preference for walking rather than driving (America in 2015, ULI).

MARKET DEMAND

The market analysis determined the following demand (Table 3) for the Wilsonville Town Center by 2026 based on the projected growth and demand trends for the area.

Table 3: Potential market demand for Wilsonville Town Center by 2026.

PRODUCT TYPE	DEMAND (CONSERVATIVE)	DEMAND (ATTAINABLE)	NOTES
Residential			
Ownership Attached	40 units	80 units	Condo, townhomes, rowhomes, or stacked flats. Consider three-or four-stories to help define compact, walkable downtown streetscape.
Apartments	190 units	280 units	Three-to five-story apartments, stacked-flat rentals, and mixed use developments. Strongest apartment market likely over next 1-5 years, but continued moderate demand in years 6-10.
Single Family Detached (SFD)	*	*	SFD is poor fit for infill in the Town Center. Typical town centers consist of higher density development patterns and a greater mix of uses.
Non-Residential			
Professional Office	45,000 s.f	90,000 s.f	Demand for professional/technical services and health/medical clinics (including dental, chiropractic, physical therapy, etc.) could support a smaller office building, but more likely to be part of storefront-type space in a mixed use development.
Retailers	17	26	This includes one grocery, one furniture, and specialty food and gift stores.
Restaurants	9	14	This includes a range of full and limited service as well as breweries and pubs.

APPENDICES

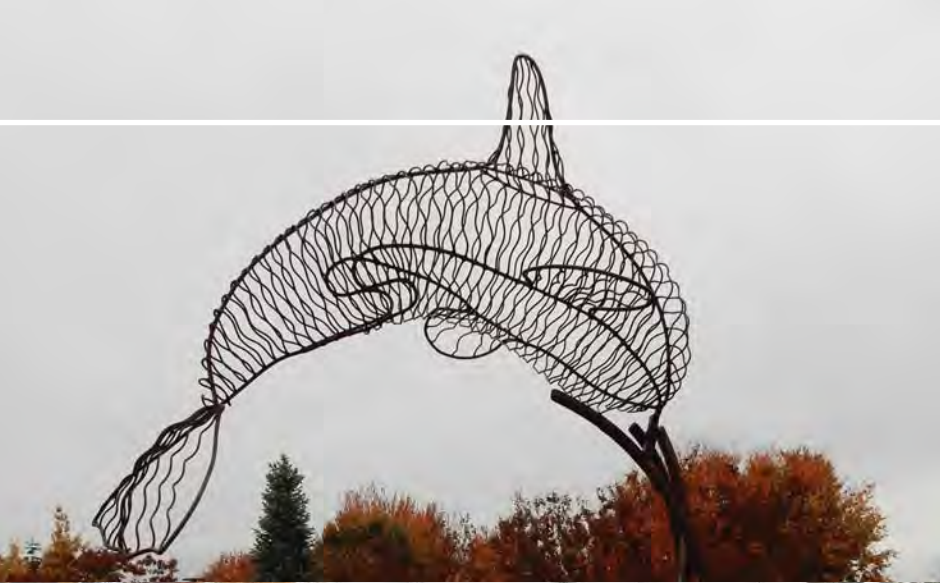
Appendix I City Center Plan Map

Appendix II Development Code Review
Notes

Appendix III Transportation Analysis

Appendix IV Market Analysis





815 SW 2ND AVENUE, SUITE 200
PORTLAND, OR 97204-3022
503-297-1005
WWW.MIGCOM.COM



WILSONVILLE TOWN CENTER PLAN

COMMUNITY KICK-OFF EVENT February 28, 2017

Meeting Summary

What is the Town Center Plan?

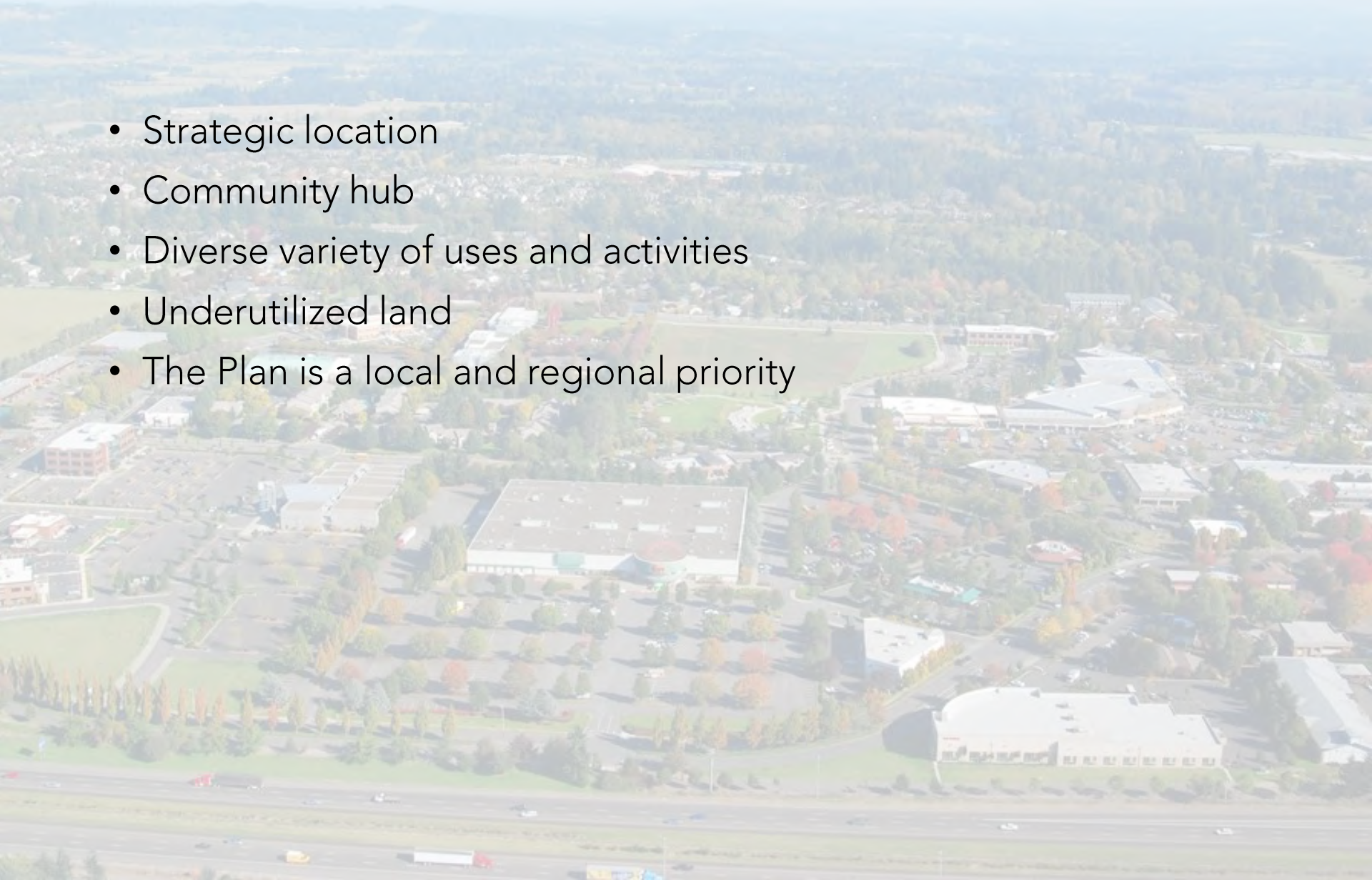
City Council has established the Town Center Plan as one of its priority goals. The Plan will:

- Provide a community-driven Vision for Town Center
- Recommend new projects, programs, partnerships, and policies to achieve the Vision
- Guide development in Town Center to create a cohesive, unified district

Town Center and neighboring areas are home to City Hall and other City offices, Town Center Park and Korean War Memorial, the Wilsonville Library, the Community Center/Senior Center, the post office, Clackamas Community College, and a diversity of businesses, services, and residences.

Town Center Plan – Why?

- Strategic location
- Community hub
- Diverse variety of uses and activities
- Underutilized land
- The Plan is a local and regional priority



Town Center Plan Schedule

Winter 2017

- Existing Conditions
- Market Analysis
- Stakeholder Interviews
- Public Kickoff

2017

- Town Center Plan Goals
- Key Opportunities
- Town Center Alternatives
- Infrastructure and Transportation Analysis
- Urban Design and Land Use Plan
- Catalytic Sites and Priority Projects

Spring 2018 THE PLAN

- Implementation Strategies
- Draft and Final Town Center Plan

Ongoing community participation including workshops, event and surveys, Task Force, Planning Commission and City Council engagement

The public kickoff meeting...

- Had approximately 80 attendees
- Included statements from the Mayor about the importance of the project
- Included a brief presentation about the Town Center and development trends in cities happening across the country
- Engaged participants in small group exercises
- Identified vision elements, assets, opportunities and constraints for Town Center

When meeting participants arrived, they...

- Signed in, grabbed some project information and food and talked with neighbors, business owners and employees, City and consultant team staff, and elected officials
- Found a place for their kids at the youth table
- Found Spanish translators if they needed one





Meeting participants were greeted at the sign-in table as they arrived.



Participants met with the project team, including Miranda Bateschell, City of Wilsonville's project manager (and the City's long-range planning manager).



Prior to the presentation, meeting participants mingled, read about the project and asked questions.

PLACE DOTS ON THE MAP:

A **BLUE** ● where you live

A **YELLOW** ● where you visit places in the Town Center area

If you live outside the map extent, place your blue dot below:

●
●
●
●
●
●



Meeting participants were asked to place stickers on where they live and the places they visit in Town Center.

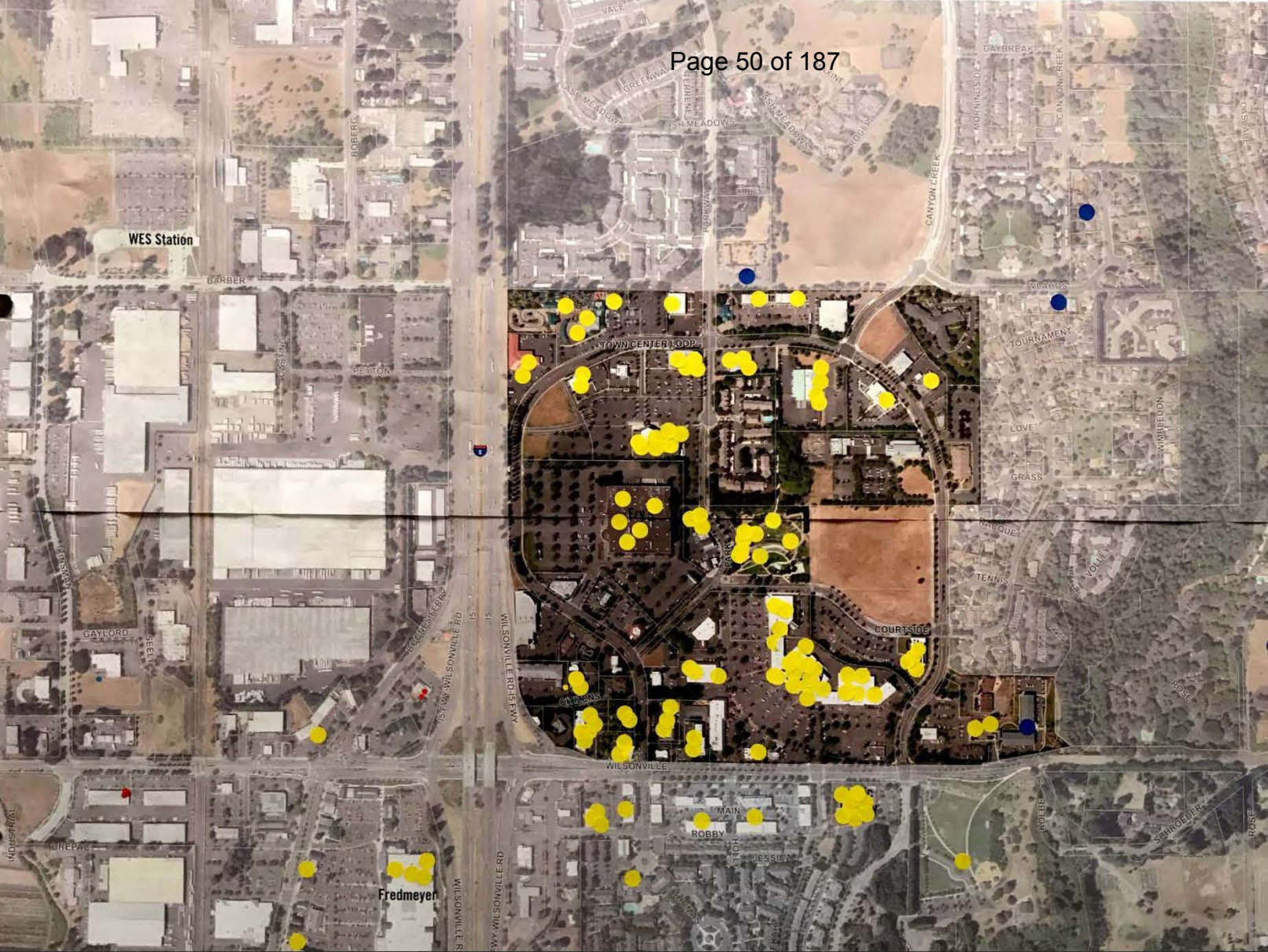
← PLACE DOTS ON THE MAP:

A **BLUE** ● where you live

A **YELLOW** ● where you visit places in the Town Center area

If you live outside the map extent, place your blue dot below:

- Wilcox
- Riverchase, Franklin Blvd
- Meadows East
- U. Park
- Park at Massfield
- Chardon
- Ash
- Main St
- Mountain Landing
- Hill Country
- Wilton
- Landover
- Ashcroft
- Oak
- Lakeview
- Woodley



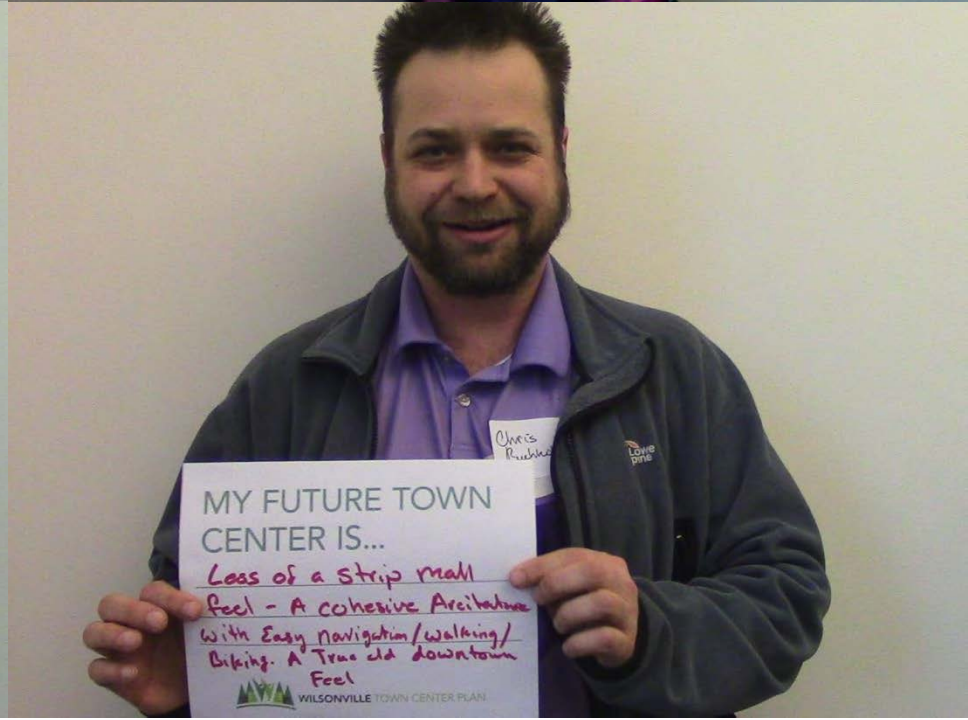
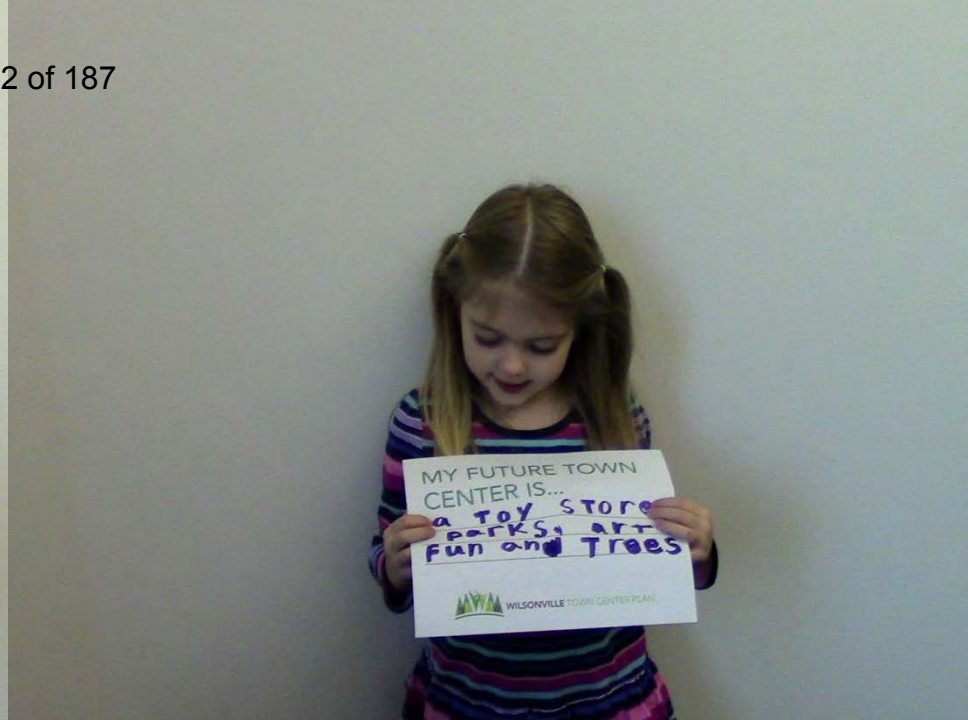
Many people identified Safeway, the theater, and Memorial Park as places they visit. The library and Fred Meyer, just outside of Town Center, are also popular. Blue dots indicated where people live; most live outside of the area, but are interested in shaping the vision of Town Center.

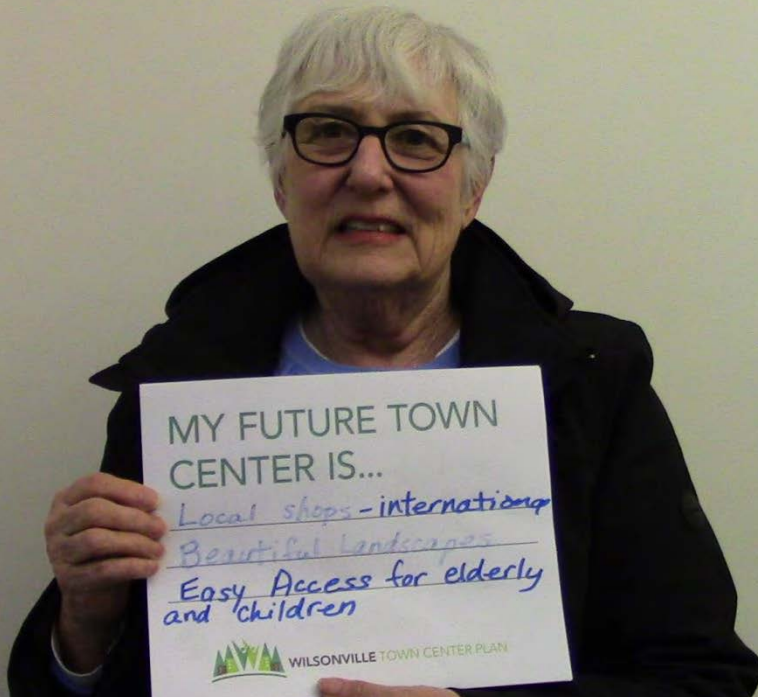
MY FUTURE TOWN CENTER IS...

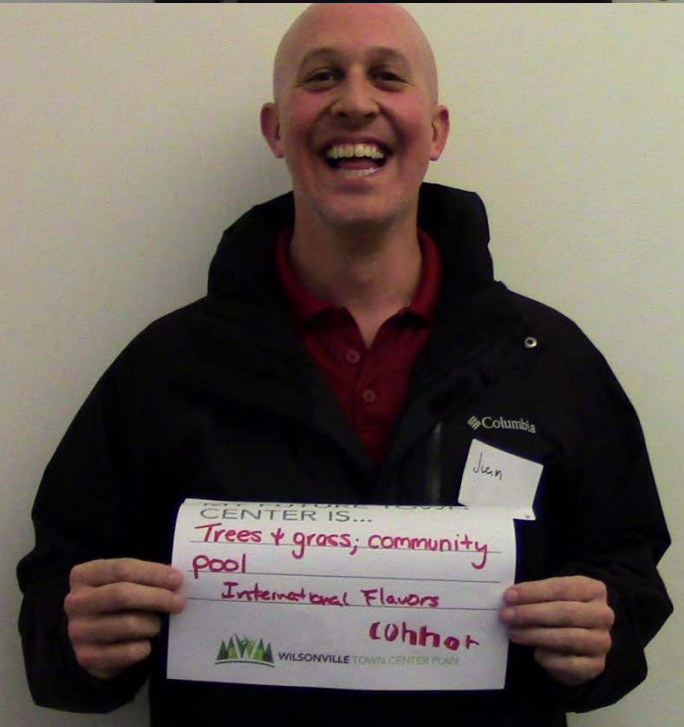
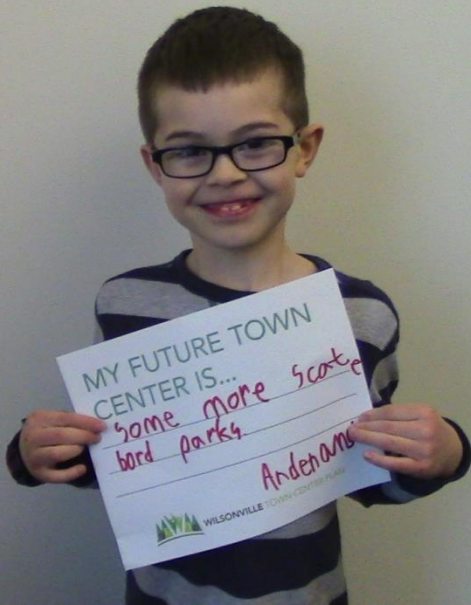


WILSONVILLE TOWN CENTER PLAN

Prior to the presentation and group activities, meeting participants could write what they want for the future of Town Center. The following images show those results.









Mayor Tim Knapp welcomed the meeting participants and thanked them for their time. He's excited about the process and looks forward to seeing the results.



Chris Beynon, Principal in Charge from MIG, presented on the existing conditions and the urban and land use trends happening in downtowns and town centers across the country.

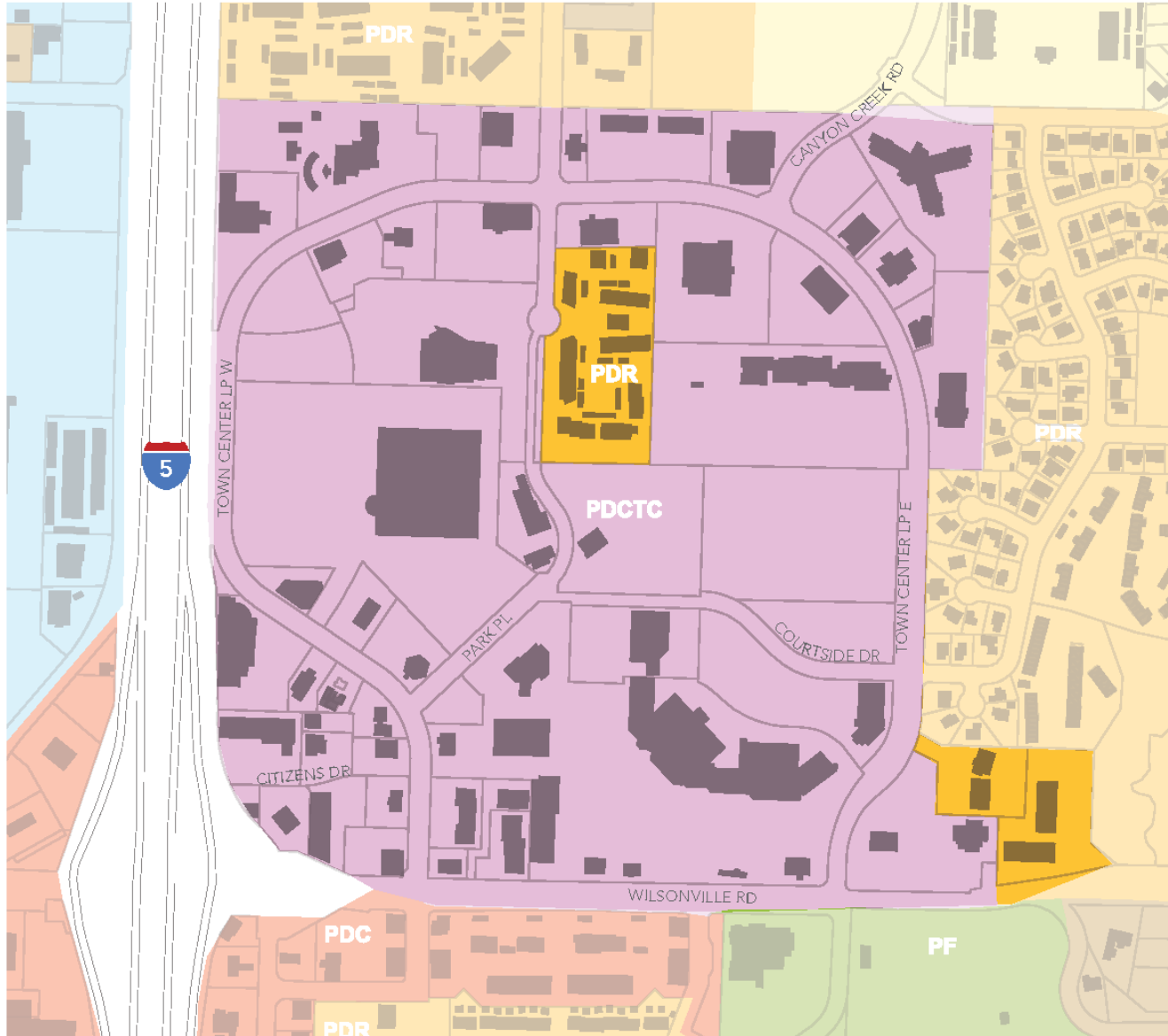


Spanish translation was provided for those who wanted it. Meeting participants could listen in Spanish through headphones. One table of the group exercise was also facilitated in Spanish.

TOWN CENTER TODAY

Existing Conditions and Context

The following slides are a condensed version of the presentation given at the public kickoff.



LEGEND

- Building Footprints
 - Parcels
 - Highways
- ZONING CODE**
- Within Town Center**
- Planned Development Commercial Town Center (PDCTC)
 - Planned Development Residential (PDR)
- Adjacent**
- Planned Development Residential (PDR)
 - Planned Development Commercial (PDC)
 - Public Facilities (PF)

SCALE: 1" = 400'



ZONING
LAND USE AND REGULATORY CONDITIONS



Town Center is zoned almost exclusively for commercial uses with multifamily housing permitted in the central and southeastern portions of the area. There are pockets of gathering areas in the shopping center (top, left), but mostly Town Center is large format retail and commercial.



LEGEND

- Building Footprints
- Parcels
- Highways
- BIKE FACILITIES**
 - Established Bikeway
 - Dedicated Bike Lanes
 - Local Trail
- SIDEWALK PRESENCE**
 - Full Sidewalk
 - Partial Sidewalk
- TRANSIT**
 - Transit Route
 - Transit Stop

SCALE: 1" = 400'



TRANSPORTATION




Some people travel by foot but Town Center is mostly designed for cars and easy access to parking. There are some bike lanes, but they are not a completed network or well connected. Town Center has great trees along some of the roads. There is transit in Town Center but has long wait times.



LEGEND

-  Building Footprints
-  Parcels
-  Highways
- NATURAL SYSTEMS**
-  Tree Canopy (Density)
-  5' Contours
-  Streams/Waterbodies
-  Wetlands
-  Parks and Open Space

SCALE: 1" = 400'



NATURAL SYSTEMS



There are great public and civic spaces in Town Center that provide areas for play and events. Public art and contemplative spaces, along with greenspace and natural areas help define Town Center. There is also a lot of pavement, which provides an opportunity to provide more complete and connected spaces.

WHAT'S NEXT?

Trends, Ideas, and Opportunities for Town
Center

Trends in Retail . . .



Retail across the nation has changed a lot over the years, from single farm stores selling many types of goods, to Main Streets, to regional malls that are regional destinations (often with large parking lots)



Walkability, experience, place, and novelty are what's replacing some of the more traditional retail settings. What does that mean for Town Center?

Creative Placemaking and Programs



Programmed spaces get people excited about being someplace, whether it's a street that can be shut down for events, or having music in a park. Making it fun and engaging makes people want to be there and come back often.



Art is important and Town Center already has some great examples. But public spaces also need to be programmed with activities to maintain interest. Children should always be part of the equation when it comes to programming and creative placemaking.

Mixed-Use and Mix of Uses



Mixed use can be traditional residential or commercial development over retail, but mixed use can also be combining multiple uses in a single building, such as education and small startup spaces for businesses. It can be eclectic and dynamic, creating places that provide services and support residential and commercial spaces.

Mobility



Mobility is more than about cars. New technologies like autonomous vehicles could change how people use vehicles. The increase in "sharing economies" is encouraging people to get around differently, with many communities taking advantage of car and bike sharing systems.



Pedestrian-focused design is an essential element in getting around. Making it attractive, accessible, interesting and safe encourages people to get out and walk. Communities with great pedestrian amenities are increasingly popular with younger and older generations alike.

SMALL GROUPS

What's your vision for Town Center?

After the presentation, participants broke into small groups:

- Each participant had a number on their nametag that directed them to a table with the same number
- Each table had one or two facilitators and notetakers that assisted in the discussion (there was also one Spanish-speaking table)
- Small groups were asked several questions and then reported back to the larger group



After the presentation, everybody broke into small groups, including the kids at their own table, to brainstorm ideas around a series of questions about vision, assets and issues, opportunities and constraints.



Meeting participants brainstormed ideas, wrote their ideas, concerns and opportunities on maps and on flipcharts.



The activity helped generate initial ideas about what the vision should be and fostered a conversation about specific opportunities and issues at key areas in Town Center.

Generating Vision Ideas

Each table identified words or phrases that described their vision for Town Center. Not all statements agree with each other but there were many similarities in what each table discussed and agreed upon.

Vision elements are grouped into the following categories:

- Big Picture
- Transportation
- Economic Development
- Public Space
- Form and Function

Vision: Big Picture



Vision Elements: Transportation

- Highly walkable with more paths and improved signage
- Adequate parking but fewer parking lots
- Easy biking options and better access to transit
- Accessible for the young and old
- Better connections to the Willamette River



Vision Elements: Economic Development

- More local and boutique shops
- A farmers market
- More restaurants, specifically sit-down dining options and international-themed restaurants

Vision Elements: Public Space

- Great spaces and public amenities like covered areas, a skatepark, and a community pool
- More public art and cultural activities
- Build on opportunities offered by schools and the teen center
- A covered public market

Vision Elements: Form & Function

- More green space, trees and beautiful landscapes
- A classic, timeless design with housing and mixed-use buildings to create more of a downtown
- Clean and organic
- A mix of building scales

What are Town Center's assets and challenges?

After the meeting participants identified vision elements, the table facilitators asked them about Town Center's assets and challenges. Each table brainstormed issues that were captured on flipcharts and the table maps. Questions included:

- What do you think is working well?
- Why do you come here and what do you enjoy doing here?
- What are the qualities that make Town Center special?
- What do you think is not working very well within or near the Town Center?

Participants identified several Town Center assets:

- Town Center has a variety of services and civic uses in and around it, like City Hall, the library and Town Center Park to build upon
- There is great public art and entertainment
- It's close to neighborhoods
- It has plenty of parking (identified as both an asset and a challenge)
- Transit is accessible and there are good jobs nearby



But also many challenges...

- Town Center is not pedestrian-friendly (limited lighting and crosswalks)
- Too many parking lots and they are tough to navigate if on foot
- Too much traffic
- There is a lack of cohesion and connectivity
- Too few gathering spaces
- Low street visibility for existing businesses
- I-5 is a barrier to get across

Where do you see opportunities?

Table facilitators moved on to asking meeting participants about opportunities in Town Center. Many of these opportunities build on or are similar to the vision elements identified earlier in the evening. As with assets and challenges, each table brainstormed potential opportunities that were captured on flipcharts and the table maps. Questions included:

- What do you want more of?
- What connections are necessary to integrate Town Center with the surrounding area?
- What are citywide needs that Town Center could help meet?
- What have you seen in other places that could work well in Town Center?

There is a lot of opportunity and potential in Town Center

- Outcomes of the project should be the creation of a focal point/heart/center for the community. Establishing a Town Center identity will help create that center for the community
- Create gathering spaces and improve pedestrian and bicycle connectivity
- Centralize parking in one or more locations
- Improve visibility from I-5 for Town Center businesses
- Encourage mixed-uses with small-scale retail and higher density housing
- Create opportunities for more entertainment and night life



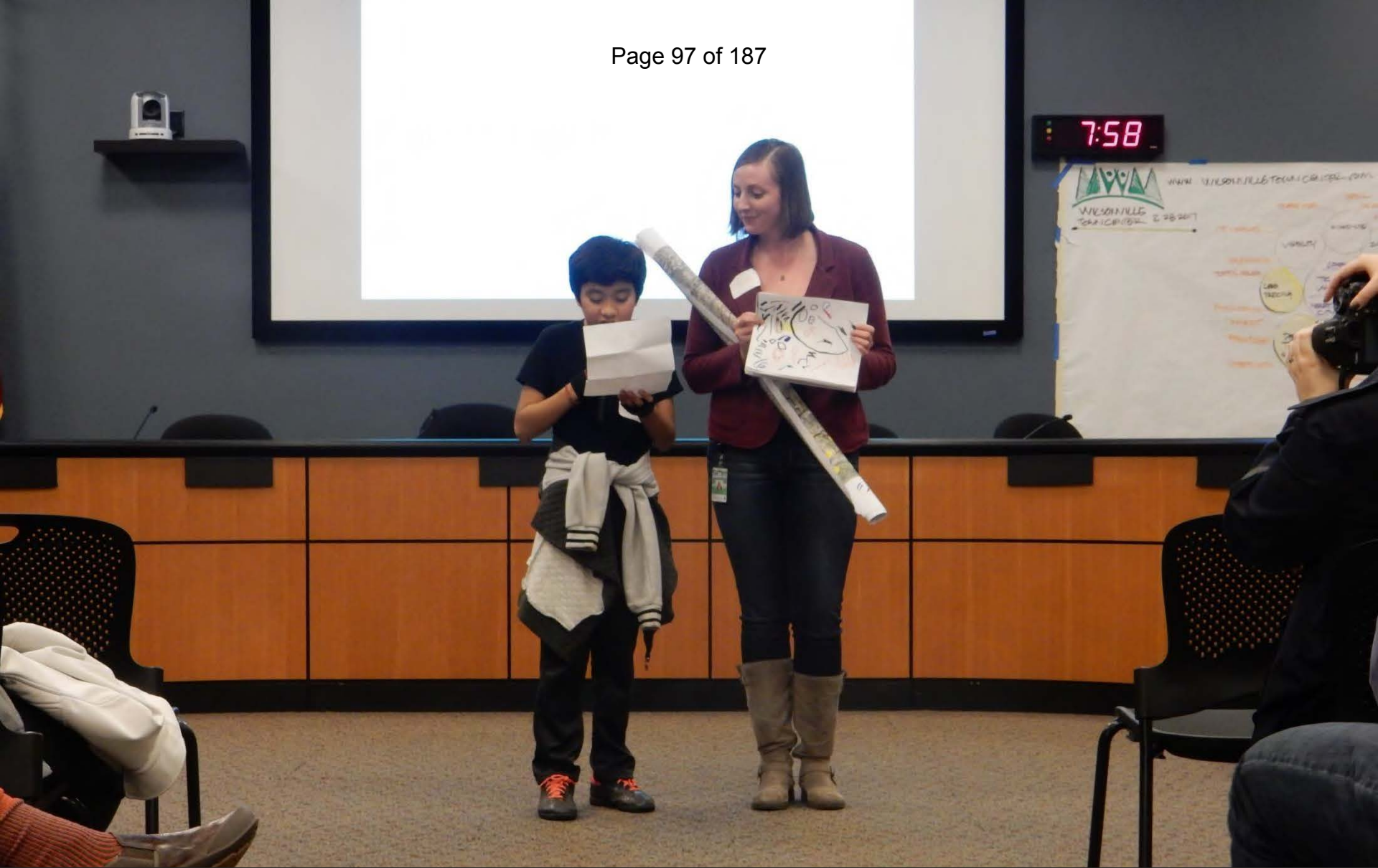
REPORT BACK

Small groups joined together and reported their results

- Each group reviewed the information they generated and summarized it into several key points to share with everyone
- The Spanish-speaking table presented and the results were translated to share with everyone
- The youth table also presented their results
- Transcriptions of each flipchart is attached as an appendix



Each table presented their completed map and flipchart.



...including the youth table .





Table #2





Table #3



Table #4



Table #5



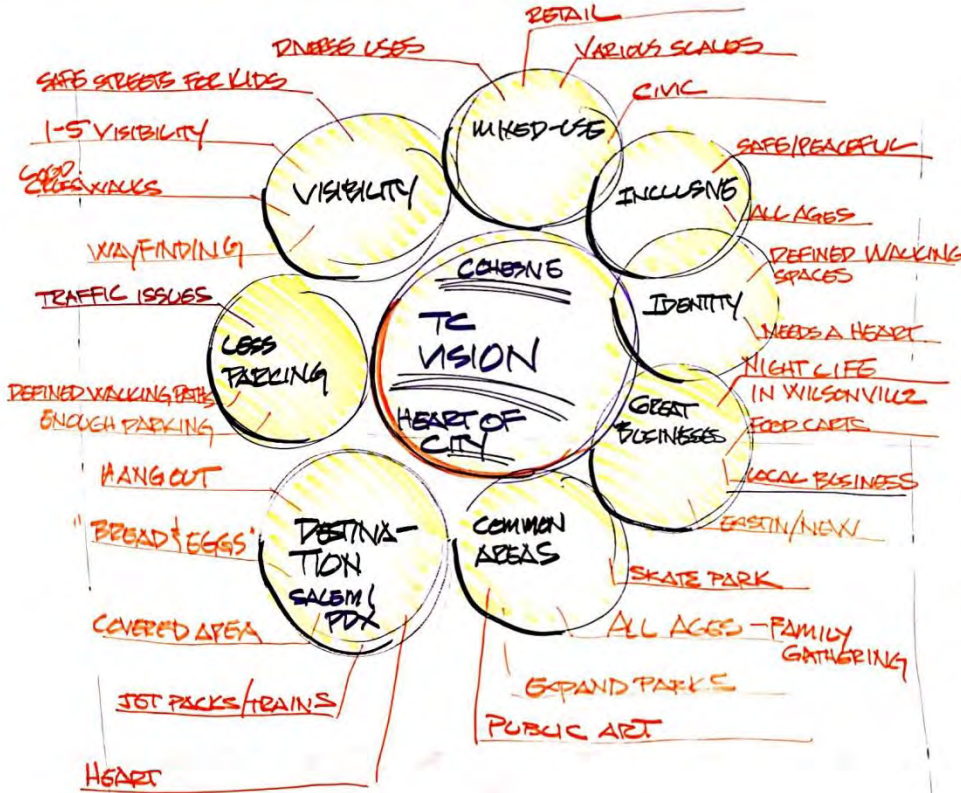


Table #6



WWW.WILSONVILLETOWNCENTER.COM

▶ TAKE THE SURVEY!
▶ STAY IN TOUCH!!



- ISSUES**
- COHESIVENESS
 - "STRIP MALL" 1-5
 - TRAFFIC WILSONVILLE ROAD
 - SPREAD OUT
 - WALKABLE
 - LIGHTING
 - VACANT REGIONAL SPACES
 - NAVIGATION
 - THROUGH STREETS

The small group reports generated an array of ideas for the future, and issues and opportunities to build on. This graphic summarizes the key outcomes of these responses, displayed towards the front of the room.



WILSONVILLE TOWN CENTER PLAN

www.wilsonvilletowncenter.com



WILSONVILLE TOWN CENTER PLAN

Preliminary Online Engagement Results

April 28, 2016

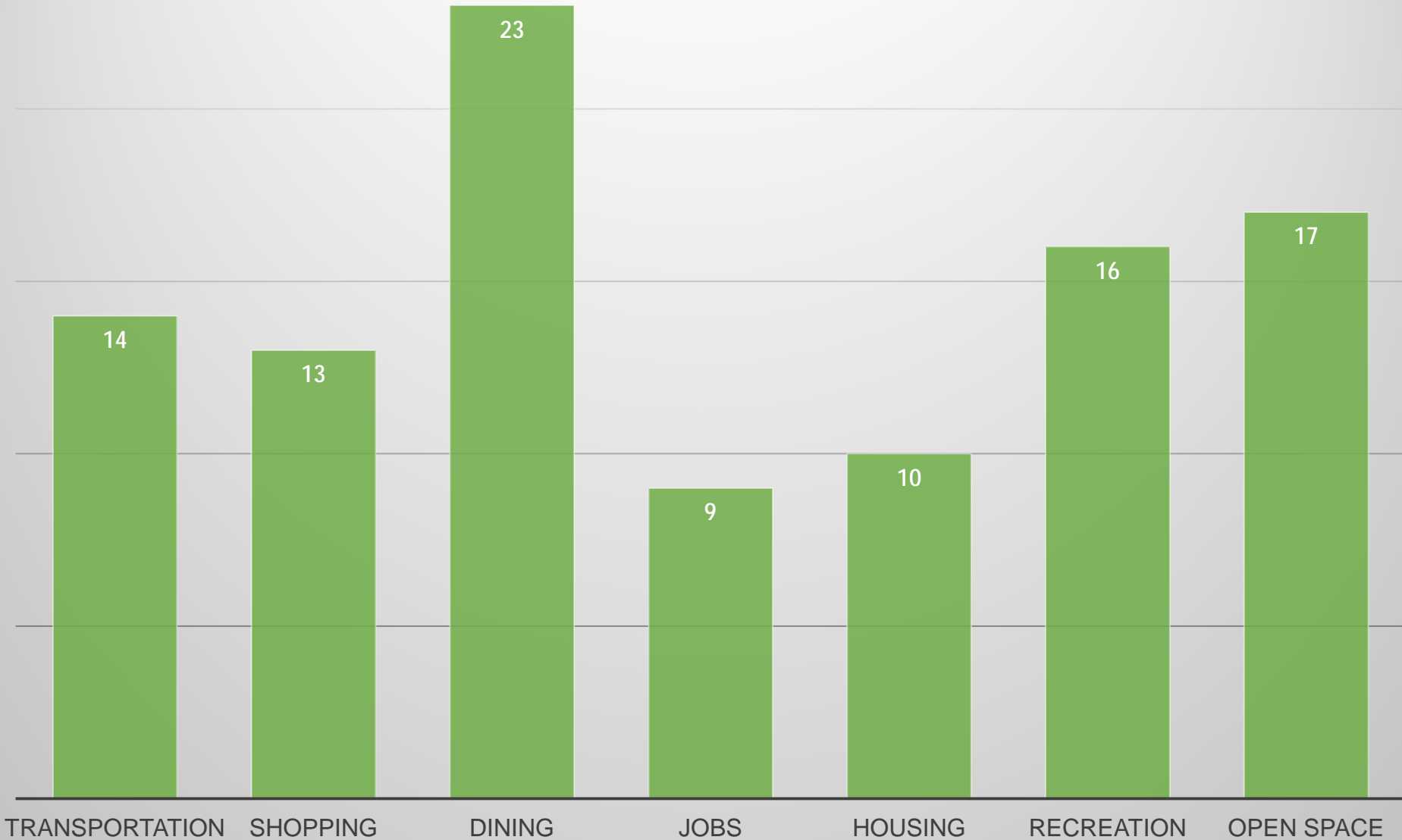
The following slides provide details of the online public engagement tasks completed as part of the initial visioning phase of the Wilsonville Town Center Project. These include an **online Question of the Month** on the project website and a **Mapita Survey, an online, map-based survey** that was open from February 28, 2017 through April 3, 2017.

Questions of the Month

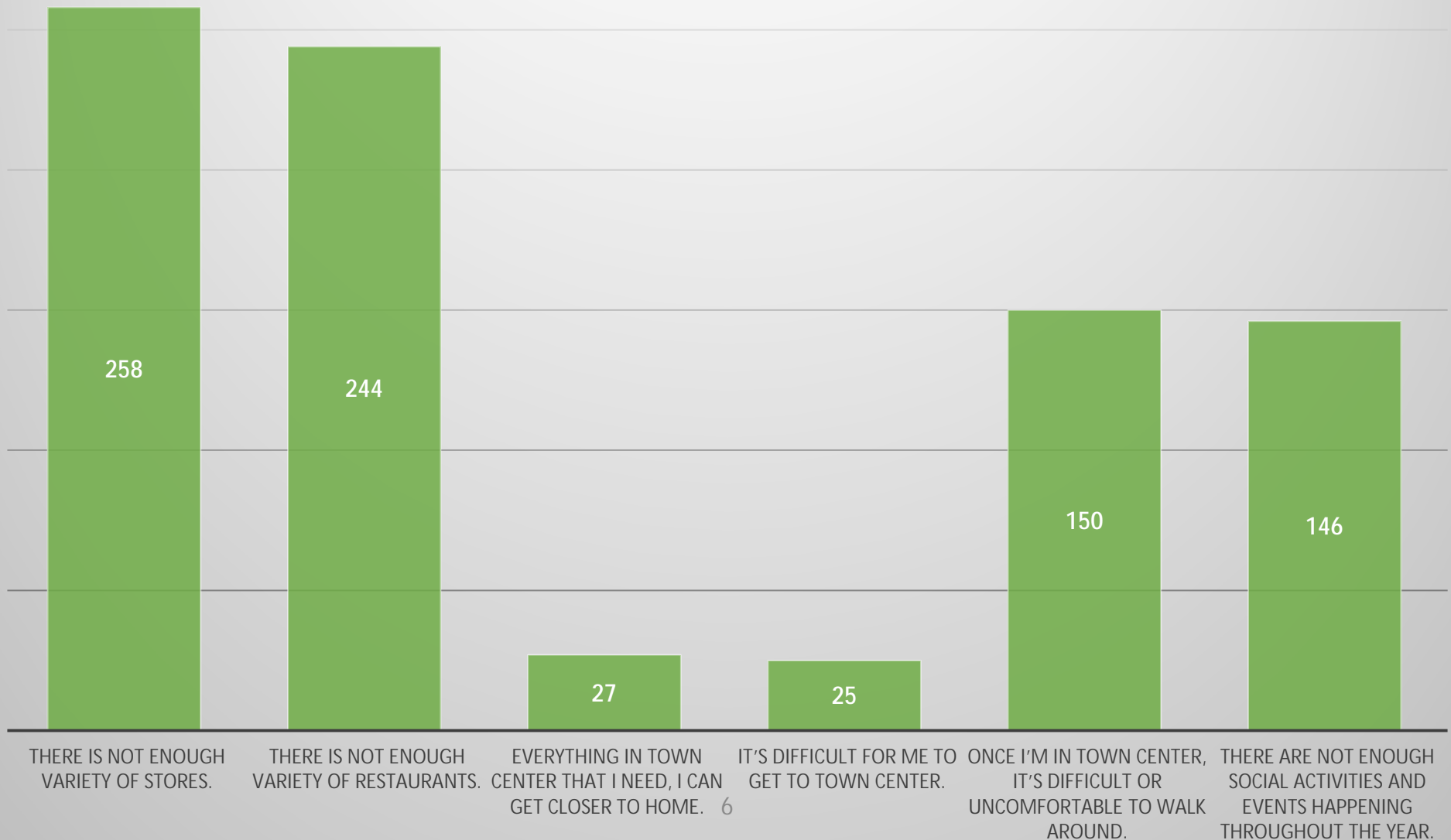
Questions of the Month are used to elicit information targeted to the phase of the project—in this phase, they were vision-related questions. As the project progresses, the Question of the Month will focus on questions about land use, transportation, urban form, and parks, among others.

The City used Questions of the Month for polling at community meetings (the Community Center, schools, etc.) and are also posted at the Parks Building and Library, where visitors can vote with sticky dots. Results are included in the total number of responses.

February: What is most important to you?



March: What, if anything, keeps you from spending more time in Town Center?



Online Survey

Preliminary Results

Information gathered

- 989 survey respondents
- 5,730 data points
- Open-ended responses

The Mapita survey results are currently being analyzed. The following slides represent the raw results. Where appropriate, citywide demographics are provided to compare to the respondents of the survey to determine how well the survey represents the community as a whole. This information can also be used to better understand the specific needs of unique demographic groups in Wilsonville.

Slides 10-17 show responses by location. Heat maps indicate general locations and concentrations of responses. Individual dots indicate the specific location of the response. Heat and location maps illustrate the following (in order of appearance):

- Home
- Work
- Where the respondent considers the hub of Wilsonville
- Places visited on a regular basis

Use guide

- Home
- Work
- Wilsonville Hub
- Places You Visit

1043 / 5730

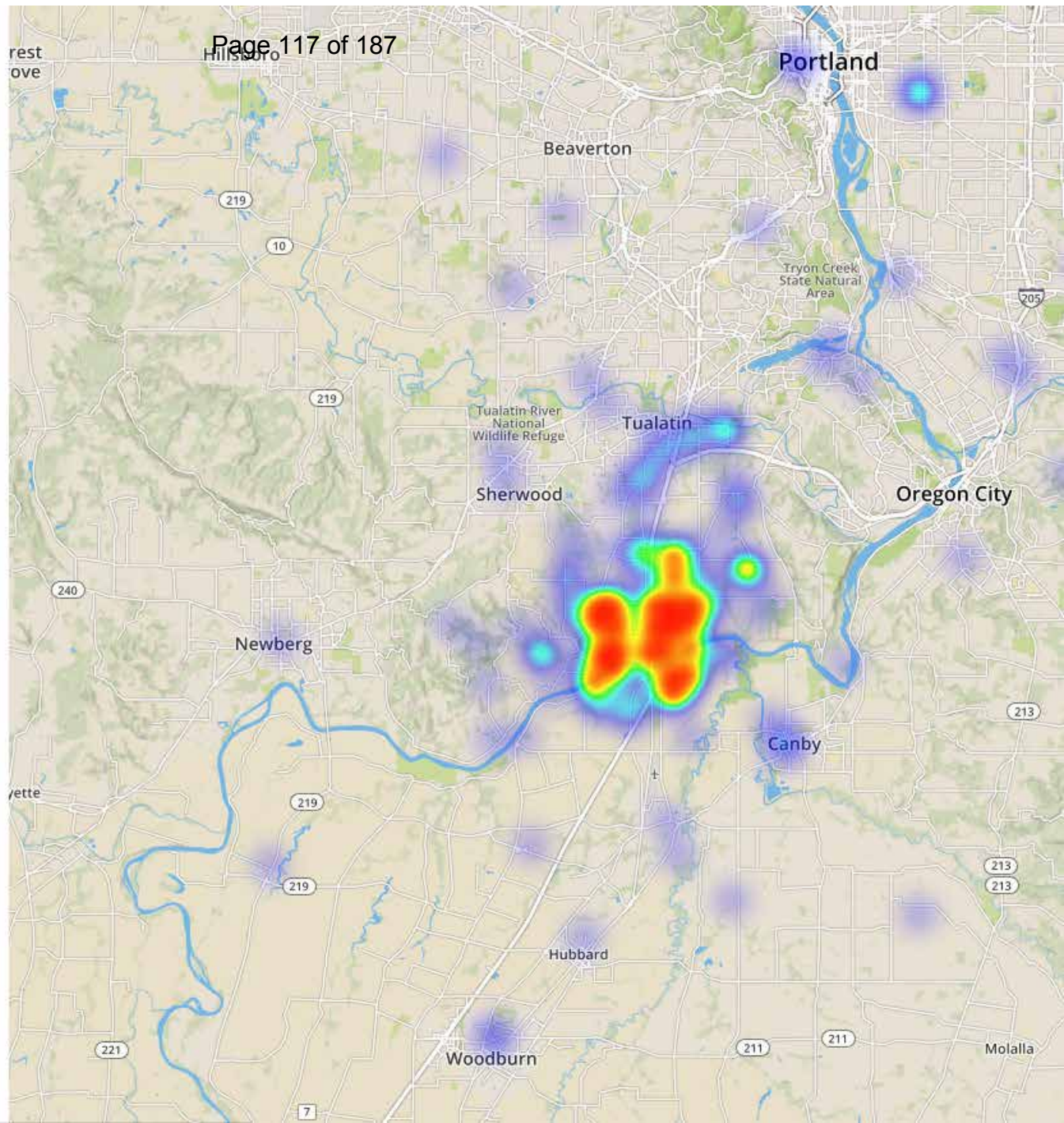
Other filters

Heatmap

Intensity

Blur

Radius



User guide

- Home
- Work
- Wilsonville Hub
- Places You Visit
- 1043 / 5730

Other filters

Separate features

Point radius

8

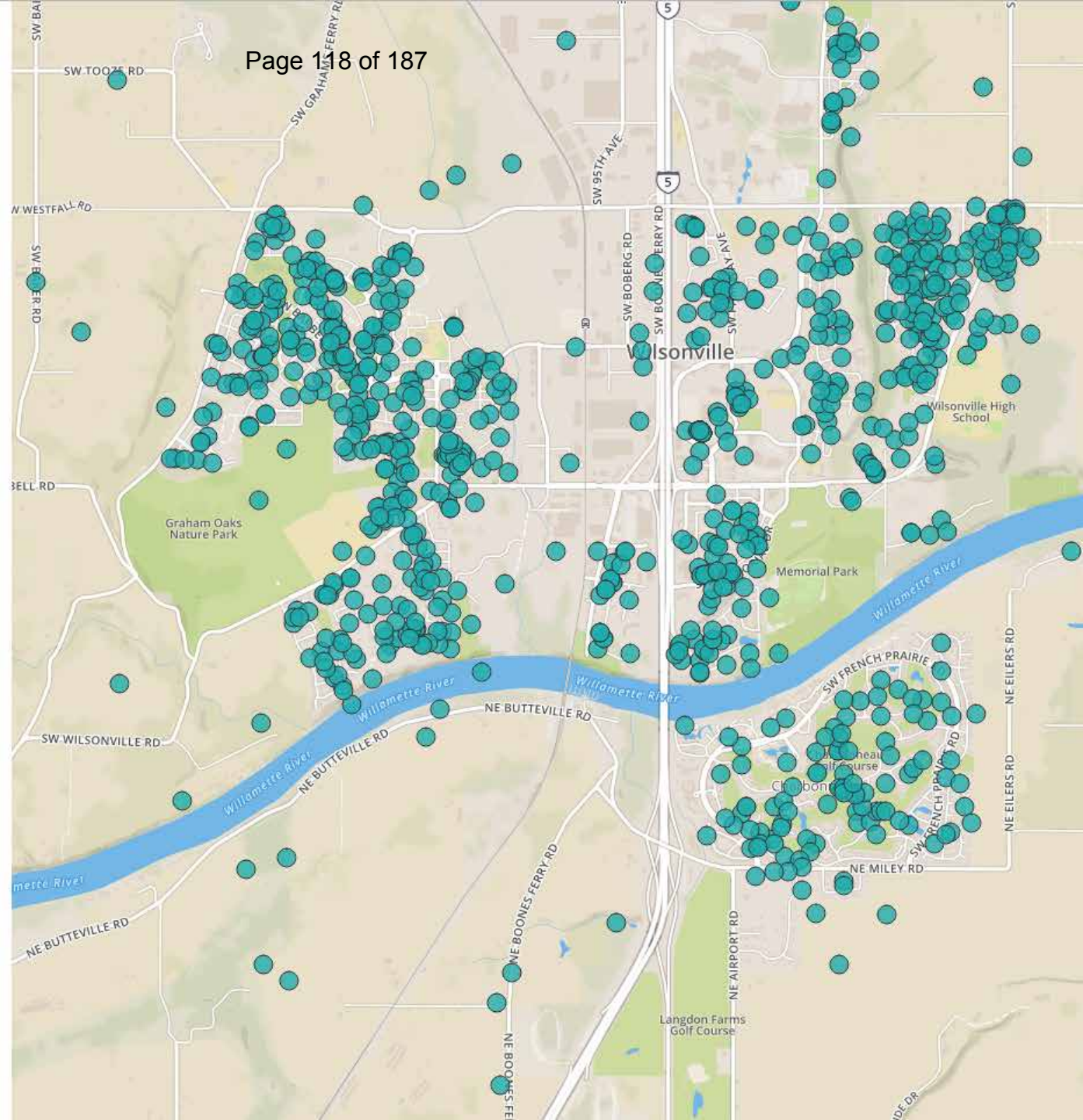
Line width

4

Opacity

1

Browse popup responses



User guide

- Home
- Work
- Wilsonville Hub
- Places You Visit

369 / 5730

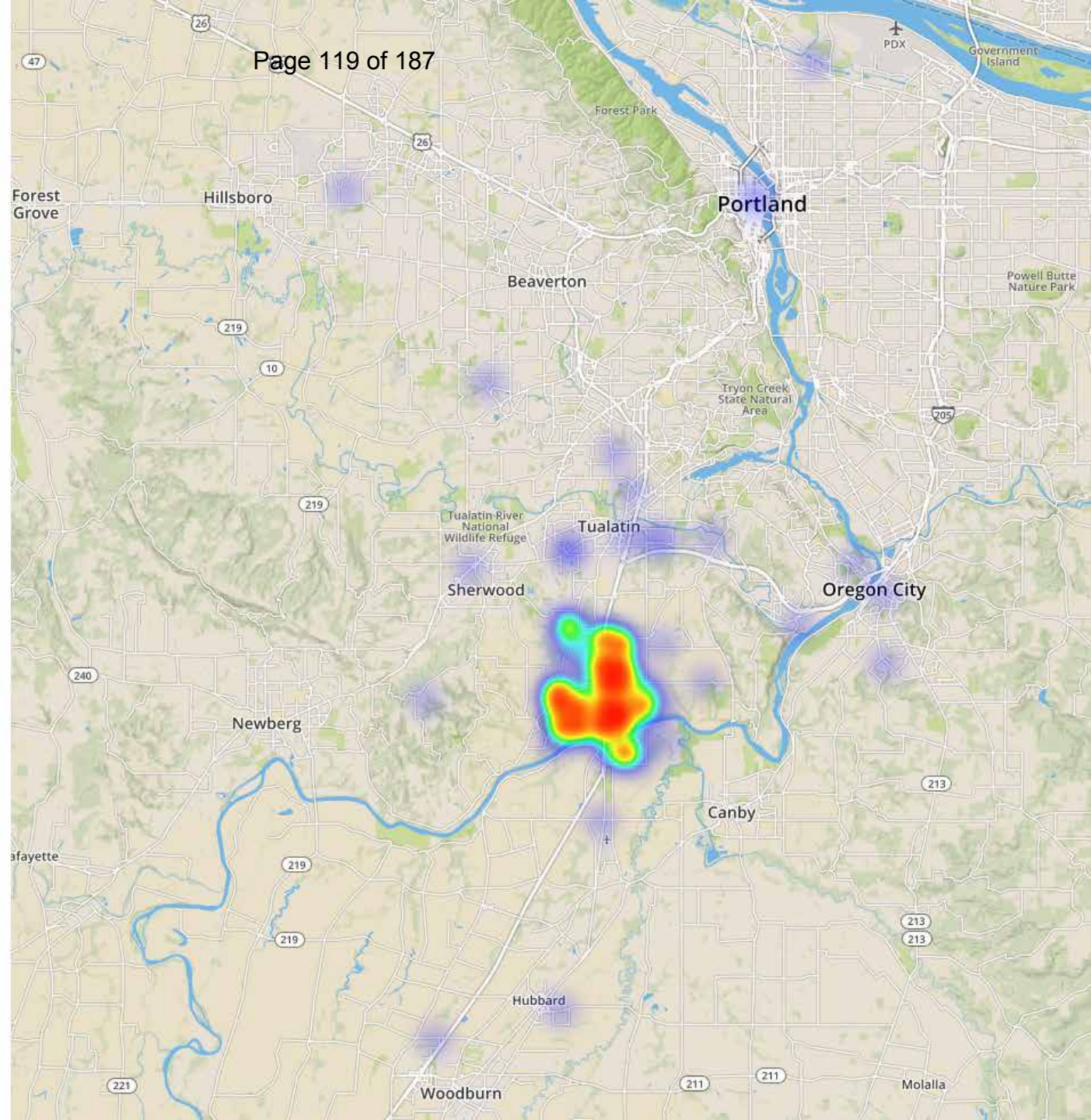
Other filters

Heatmap

Intensity

Blur

Radius



User guide

- Home
- Work
- Wilsonville Hub
- Places You Visit
- 369 / 5730

Other filters

Separate features

Point radius

8

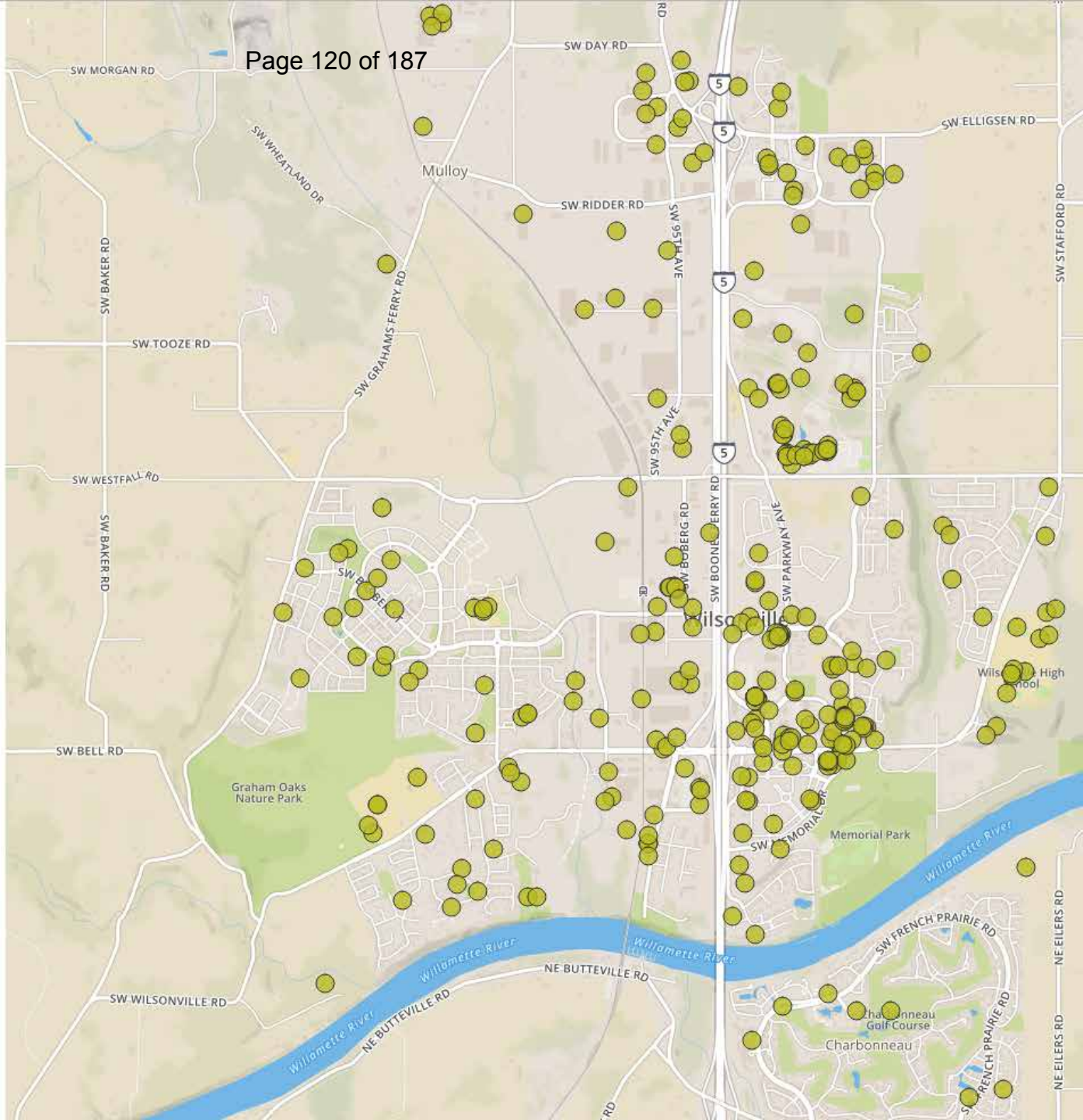
Line width

4

Opacity

1

Browse popup responses

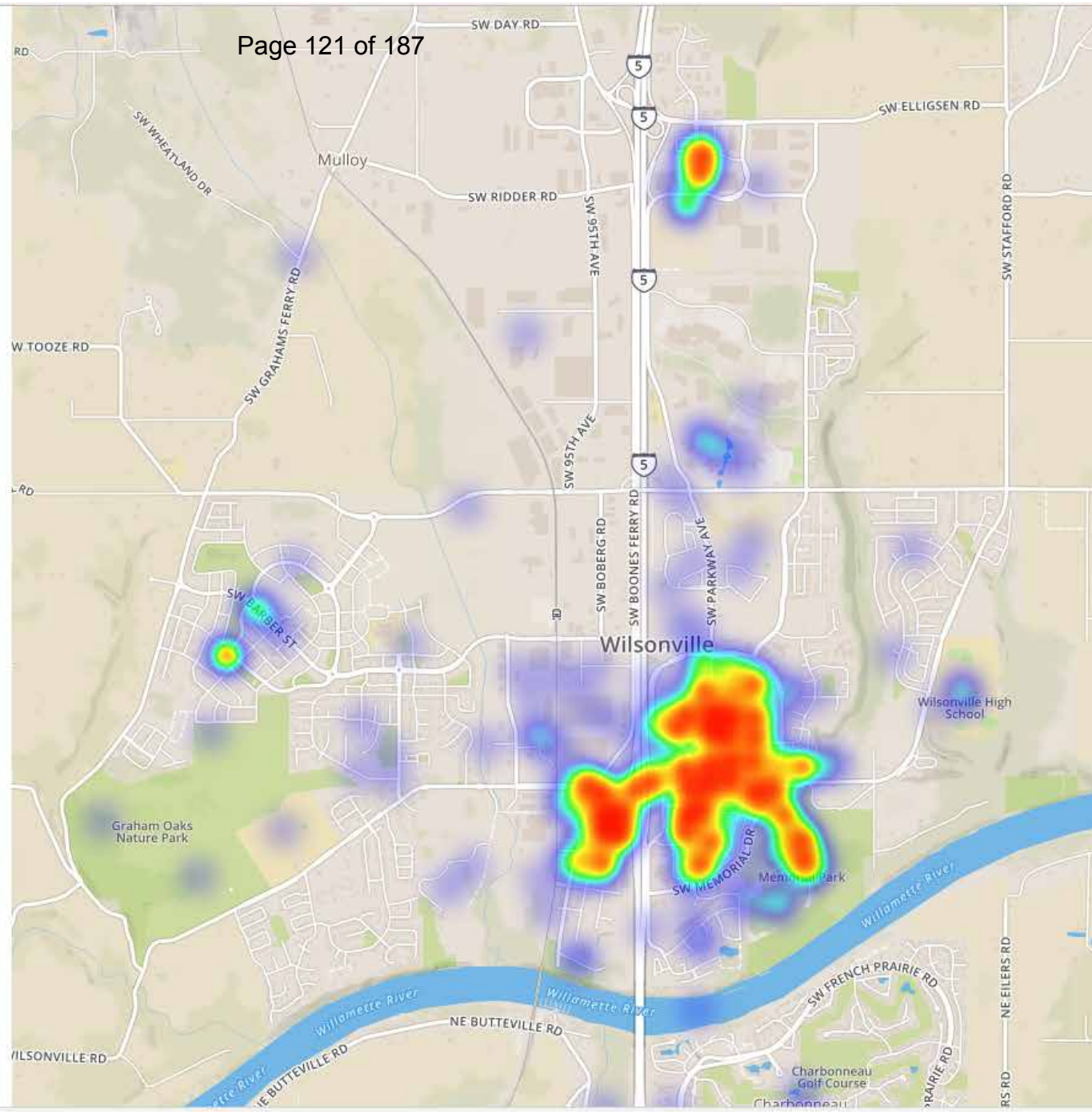
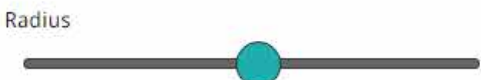
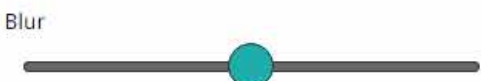
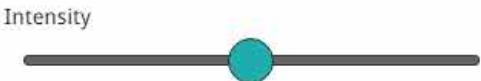


User guide

- Home
 - Work
 - Wilsonville Hub
 - Places You Visit
- 865 / 5730

Other filters

Heatmap



User guide

- Home
- Work
- Wilsonville Hub
- Places You Visit
- 865 / 5730

Other filters

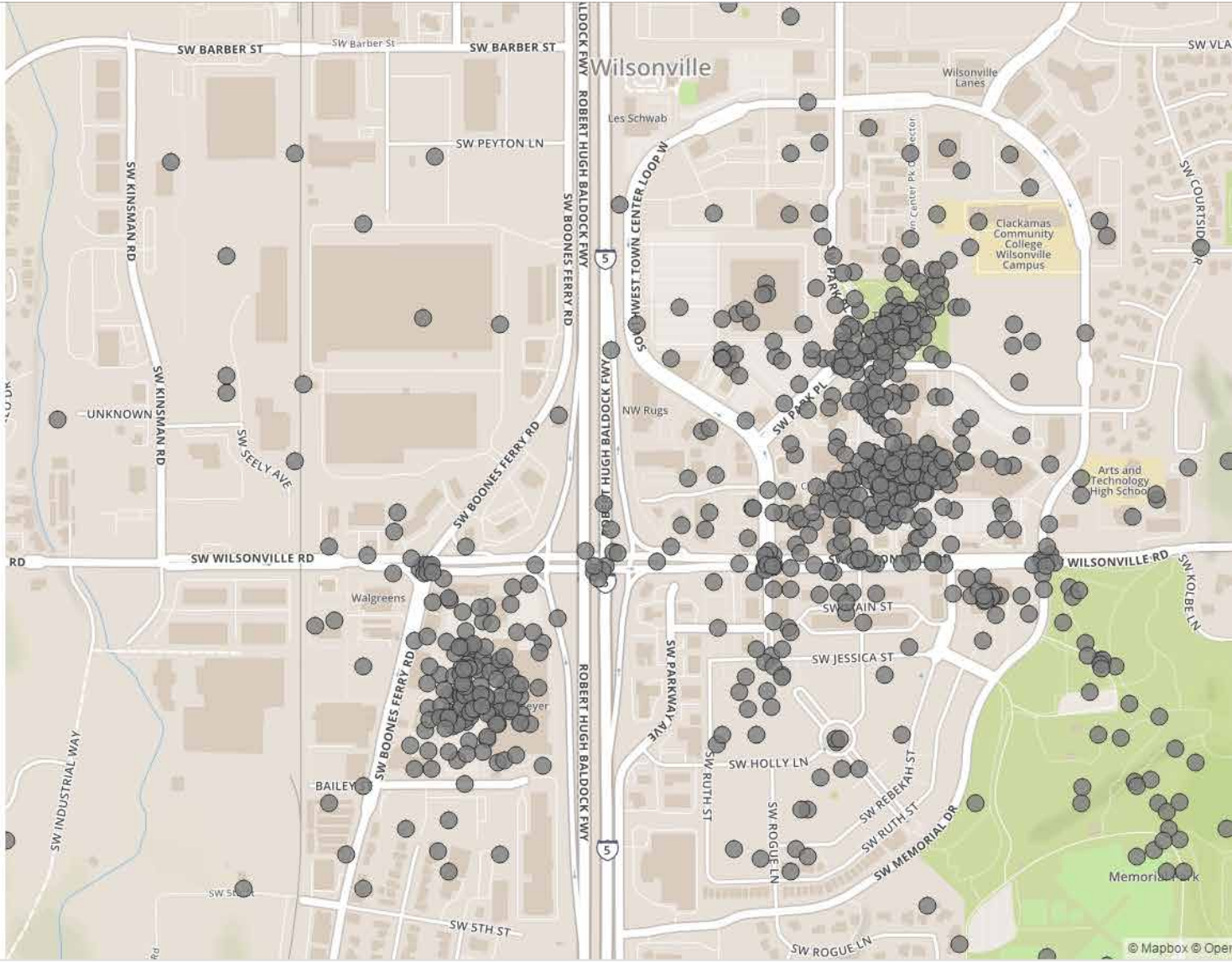
Separate features

Point radius
8

Line width
4

Opacity
1

Browse popup responses



User guide

- Home
- Work
- Wilsonville Hub
- Places You Visit
- 3433 / 5698

Other filters

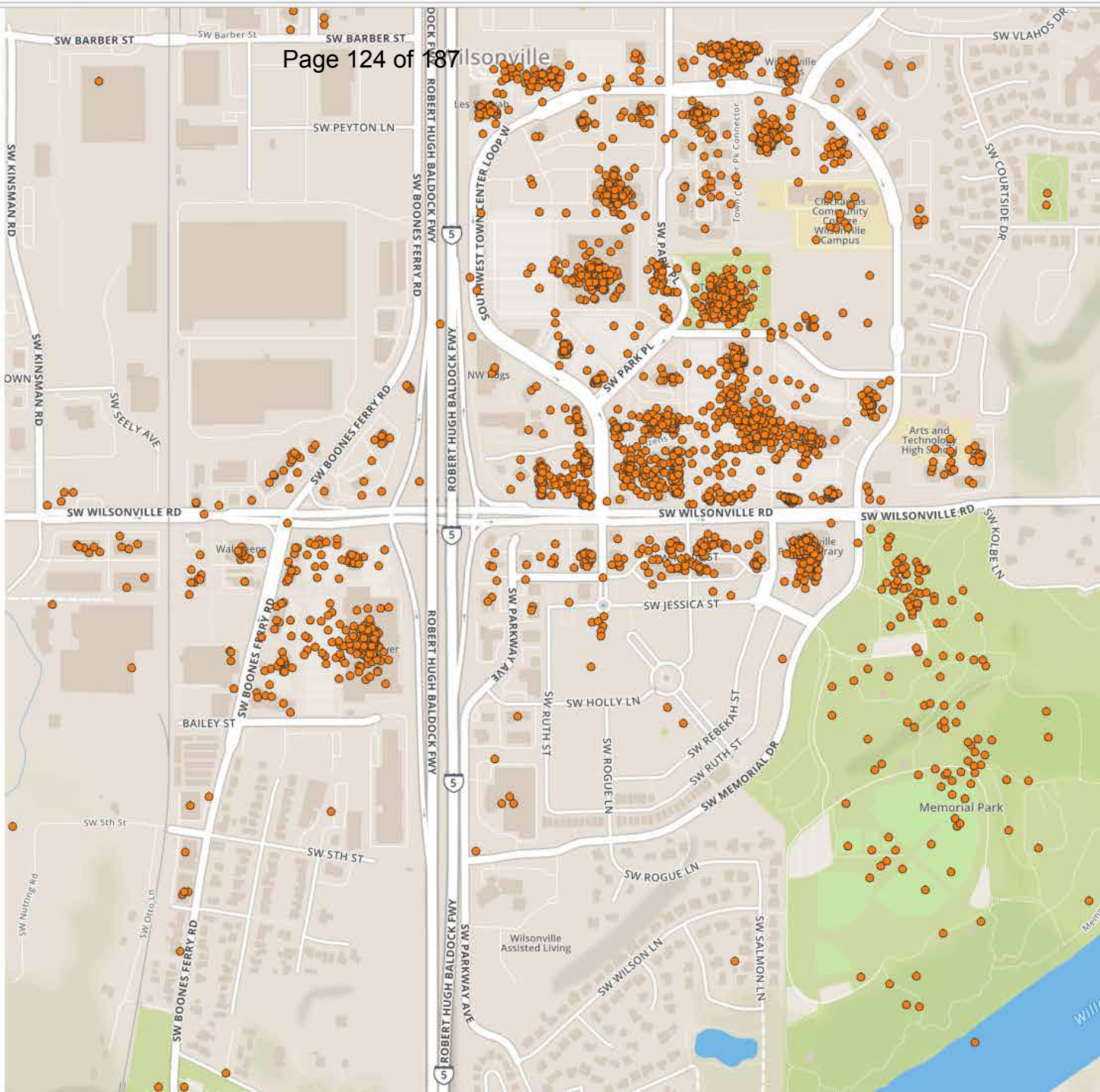
Separate features

Point radius
4

Line width
4

Opacity
1

Browse popup responses



Slides 19-29 show responses to questions about the potential vision for Town Center. These questions are structured to understand the types of potential uses, scale, character or design, and connections to the larger Wilsonville area respondents desire for Town Center.

Questions asked respondents to provide their answers using a sliding scale, as shown below:

It is a place where many people come to work and there are a variety of job options.



It is a place where I go out to eat and walk to shops.



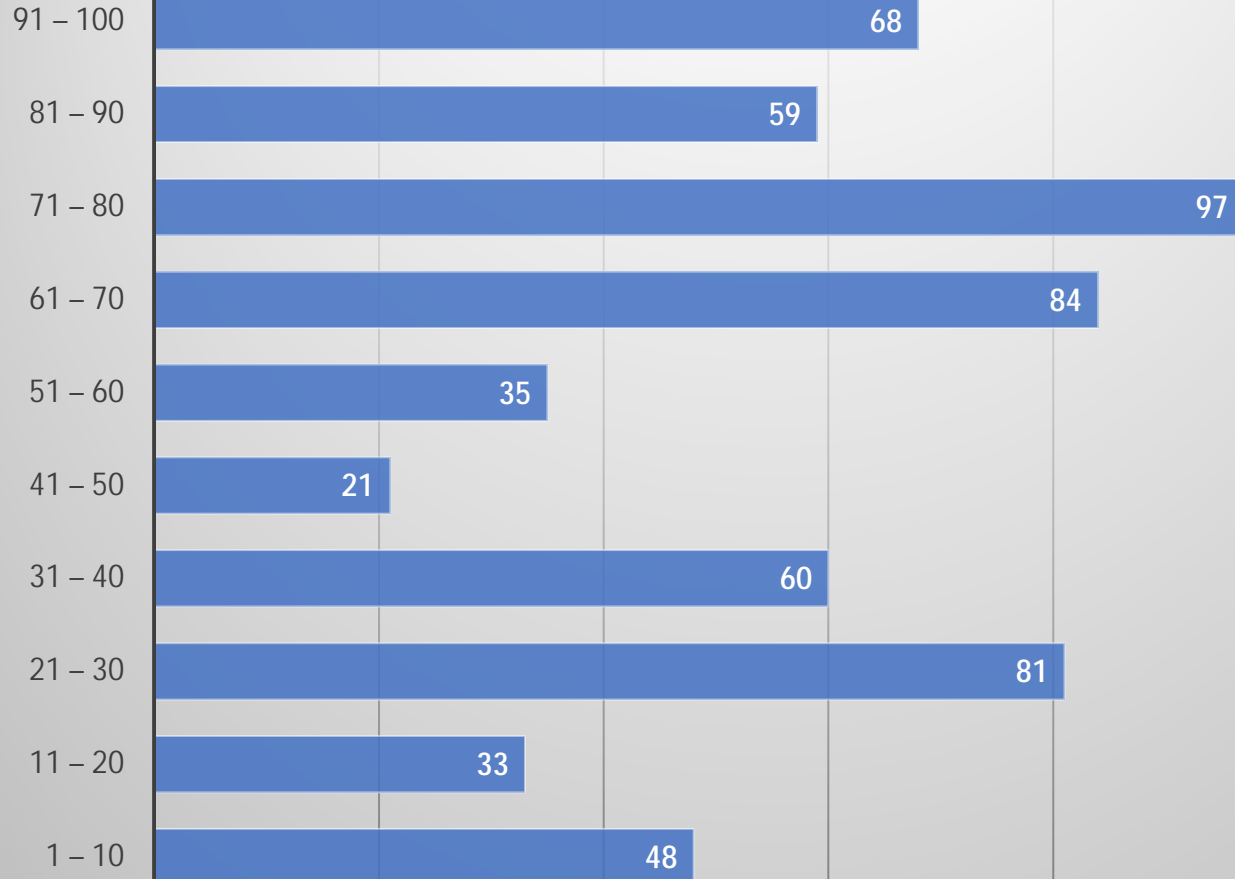
It is a place where people live, work and play.



The following results show frequency of responses using a scale of 1-10 (“Not at all”) to 91-100 (“Very much”).

It is a place where many people come to work
and there are a variety of job options.

Very
much



Not at
all

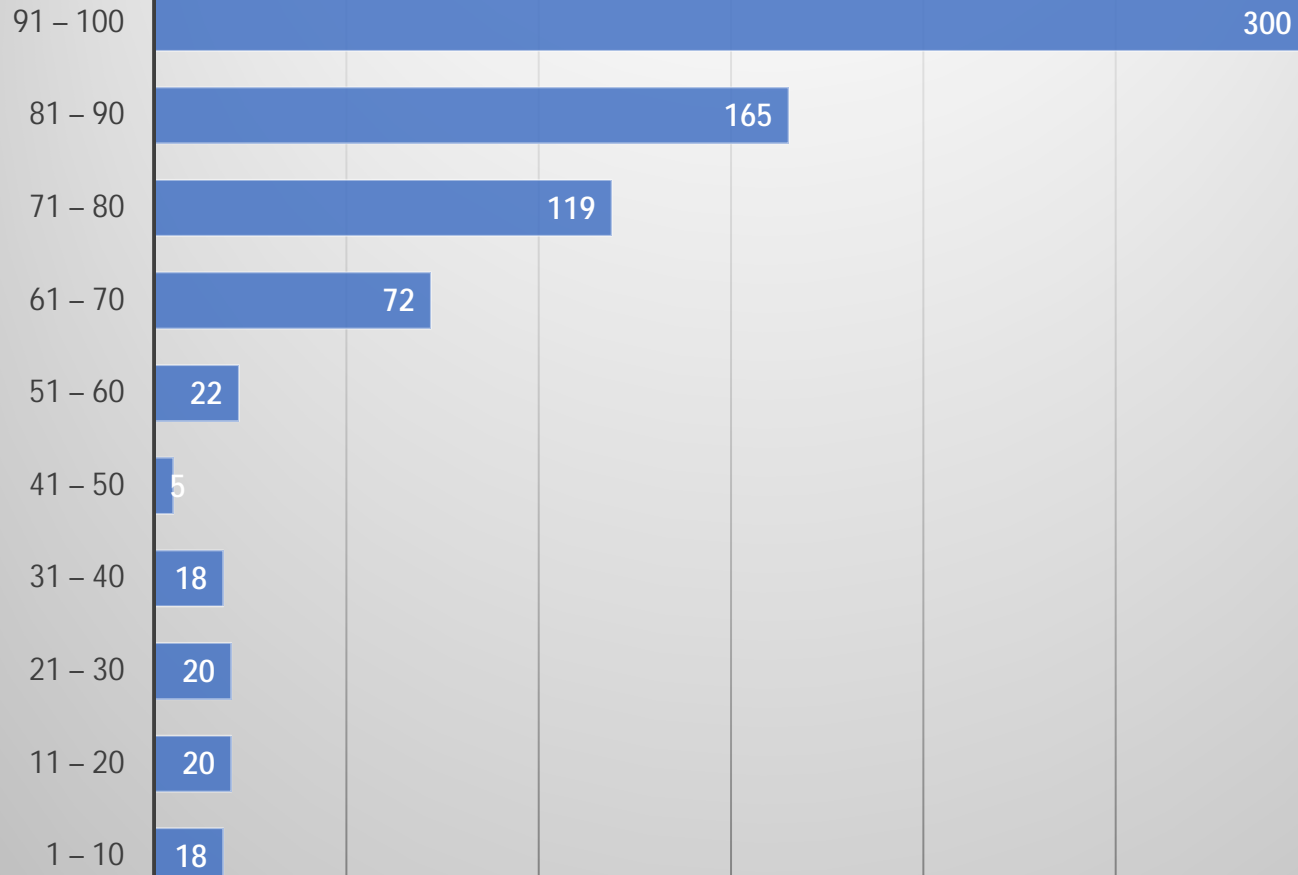


It is a place where I go out to eat and walk to shops.

Very much



Not at all

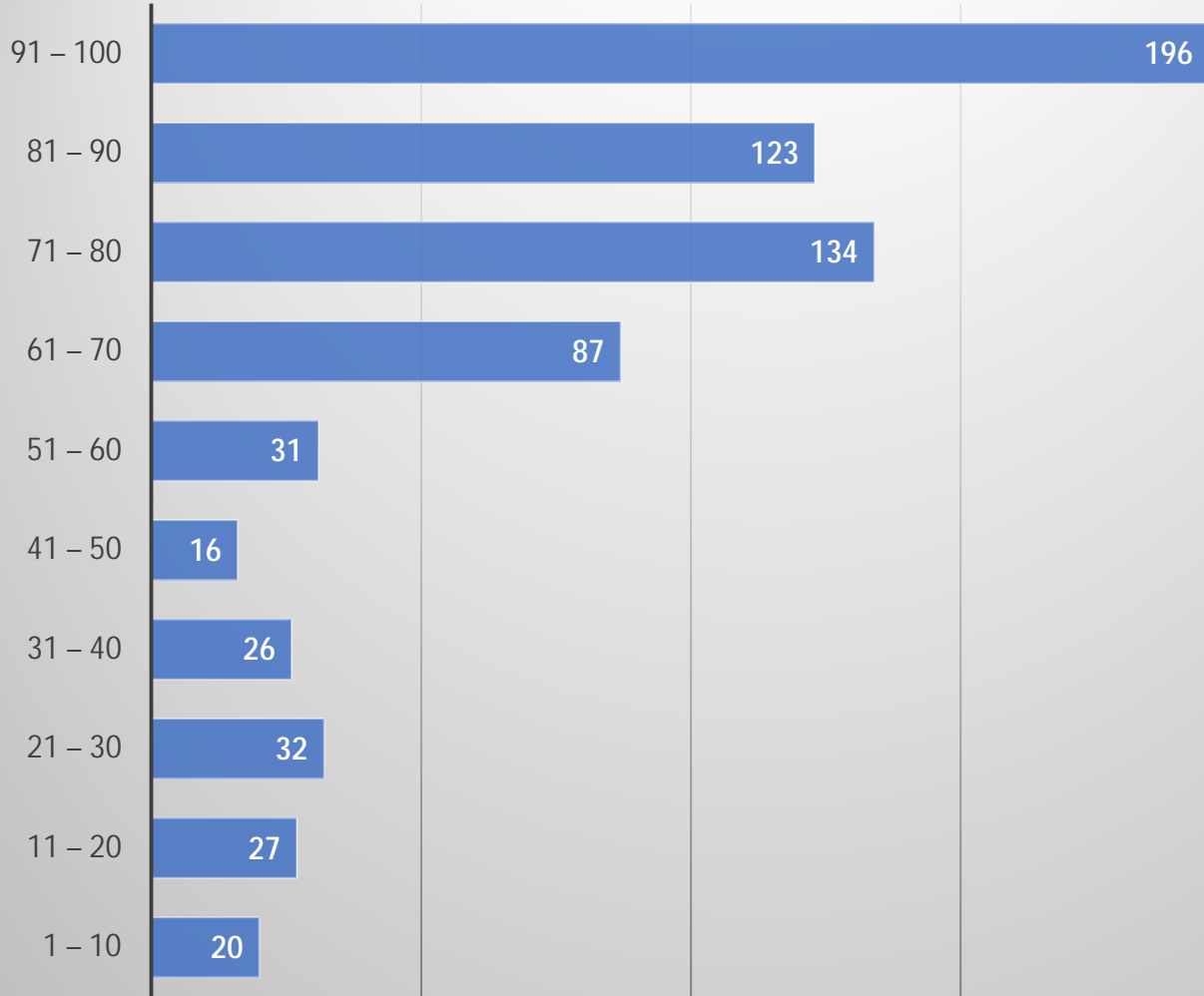


It is a place where people live, work and play.

Very much

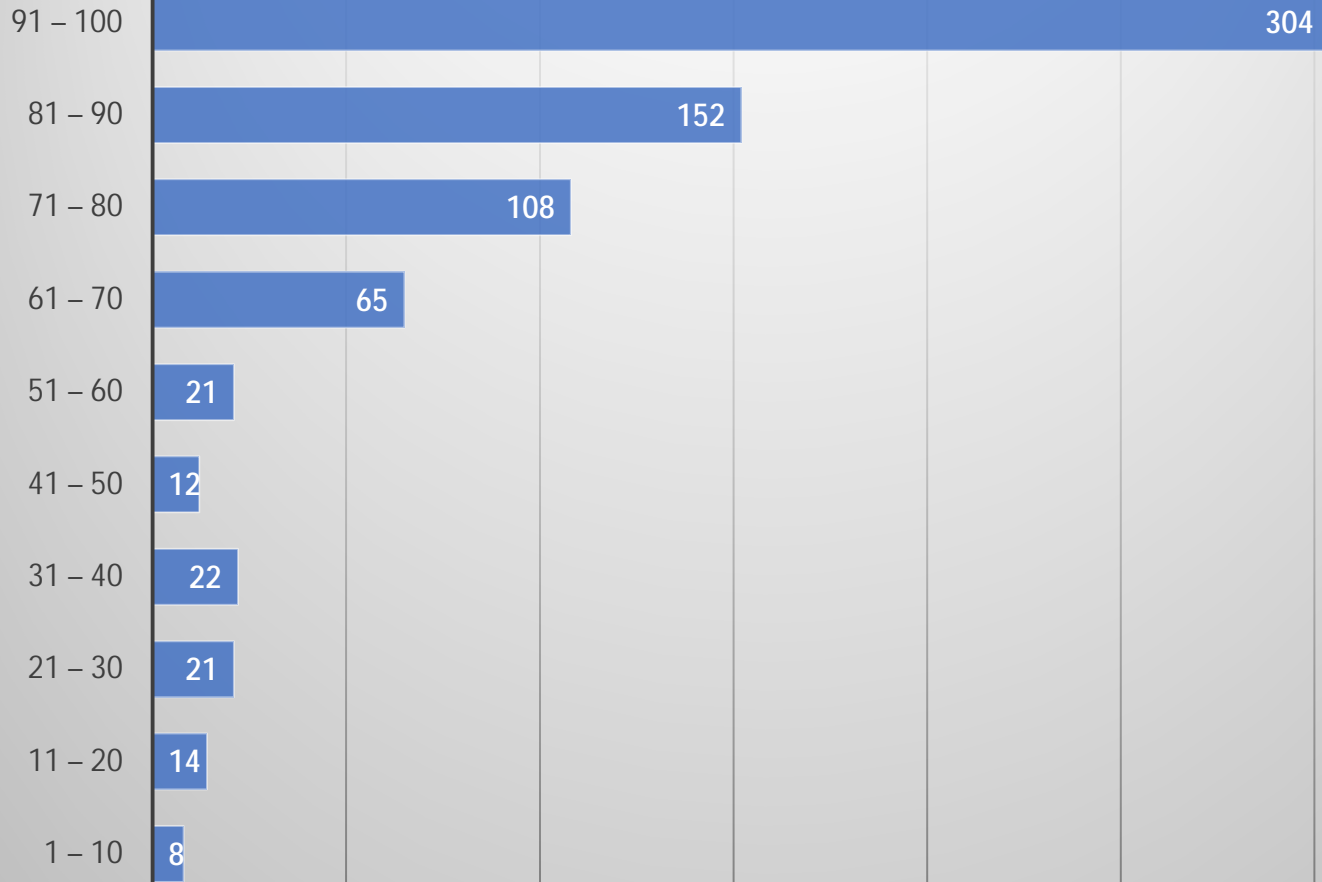


Not at all



It is a place with vibrant public spaces and plazas where people socialize.

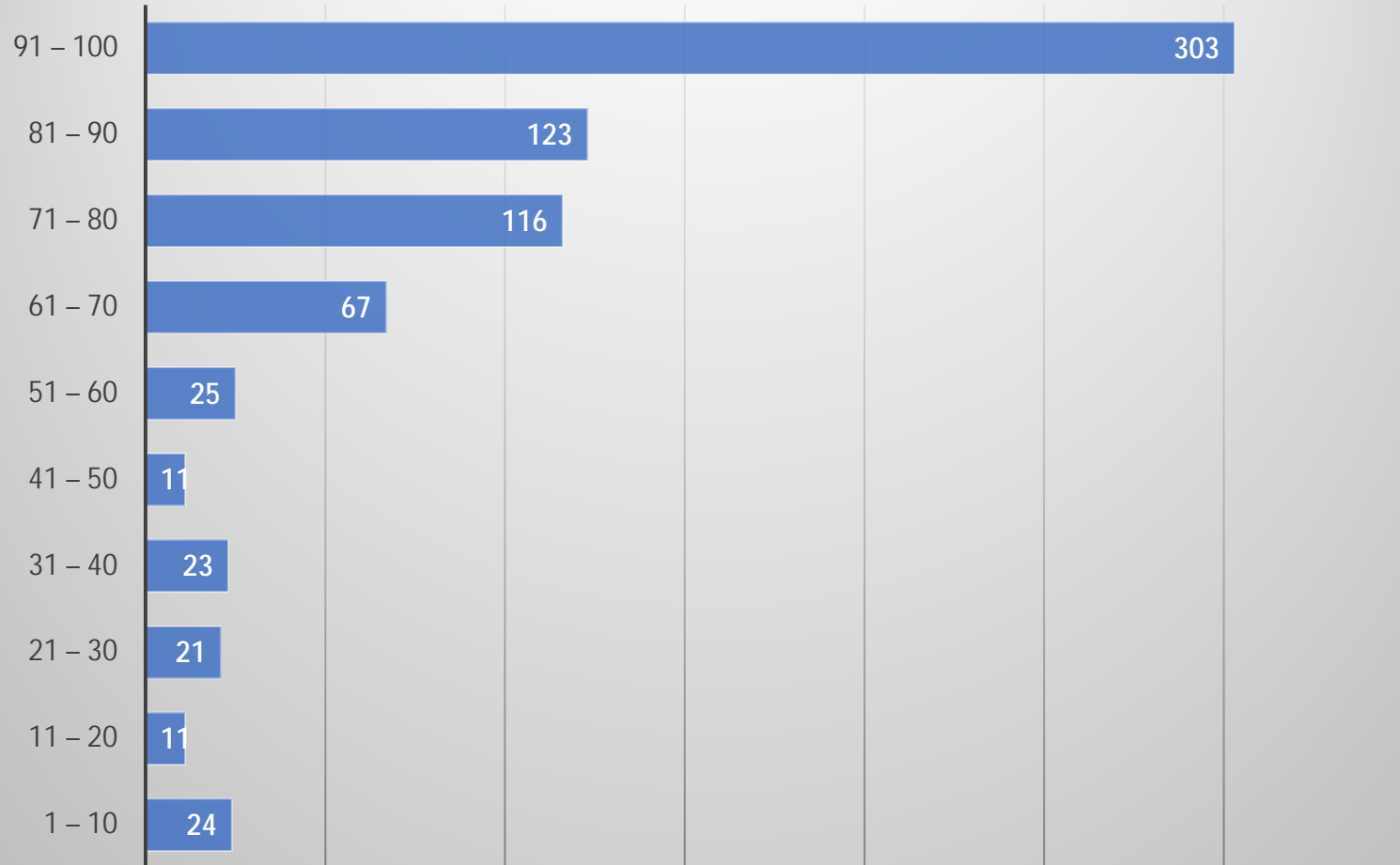
Very much



Not at all

It is a place with green spaces, paths and trails, and landscaped streetscapes.

Very
much



Not at
all

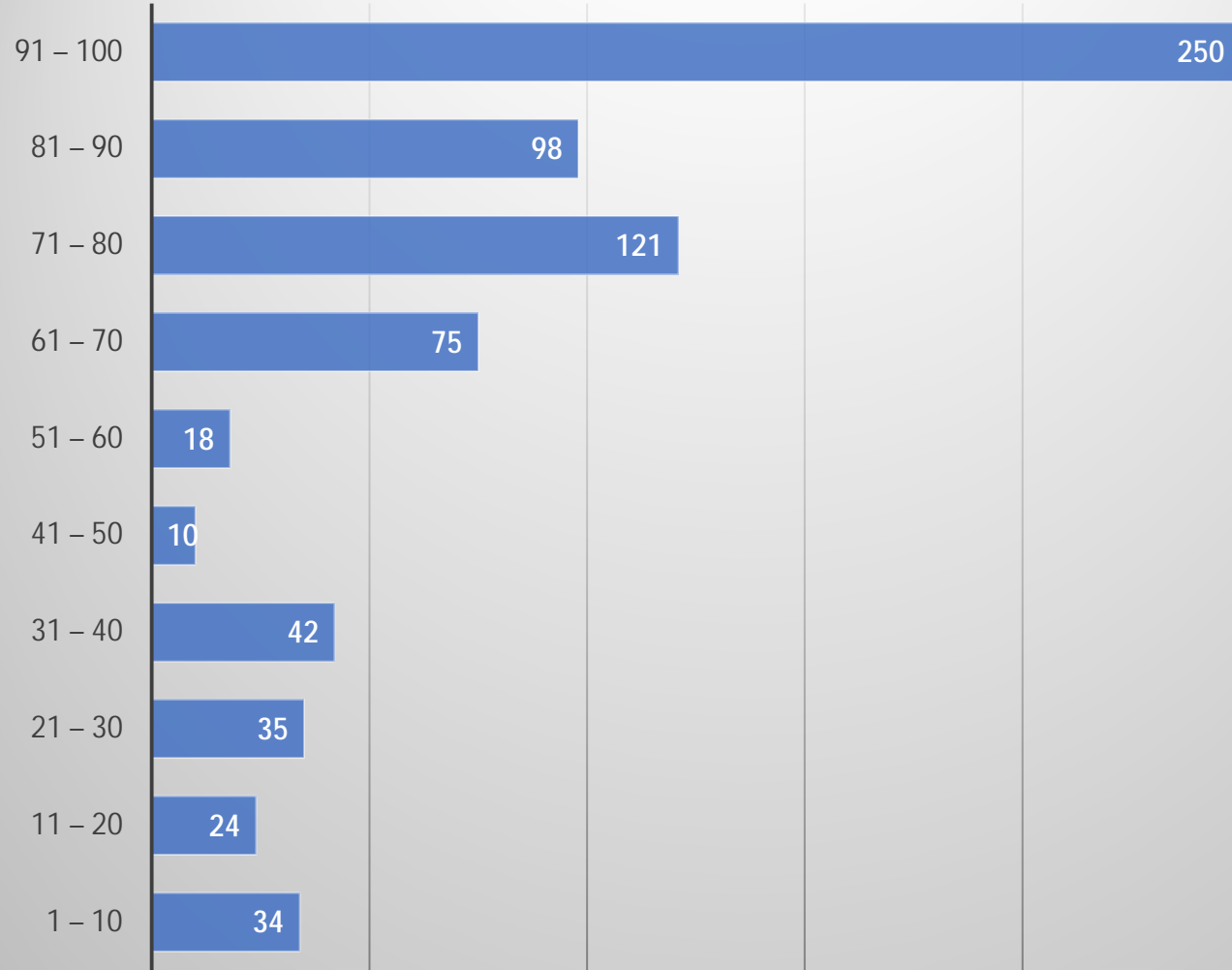


It feels like a village.

Very much



Not at all

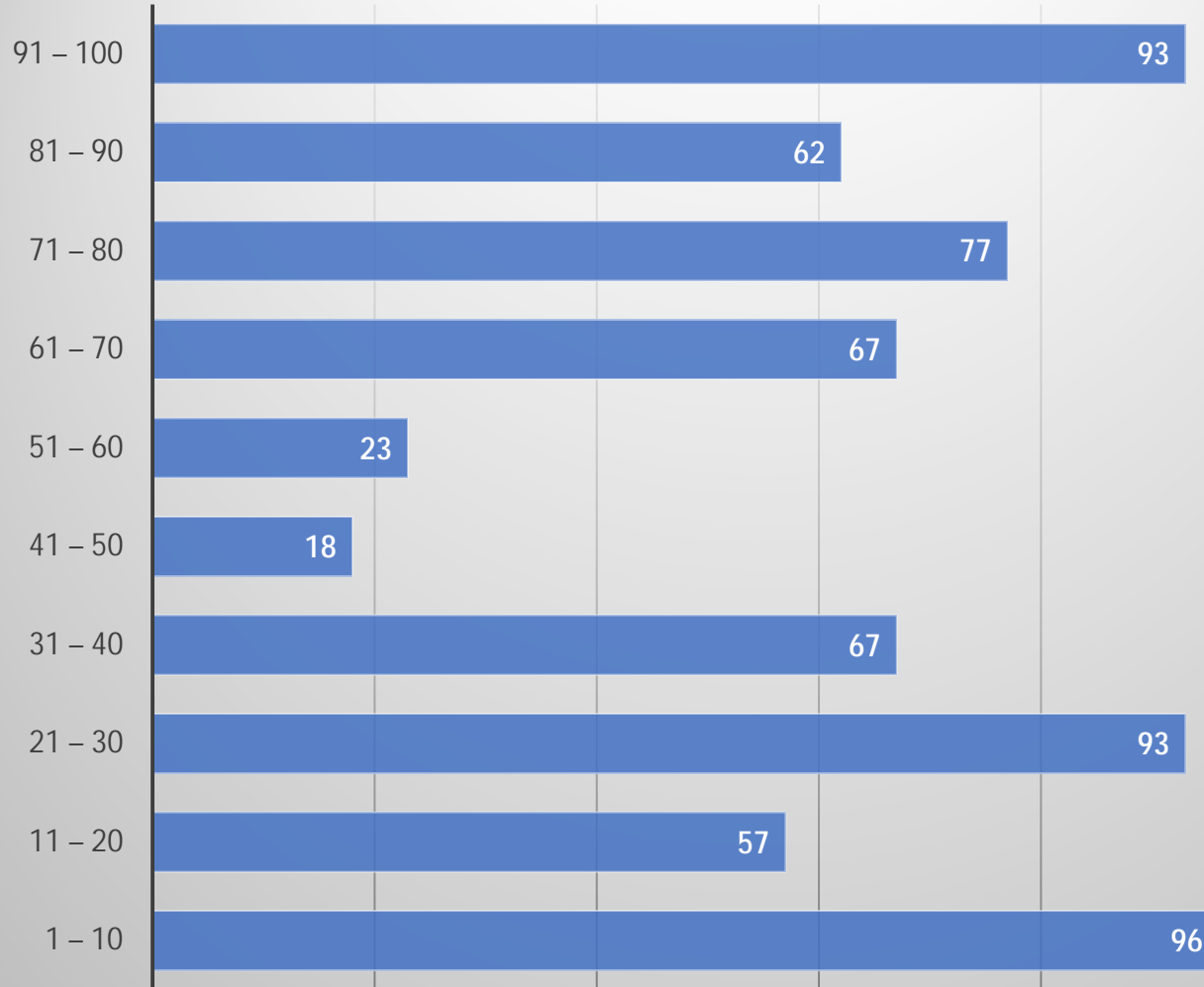


It feels like a downtown.

Very much



Not at all

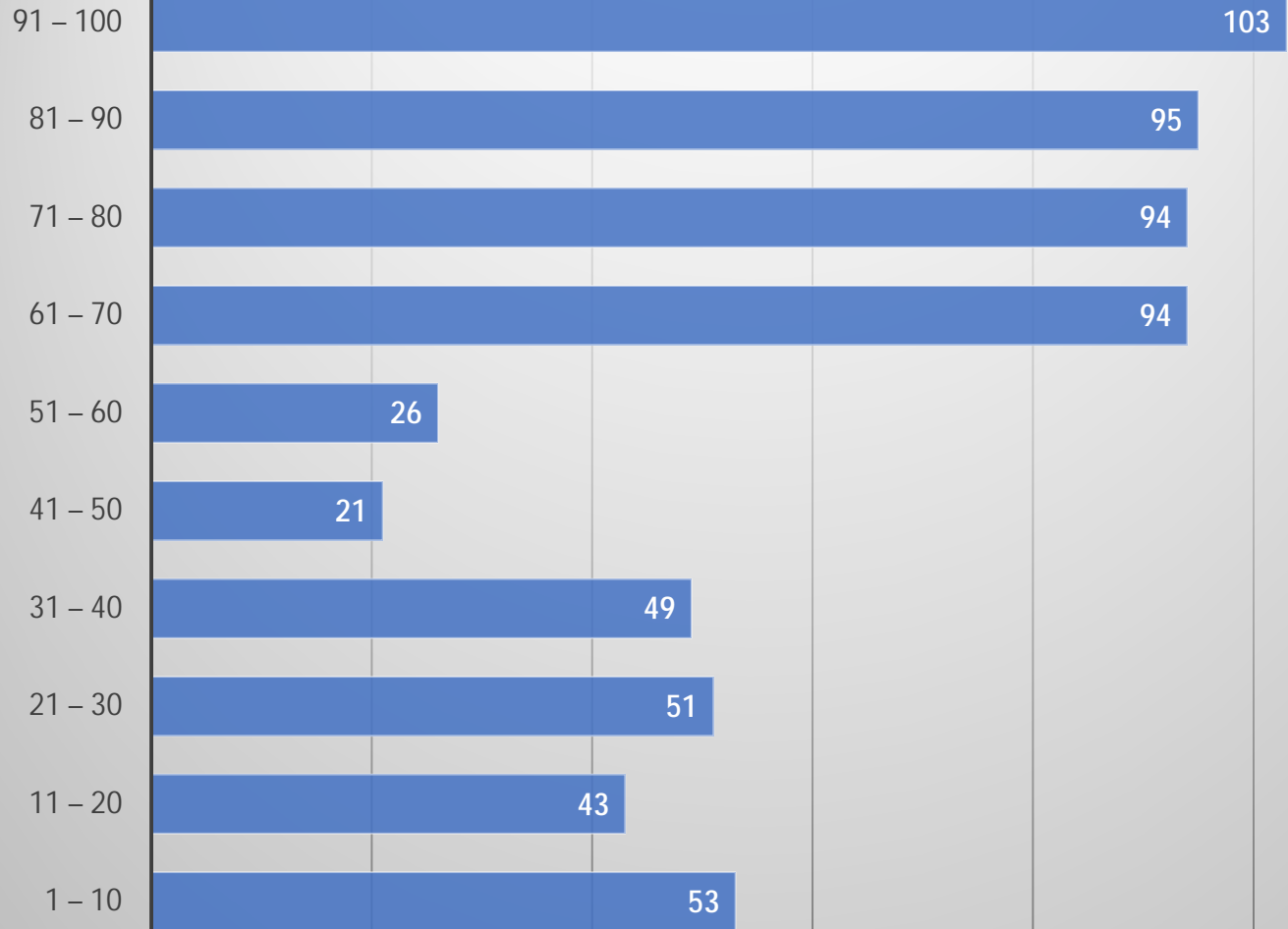


It feels like a neighborhood.

Very much



Not at all

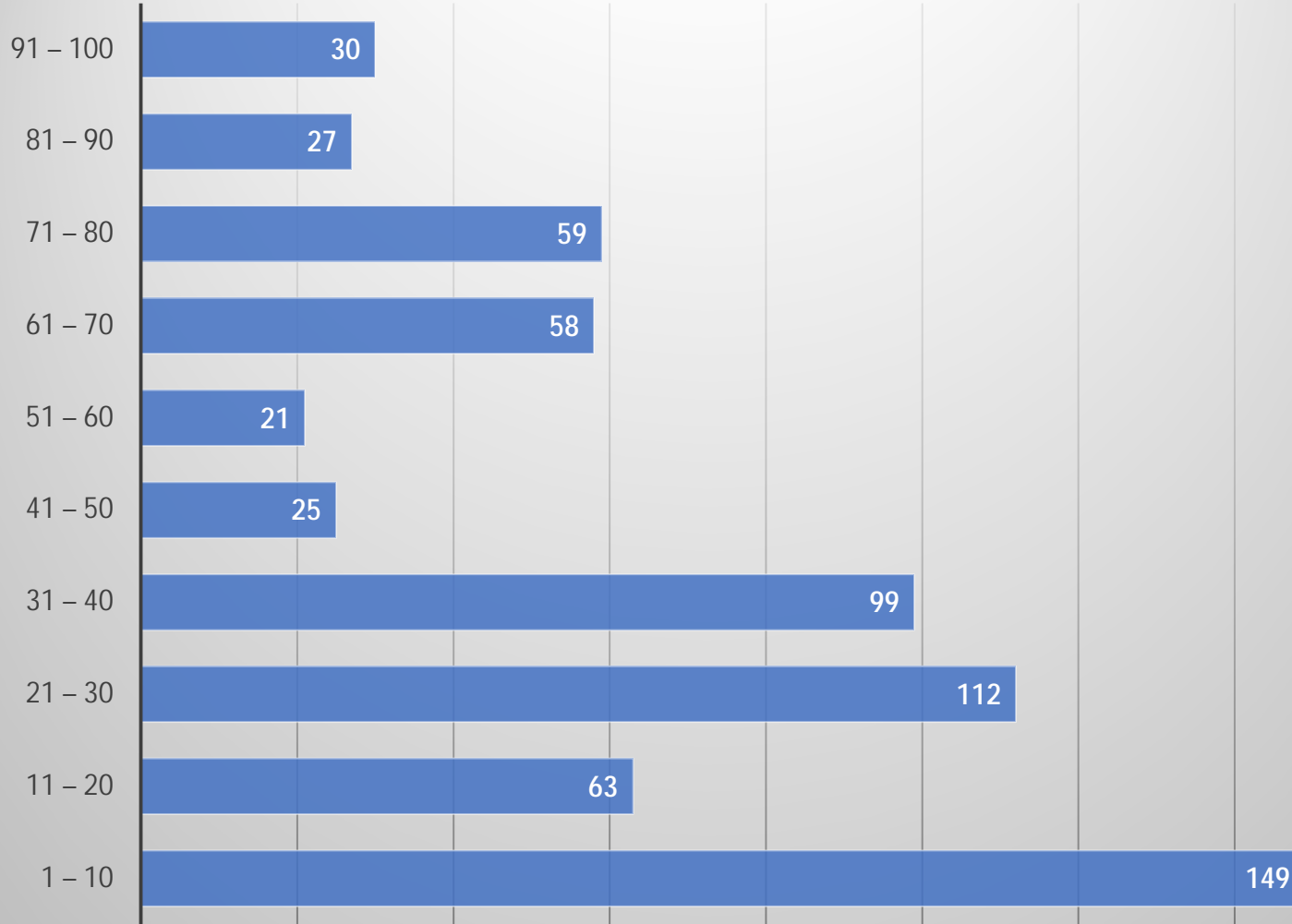


It feels like a shopping center.

Very much

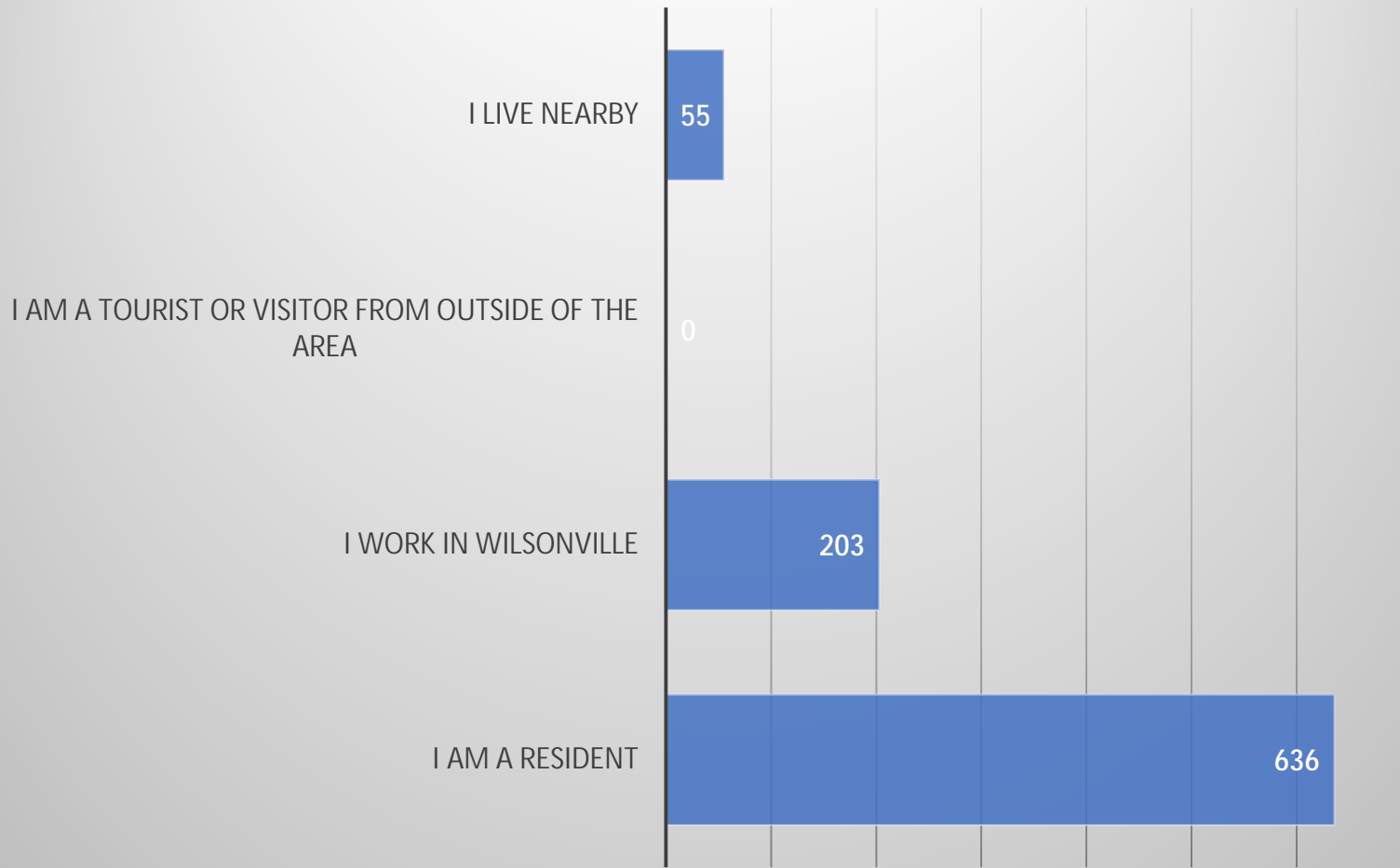


Not at all

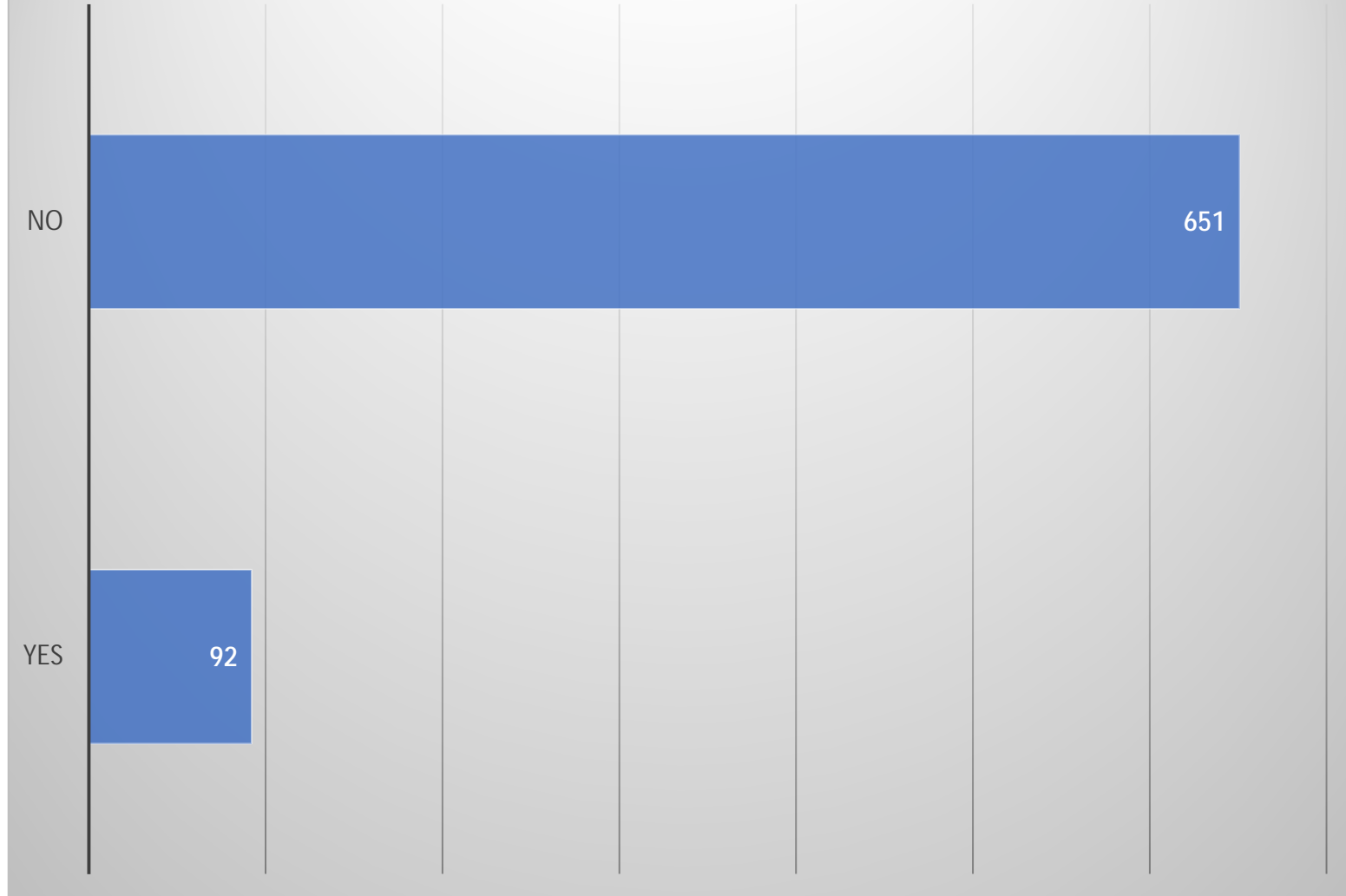


Slides 31-41 show responses to questions about what respondents do in Town Center, how often they visit, how they get there and what they would like to see more of in Town Center, including if they would consider living there.

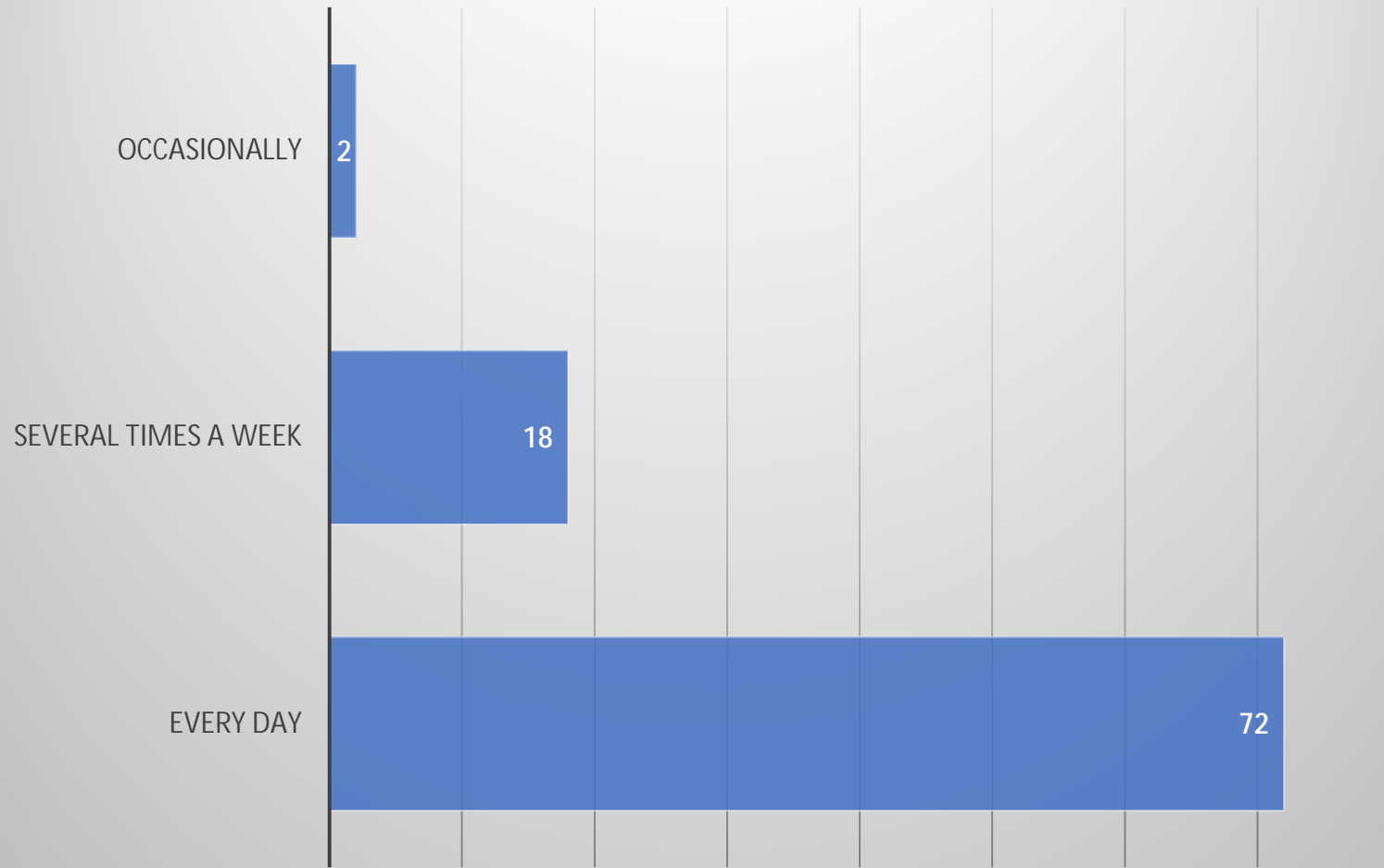
What is your relationship to Wilsonville? Choose all that apply



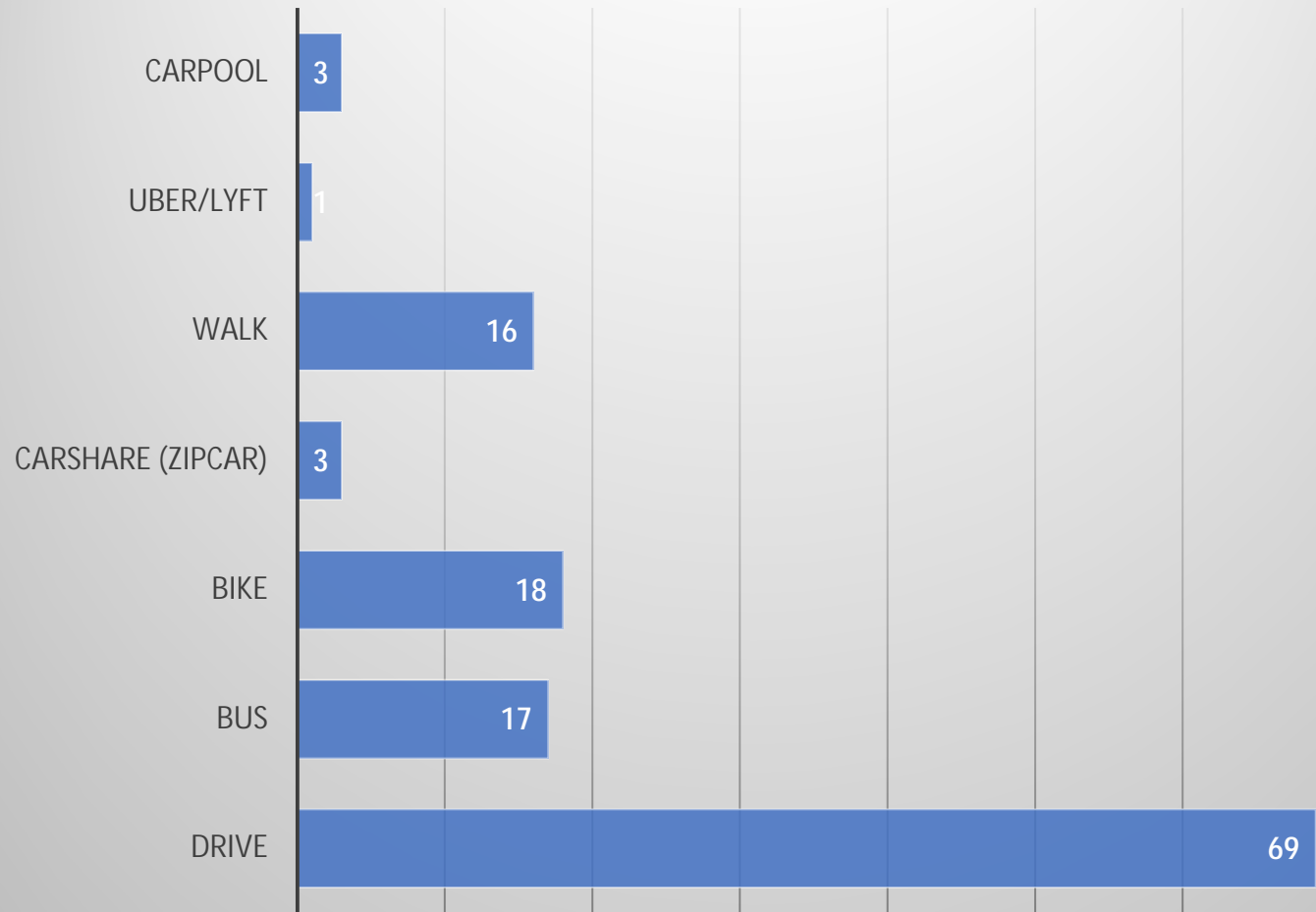
Do you work in Town Center?



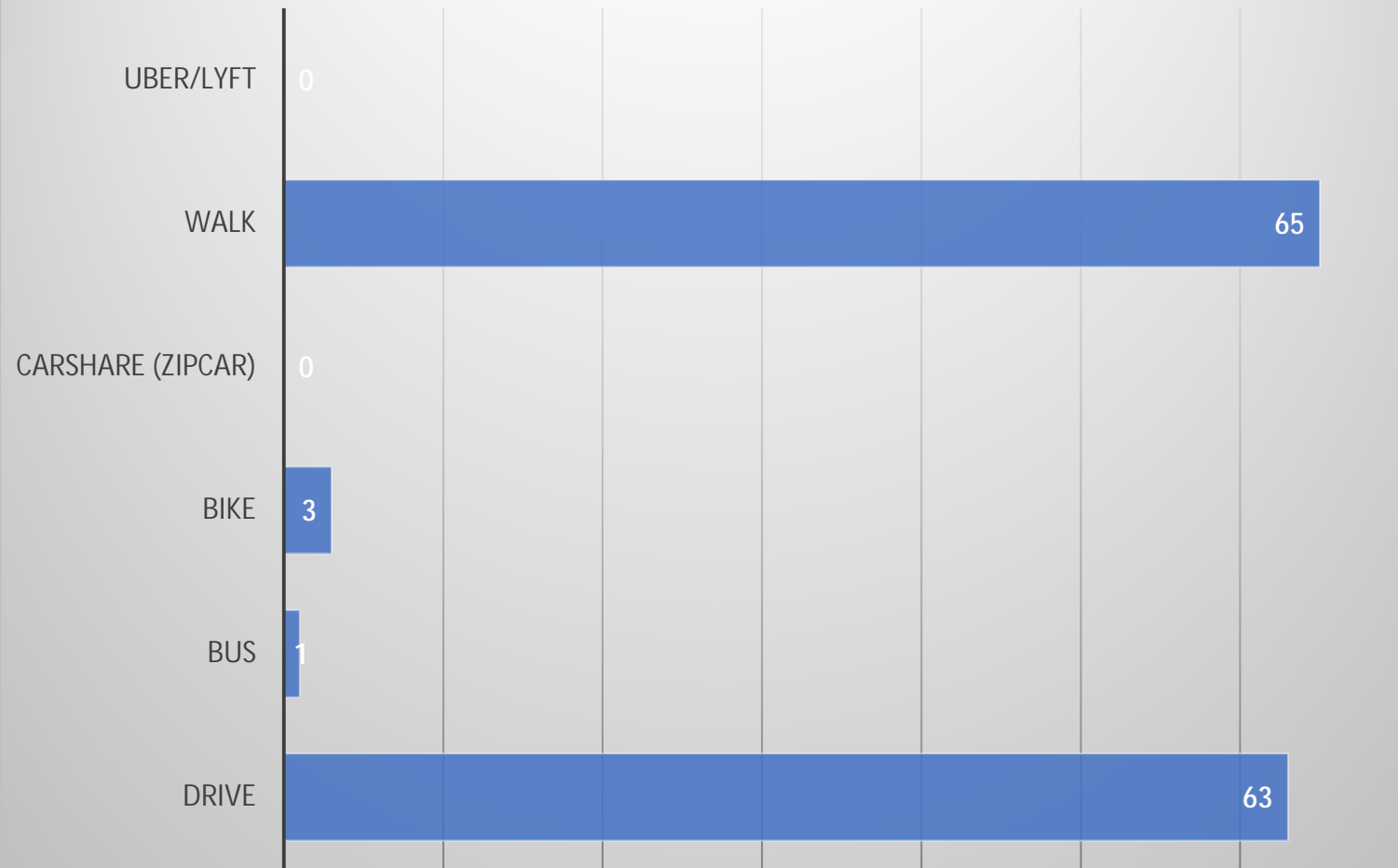
Approximately how often do you visit Town Center for work?



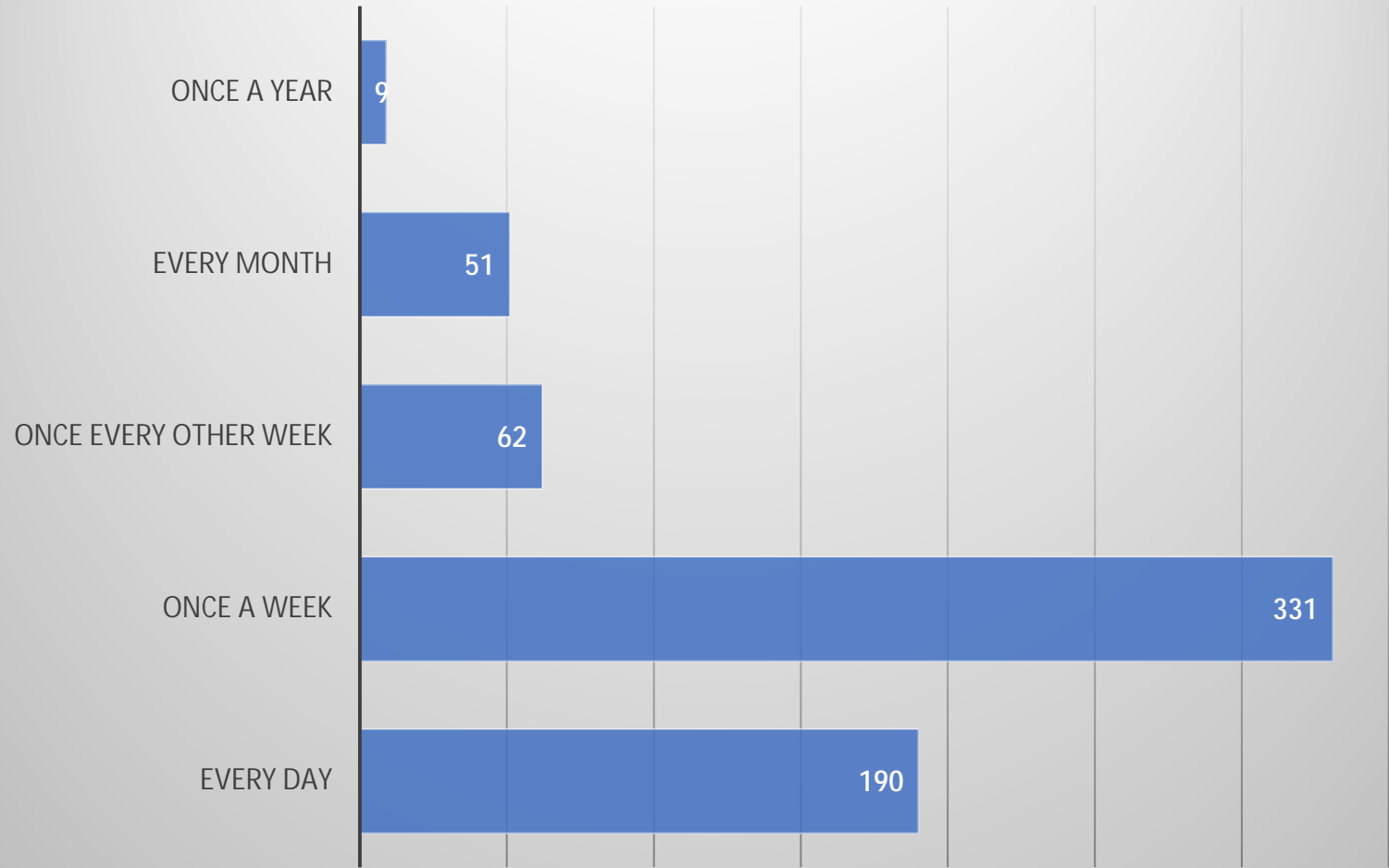
How would you prefer to get to Town Center for work?



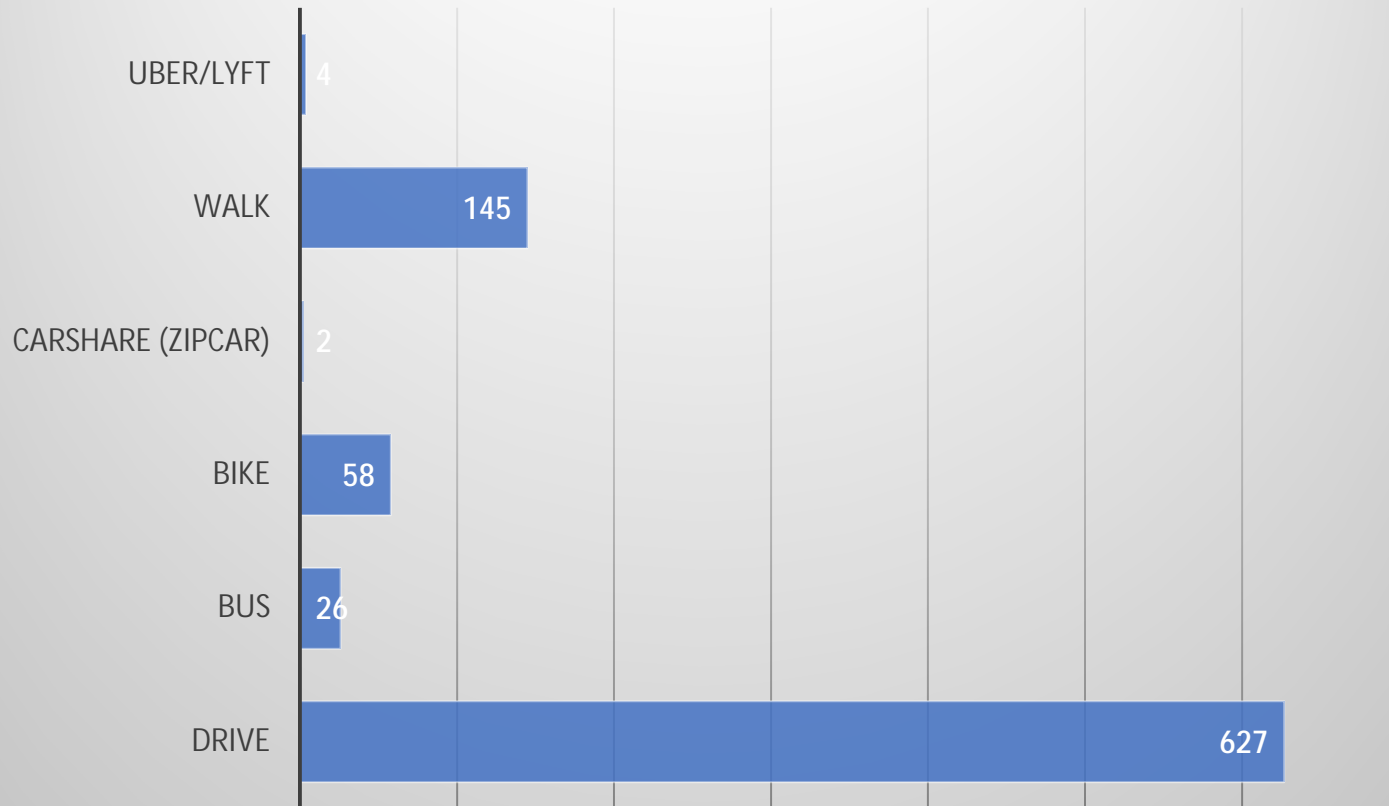
Once you're in Town Center for work, how do you get around?



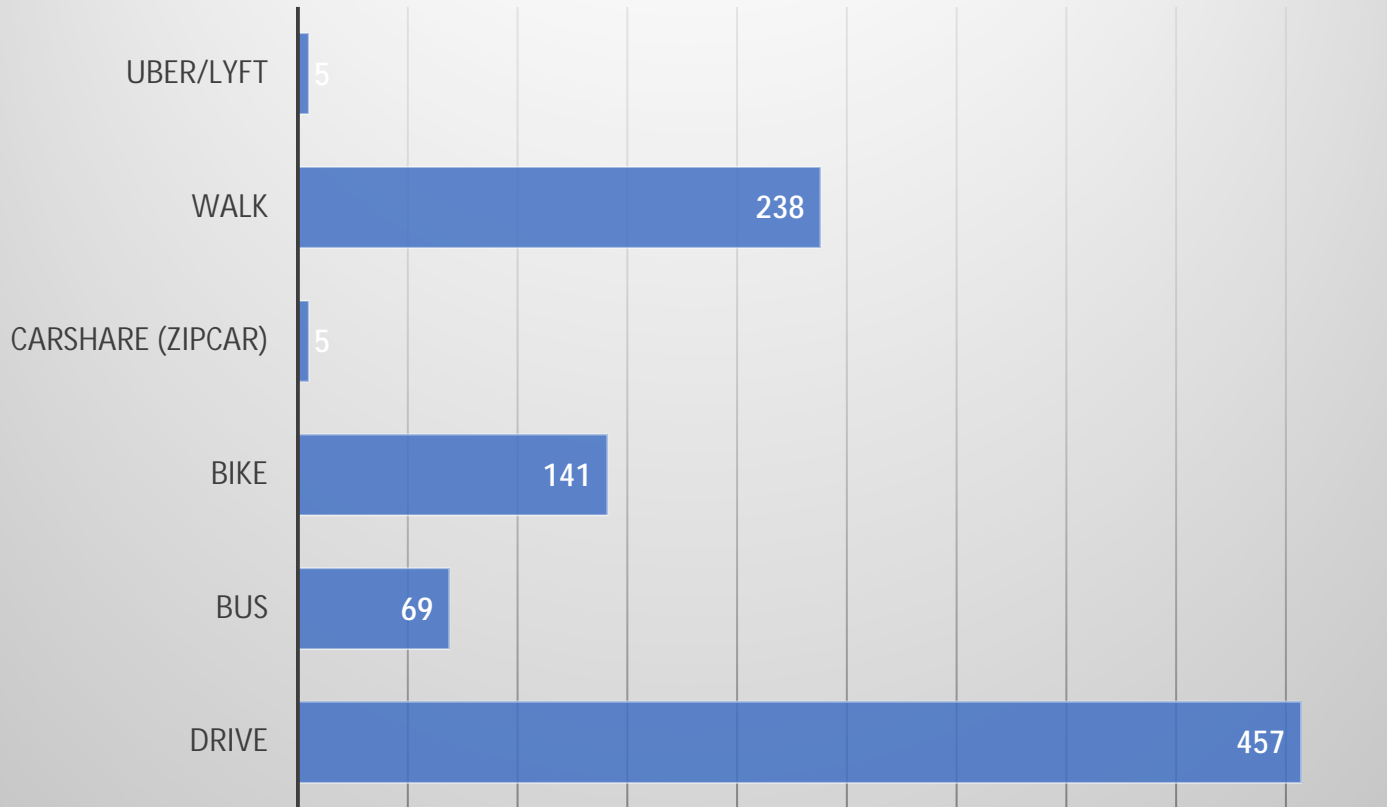
Approximately how often do you visit Town Center?



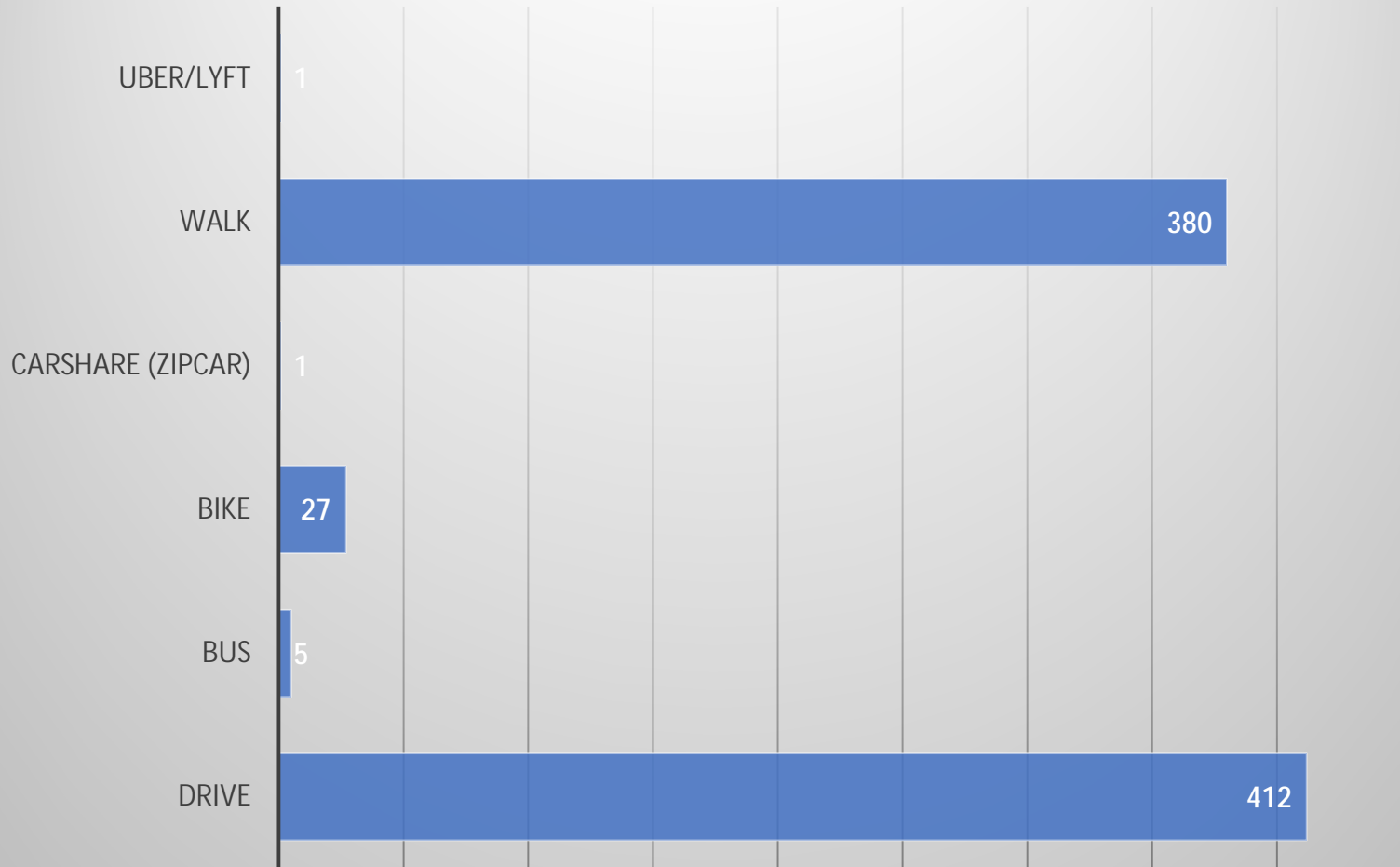
How do you get to Town Center?



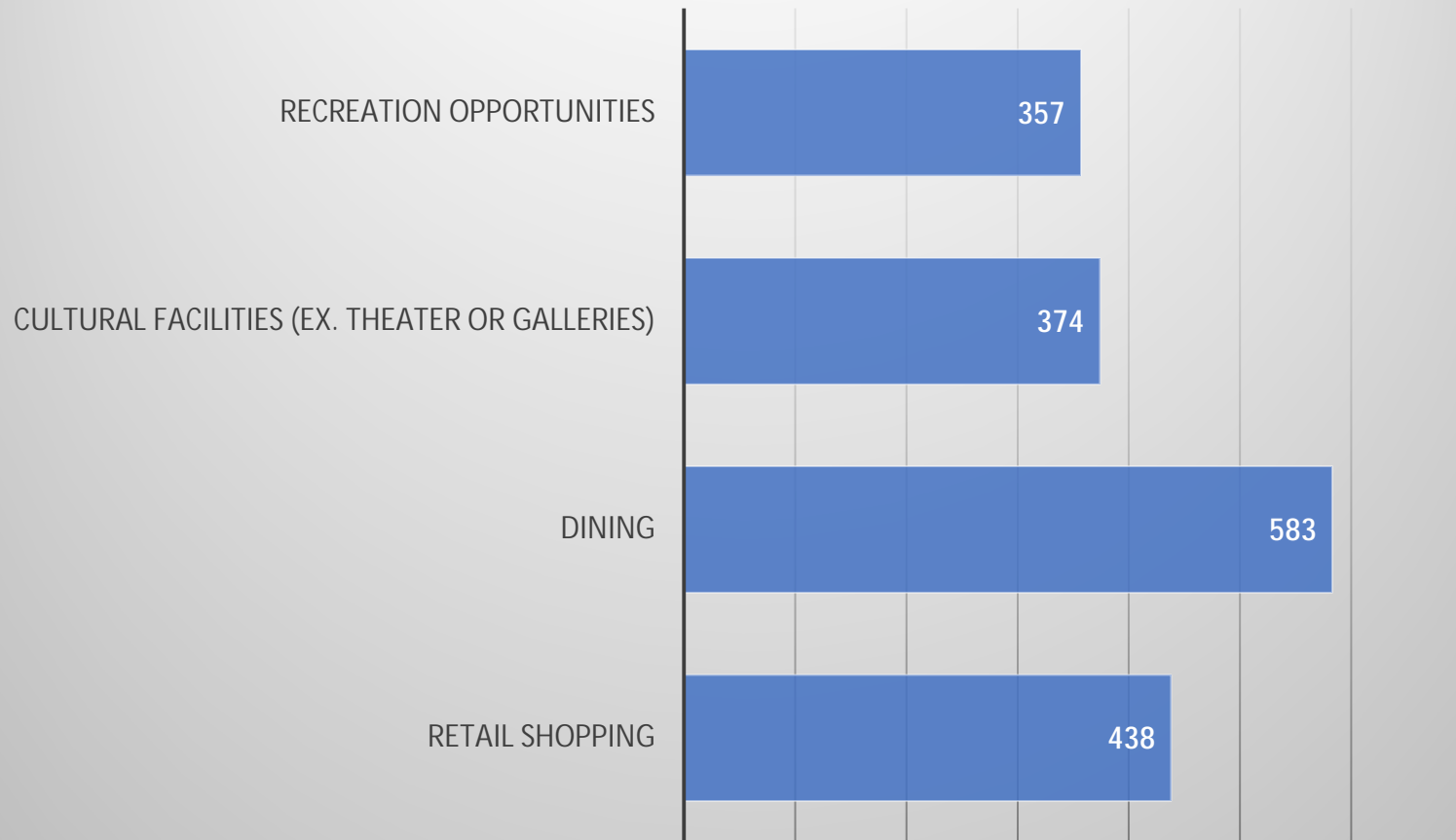
How would you prefer to get to Town Center?



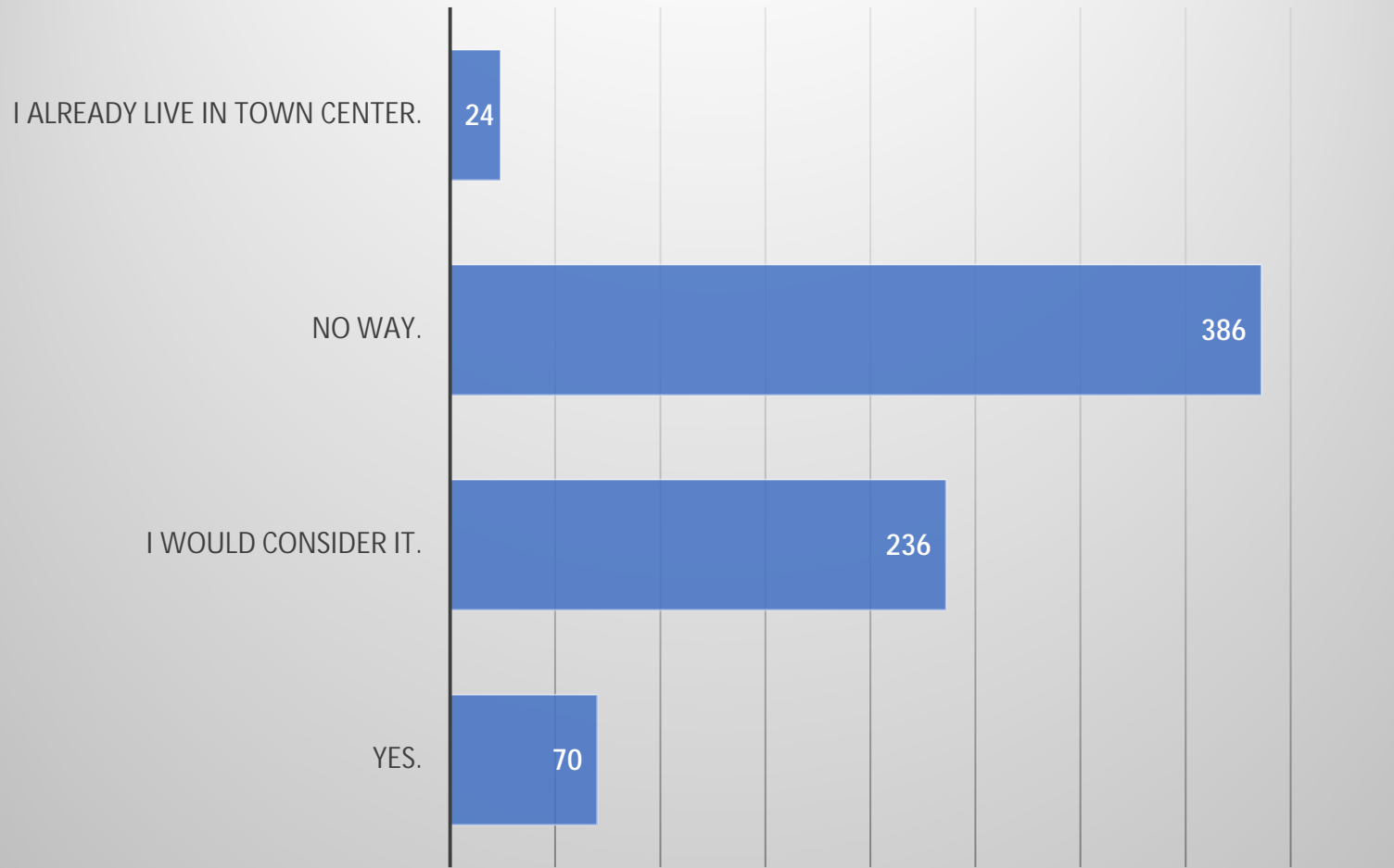
Once you're in Town Center, how do you get around?



What types of services and experiences would likely make you spend more time in Town Center? Choose all that apply.

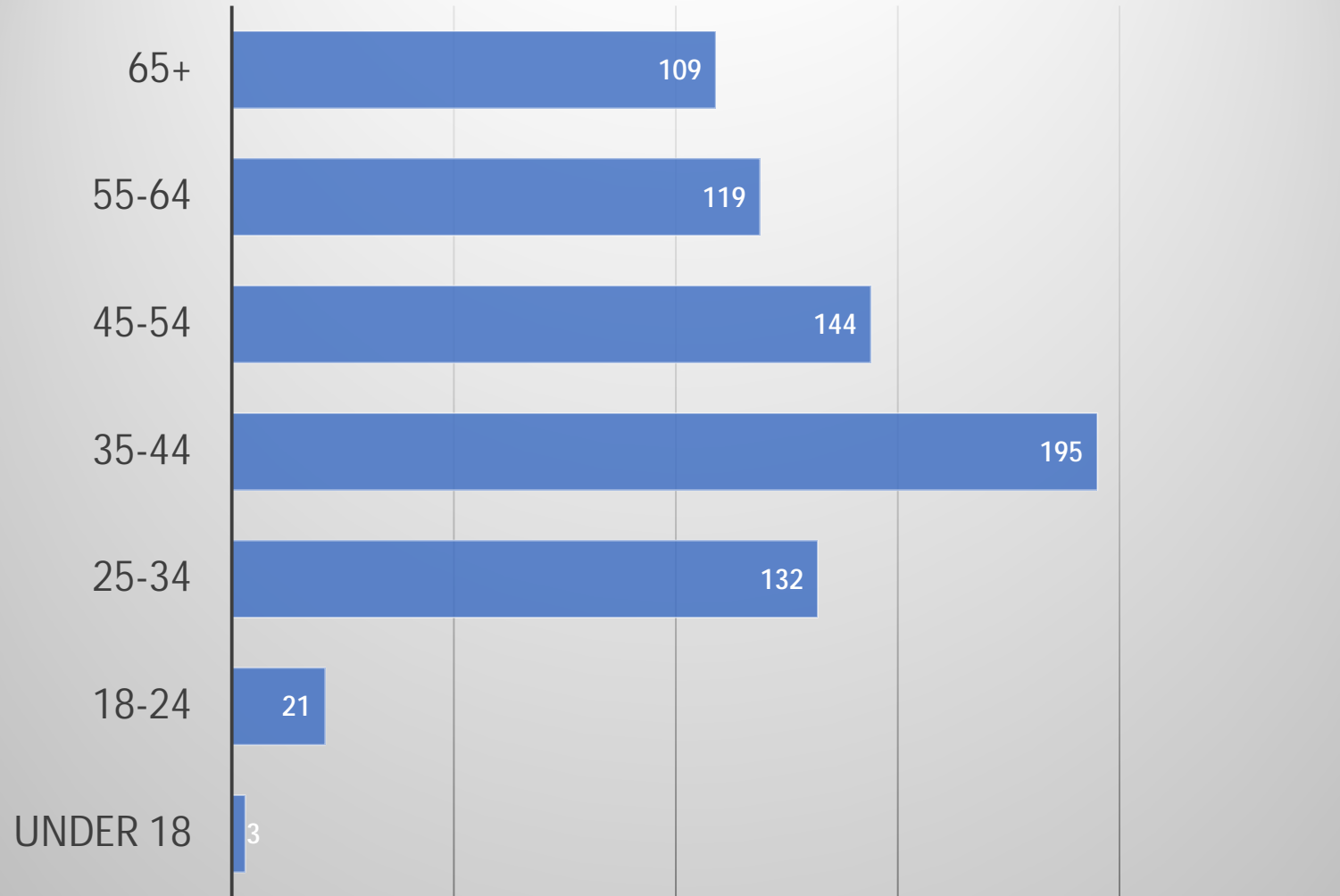


Would you consider living in Town Center if more housing was provided?

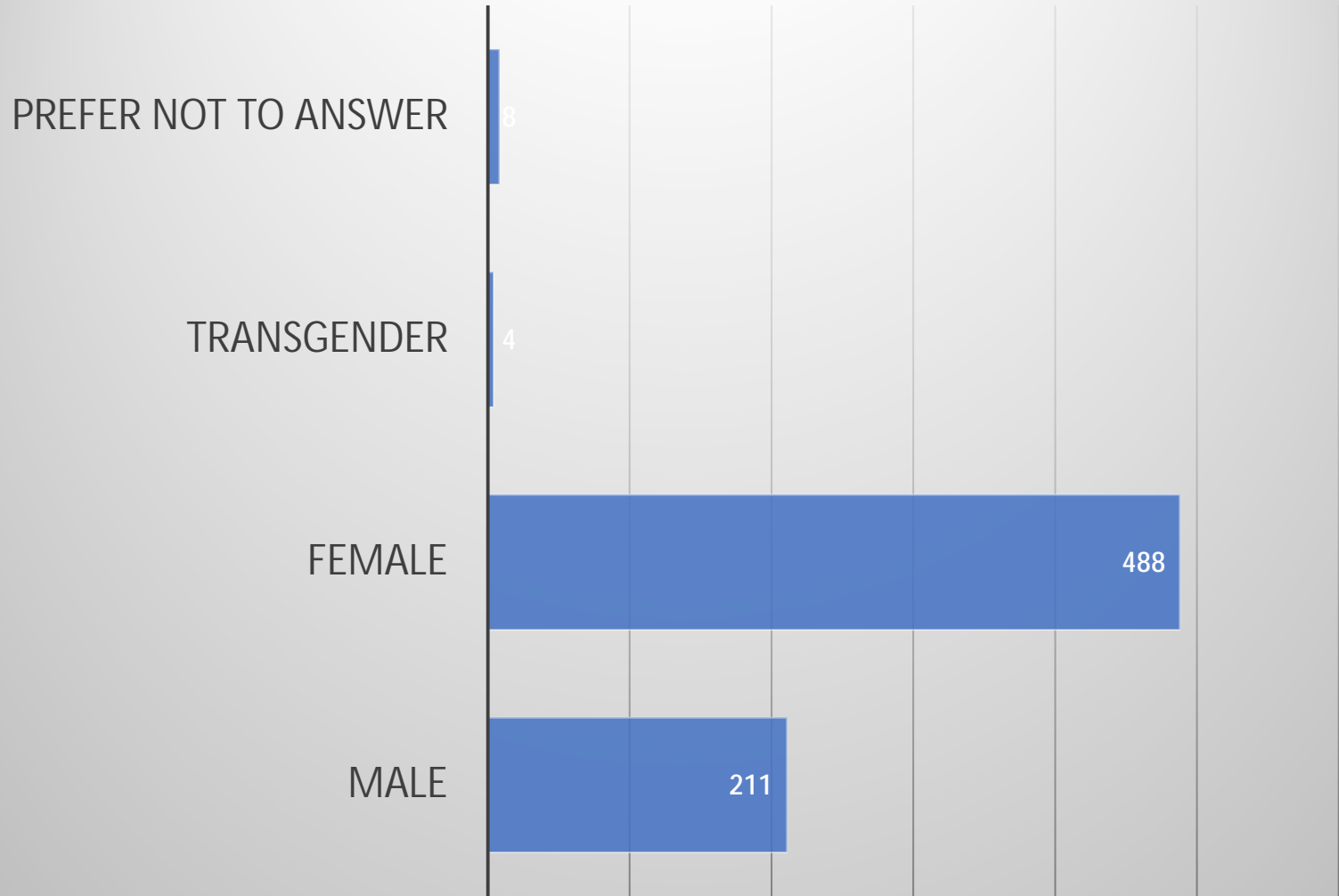


Slides 43-50 show the demographic information of the respondents. The number of respondents was high, but most respondents had higher household incomes and owned their homes at a higher rate than the overall demographics and housing mix for Wilsonville (citywide). Despite the large number of people who work here and live outside the city, most survey respondents live in Wilsonville.

What is your age?



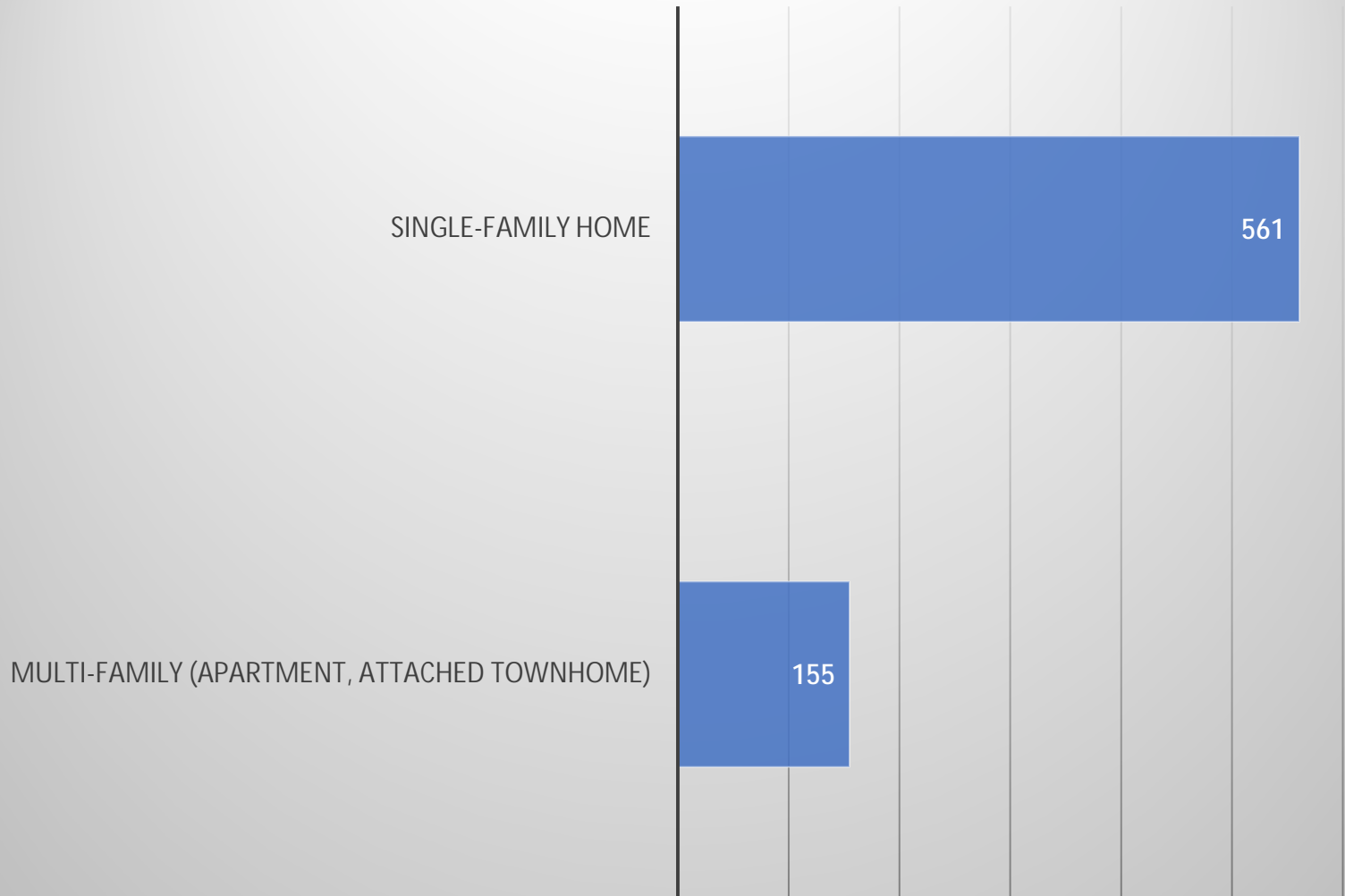
Please indicate your gender:



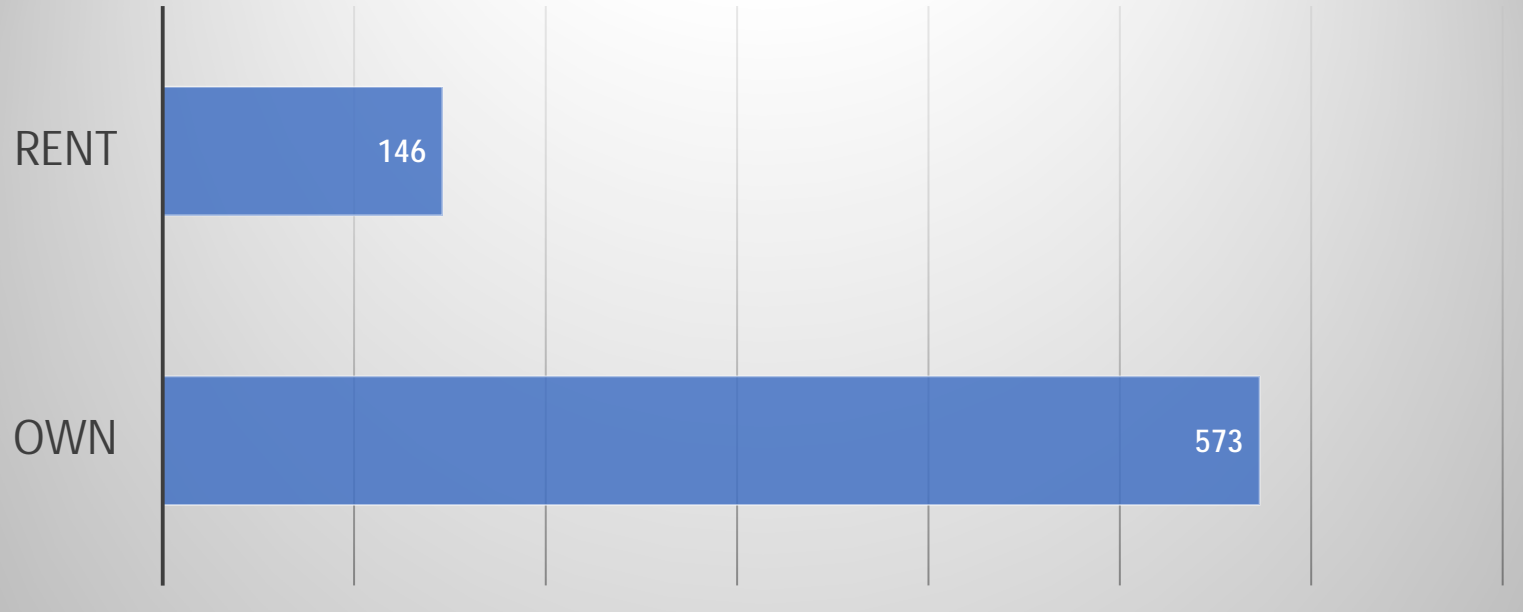
How long have you lived in Wilsonville



What type of home do you live in?

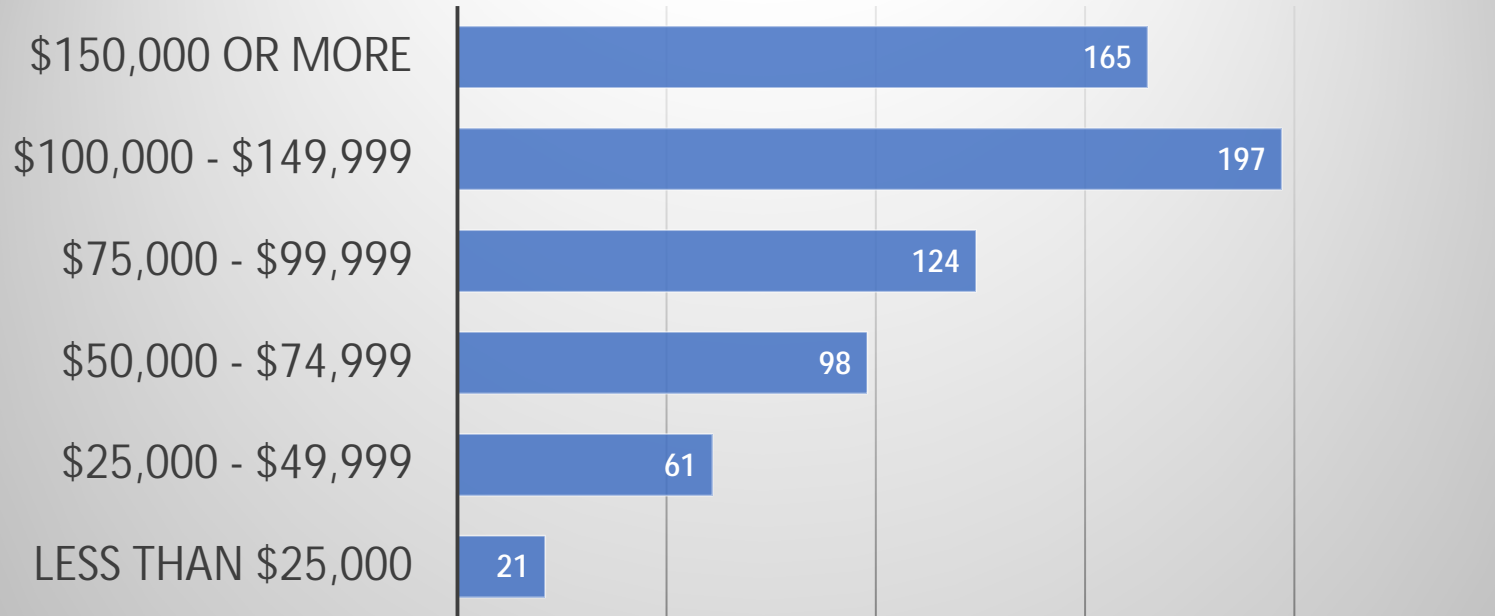


Do you own or rent your home?



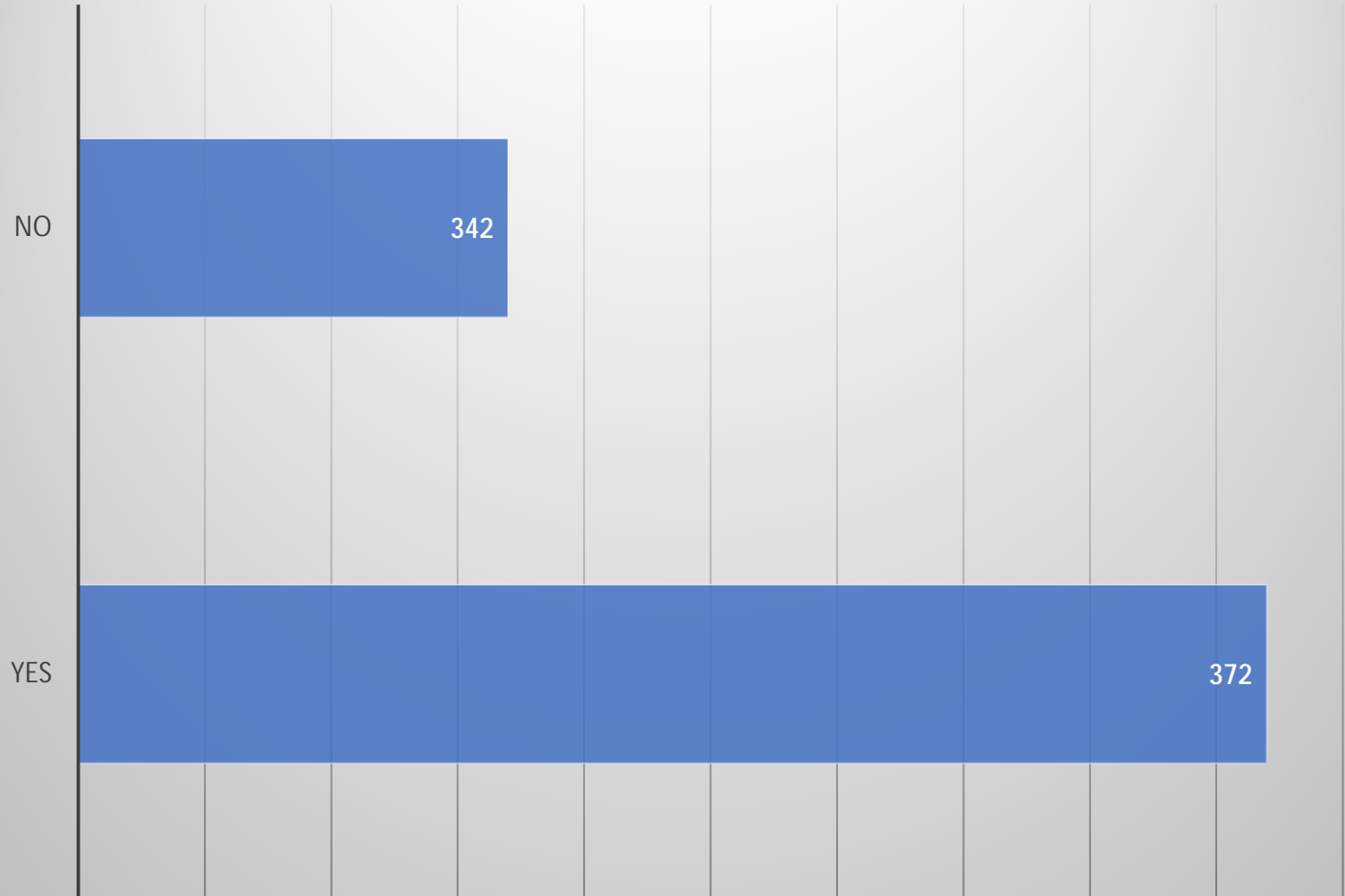
	Wilsonville	MSA	Oregon
Owner Occupied	41.4%	55.2%	53.3%
Renter Occupied	51.8%	38.6%	37.0%
Vacant Housing Units	6.8%	6.2%	9.6%

What is your household income?

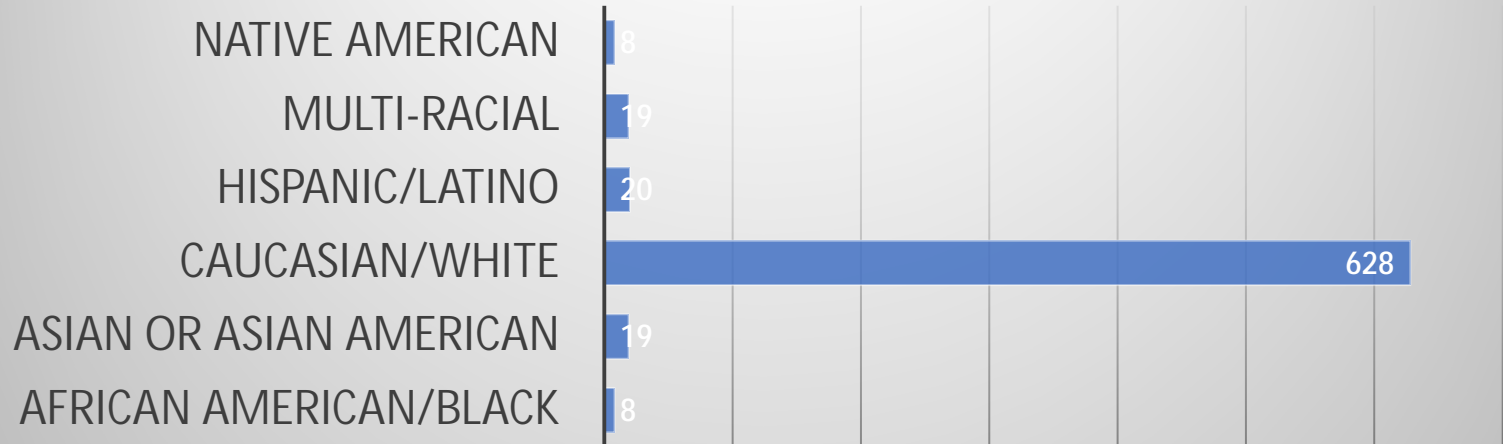


Income	Wilsonville	MSA	Oregon
Median Household Income	\$56,181	\$60,063	\$52,196
Incomes above \$150k	10.1%	11.1%	8.1%
Incomes below \$25k	19.7%	18.8%	23.1%

Do you have children living in your household?



Most people think of themselves as belonging to a particular ethnic or racial group. How do you identify yourself? (choose all that apply)



Race	Wilsonville	Oregon
White	85%	83%
African American	<1%	2%
American Indian/Alaska Native	1%	1%
Asian	4%	4%
Multiracial	4%	4%
Other	5%	6%
Hispanic or Latino	12%	12%



WILSONVILLE TOWN CENTER PLAN

www.wilsonvilletowncenter.com



WILSONVILLE TOWN CENTER PLAN

City of Wilsonville Town Center Plan **DRAFT Vision and Goals** May 2, 2017

Background

The purpose of the Wilsonville Town Center Plan is to establish a community-driven vision for Town Center and strategic actions that set a clear path forward to advancing the vision. The strategies may include new policies, projects, programs, or partnerships and will guide future development in Town Center. This memo outlines the draft vision and project goals developed using the input gathered from public outreach completed through April 2017. Outreach activities included meetings with property owners, businesses, community groups, and elected officials; the project's questions of the month online and at the library and community center; a Community Kick-off Event; online survey; two project Task Force meetings and a work session with the project's technical partners.

Participants at the Community Kick-Off Event identified assets and challenges in Town Center and shared their visions for what Town Center might look like in the future. The small group activities at this event provided a forum for all community members, including youth and Spanish-speakers, to share their specific ideas. Feedback from the event centered on topics including but not limited to transportation, circulation, public spaces and economic development. In March, the project's Task Force convened for the first time and reviewed this feedback, breaking into small groups to begin identifying how this feedback translates into a vision statement and goals for the Town Center Plan. This document represents a refinement of these efforts, capturing overarching themes and major elements of the public input received to-date. The Wilsonville Town Center Vision and supporting goals are a critical component of the project, as they will help guide the project as it moves forward.

Vision

Town Center is a community hub where people come together. It is an accessible, vibrant, walkable destination in the heart of Wilsonville where people live, work and visit. Town Center has active parks, civic spaces, and amenities and attractions that provide a unique experience with shopping, dining, culture and entertainment for city residents and surrounding communities.

Goals

1. **Environmental Stewardship.** Integrate nature into the design and function of infrastructure and development in Town Center to enhance and protect Wilsonville's natural resources.

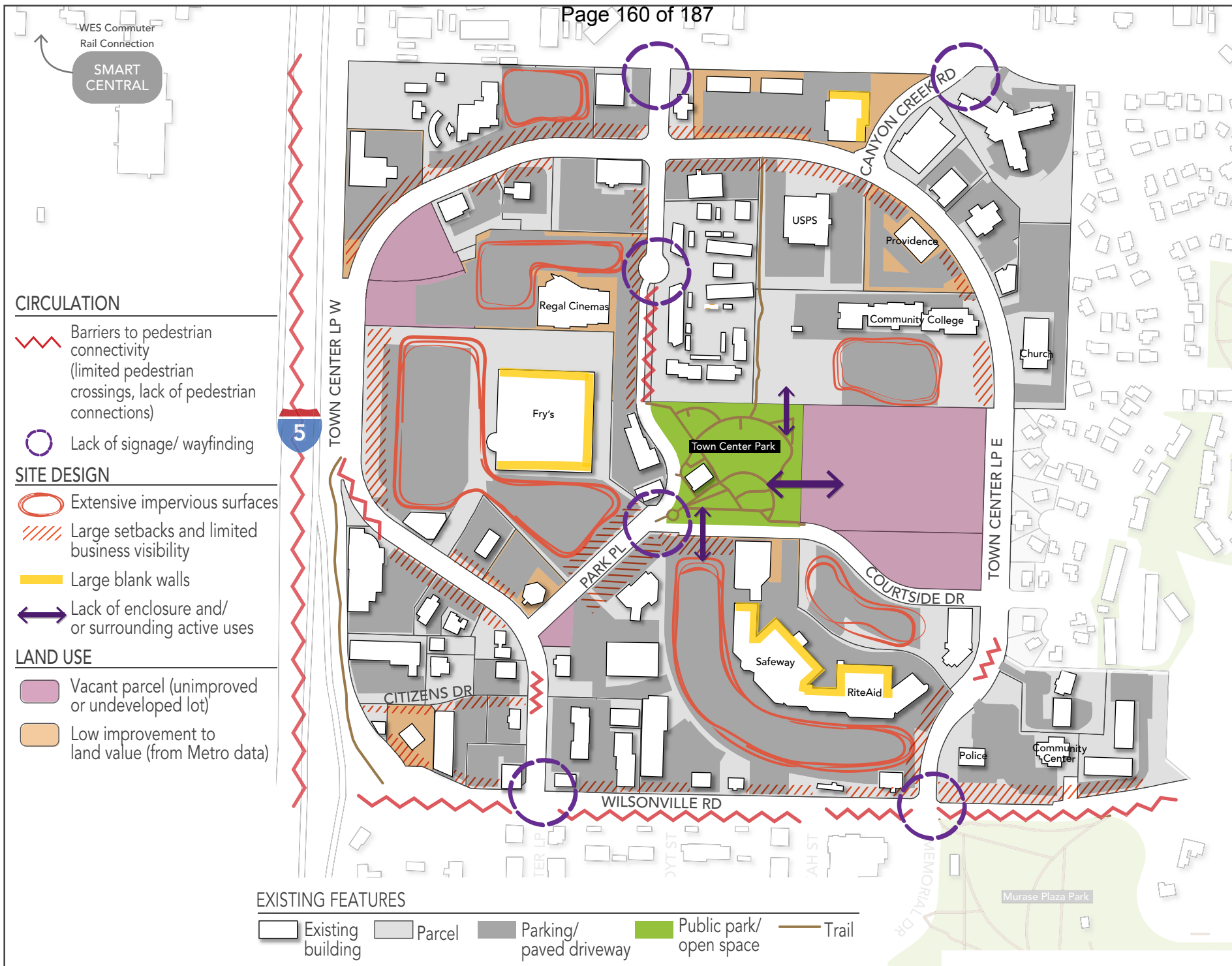


WILSONVILLE TOWN CENTER PLAN

2. **Harmonious Design.** Create urban design standards for development that provides a variety of building types and land uses that complement existing buildings.
3. **Mixed Uses.** Development provides options for local shopping, dining and entertainment, and increases residential uses, services, employment, and retail diversity.
4. **Safe Access and Connectivity.** Improve transportation infrastructure, including wayfinding to direct visitors that provides local and regional accessibility for all populations and all modes of travel.
5. **Community Gathering Places.** Provide diverse and inclusive spaces that bring people together and provide activities and events for year-round fun, culture and socializing.

Next Steps

The Planning Commission and City Council will meet for a work session on May 15, 2017, to review the existing conditions, preliminary online survey results, and revised draft vision and goals. Once approved, these goals will guide the project team in future tasks and form the basis for action items in the Plan that support the vision for Town Center.



Existing constraints and barriers



Existing constraints and barriers



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: May 15, 2017	Subject: 2016-17 Community Enhancement Program Projects Update Staff Member: Mark Ottenad, Public/Government Affairs Director Department: Administration
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 type="checkbox"/> Information or Direction <input checked="" 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:
Staff Recommendations: N/A	
Recommended Language for Motion: N/A	
PROJECT / ISSUE RELATES TO: <input checked="" type="checkbox"/> Council Goals/Priorities <input type="checkbox"/> Adopted Master Plan(s) <input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL

Report to update City Council on status of Community Enhancement Program projects funded during the current fiscal year 2016-17.

EXECUTIVE SUMMARY

The Wilsonville-Metro Community Enhancement Committee made award recommendations totaling a maximum of \$79,543 for five projects that the City Council approved on June 20, 2016. The projects are estimated to leverage an additional \$105,919 in cash or in-kind value.

Projects have a two-year window for implementation. Two of the projects have been or are nearing completion in the current 2016-17 fiscal year, two of the projects are underway, and one project is the planning-to-implement phase. As projects are completed, the project managers are to be scheduled to present to the City Council.

Wilsonville-Metro Community Enhancement Program

2016-17 Community Enhancement Program Projects Update

PROJECT TITLE	SPONSOR / SUBMITTER	CITY DEPTS (lead in bold)	CEP AMOUNT	PROJECT TOTAL
1. "Bee Stewards" Wilsonville Pollinator-Improvement Project	Sponsored by NCAP in conjunction with City	CD/NR; CD/P; P&R; PW	\$21,433	\$97,077

Purpose: Project to: 1) create productive pollinator habitats on City and School District-owned property, utilizing volunteers and youth establishments to help plant and maintain plantings; 2) develop Integrated Pest Management (IPM) plan for City; 3) provide public educational opportunity and materials about pollinator habitats.

Status Update: The project includes five main goals, which are in varying stages of completion. Habitat restoration plans have been developed for City and School District properties, and two community volunteer pollinator planting-events with Friends of Trees were held in March and April 2017 at the Water Treatment Plant Park site. Additional planting events with Friends of Trees are scheduled for Memorial Park, and the City will implement a planting plan for medians on Wilsonville Road.

The City has started the process of developing an Integrated Pest Management (IPM) plan. Planning has also commenced for development of a homeowner toolkit that contains suggestions for creating and improving pollinator habitat and bee-safe pest management practices for common garden pests. A community workshop is also being planned for March 2018, along with interpretive signage for some of the pollinator habitat planting locations.

The two-year-long project has leveraged an additional \$52,982 in funding, including \$37,000 from National Fish and Wildlife Foundation, Wells Fargo Environmental Solutions for Communities Program; \$13,182 in labor from volunteers; and \$2,800 in staff time from West Linn-Wilsonville School District.

2. Fluorescent Mercury-Lamp Recycling Program	Sponsored by Clackamas County, City and Republic Services	Admin; CD/P	\$7,110	\$17,985
---	---	-------------	---------	----------

Purpose: Project to undertake the collection and recycling of mercury-containing fluorescent-lamps by commercial operations in Wilsonville targeted to businesses and organizations known to use fluorescent lamps, with the tubes being properly disposed and recycled. A total of 100 boxes that accommodate 4- and 8-foot-long straight tubes were originally planned to be offered for recycling

Status Update: The program was modified to increase the potential participation rate by making the service even easier to use. The project was changed from a twice-annual collection event to an on-going effort where businesses can request a free postage-paid box from Republic Services that can be filled at the pace of business over a one-year period and shipped for free by scheduling pick-up with a phone call. Program was expanded to include any kind of commercial fluorescent tube, including cylindrical. The mail-in service for fluorescent tubes is a new, nationwide service instituted by Republic Services that was not available when the original project was developed.

Project has been just been completed at the end of April 2017 with a total of 111 recycling boxes that accompany a variety of fluorescent tube types distributed to a total of 25 businesses and organizations. Business managers have been very receptive to the program and appreciative of the City's underwriting.

Originally budgeted to provide \$5,614 in in-kind and hard costs, Republic Services voluntarily increased the company's total match to \$10,875 to cover the additional costs of shipping and distributing 11% more boxes than originally planned.

PROJECT TITLE	SPONSOR / SUBMITTER	CITY DEPTS (lead in bold)	CEP AMOUNT	PROJECT TOTAL
3. Frog Pond Church Campus Restoration Project	Submitted by Meridian United Church of Christ	CD/P; CD/NR; PW	Up to a max of \$10,000	TBD

Purpose: Project to undertake extensive landscaping improvements on the public, street front-facing side of historic church property that includes removal/replacement and trimming of trees/shrubs.

Status Update: The project is underway, but has just started. The Church commissioned in Spring 2017 an arborist to examine the trees and make a professional recommendation for work this summer. Volunteer staff turn-over at the Church extended the initial timeline when work was originally scheduled to be completed in Fall of 2016.

4. Memorial Park 'Dog Park' Relocation Project	Sponsored by City	P&R; CD/P	\$25,000	\$25,000
--	-------------------	-----------	----------	----------

Purpose: Project to relocate the enclosed, off-leash dog-run area of park; larger project for dog park and community gardens includes creating 37 parking spaces and installing new fencing, drinking-water fountains, two covered shelters with benches and dog-play elements.

Status Update: The relocation of the Dog Park has been on hold as the City works to determine the best access for the new Dog Park/Community Garden parking lot. The Planning Division is requiring the completion of the new parking lot prior to the relocation of the Dog Park. The need for completion of the parking lot has resulted in further discussion as to the best vehicle access to the new parking lot.

Staff plans to monitor Dog Park use during the Summer of 2017 to get a better understanding of traffic demands. After further research is done regarding potential traffic, and parking lot access, staff intends to take the item to City Council during the second half of Summer 2017 with the hope of moving the project forward.

The construction of the Dog Park is schedule for the same time as the construction of the new parking lot, which may take place as early as Fall of 2017 or Spring of 2018. In order to draw-down funds, staff would consider purchasing some of the amenities included in the grant request and placing them at the current dog park with the understanding these items would move to the new dog park at its completion.

PROJECT TITLE	SPONSOR / SUBMITTER	CITY DEPTS (lead in bold)	CEP AMOUNT	PROJECT TOTAL
5. Multifamily Waste-Reduction and Recycling Project Proposal	Sponsored by Clackamas County, City and Republic Services	Admin; CD/P	\$12,000 – \$16,000	\$13,500 estimated

Purpose: Project to conduct a six-month-long focused effort to increase recycling opportunities at multifamily communities, including conducting a public education campaign with signage, working with residents and property managers, distributing light-weight recycling materials tote bags and looking at possible modification of central-collection/enclosure area.

Status Update: The project is moving to a conclusion by July. Phase one occurred in Fall 2016 when Clackamas County Sustainability staff and AmeriCorps intern visited 30 multi-family communities for an initial assessment to observe and record contamination levels in mixed recycling and glass bins and note any bulky waste present on-site.

Phase two commenced in March 2017 with 11 informal meetings with property managers, providing 903 recycling tote-bags to 7 properties that includes door-to-door outreach to 3 communities, distribution during recycling presentation at 2 communities and property manager distributed bags in 2 communities. A total of 131 individual conversations with residents during outreach occurred, along with 3 recycling presentations and 3 food-waste prevention presentations.

To date, residents have appreciated the recycling tote-bags and welcomed the information. The goal is to deliver recycling tote-bags to the remaining 23 properties by the end of July, through a mix of door-to-door outreach and recycling presentations.

2016-17 Projects Nominated and Removed from Consideration

Bicycle Repair Station at SMART Transit Center, submitted by resident Al Levitt

Why removed from consideration: Alternative funding source from SMART readily available; project completed with existing City resources in Spring 2017 and favorably received by community.

Memorial Park Disc Golf Course, sponsored by City Parks & Rec Dept.

Why removed from consideration: Alternative funding source through the 2016-17 Clackamas County Community Tourism Grant program is funding project for tourism development purposes.

Non-motor Watercraft Launch at Boones Ferry Park on Willamette River, submitted by resident Kim Warram

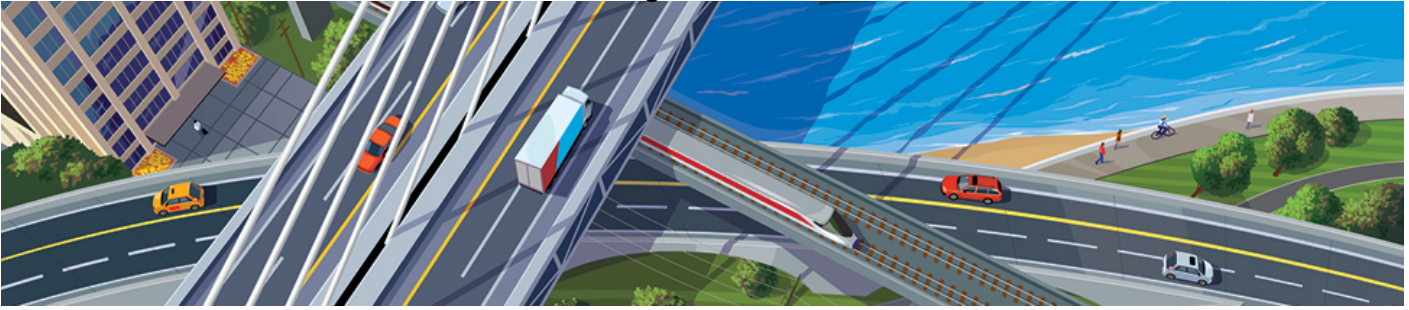
Why removed from consideration: Project requires prior updating of Boones Ferry Park Master Plan—now planned to occur during 2017—before a major capital addition and new use of park. Related issues include river navigation and endangered species concerns that implicate Oregon Dept. of State Lands, Oregon State Marine Board and Oregon Parks & Recreation Dept., along with federal US Army Corps of Engineers, US Fish & Wildlife Service and possibly others.

Traffic Violation-Fine Signs Installation, submitted by resident John Carroll

Why removed from consideration: Project would require considerable scoping and research to determine what traffic violations might be of greatest priority and where these occur that would benefit from signage. Staff had concerns over increasing proliferation of signs that may decrease effectiveness of signage, and would seek to discuss in advance with City Council. Law Enforcement expressed concerns that a citation might actually include multiple violations, and hence signage could be perceived as inaccurate and lead to legal challenges of citations. Legal Department indicated that fines can change over time from legislative session to session, and often the officer may have discretion between one or more offences and fines to cite to, depending on the circumstance of the infraction.

Striping & Signage for Intersection of Wilsonville/Boones Ferry Roads and I-5 Interchange, submitted by resident Susan Mundell CD/E*; PW \$400

Why removed from consideration: City was able to fund \$400 budget to install three “Do Not Block Intersection” signs; pavement striping was not recommended due to intersection configuration.



City of Wilsonville
National Public Works Week:
"Public Works Connects Us"

WHEREAS, National Public Works Week celebrates the vital role public works plays in connecting us all together; and

WHEREAS, being a cornerstone of civilization, public works provides, maintains and improves the structures and services that assure a higher quality of life for our communities; and

WHEREAS, streets, roads, bridges and public transportation keep us linked together from coast to coast and community to community; and

WHEREAS, clean water and sanitation services keep us and the environment healthy; and

WHEREAS, well planned, designed, maintained and operated infrastructure allow our communities to grow and prosper; and

WHEREAS, National Public Works Week is a way to proudly salute and thank the public works professionals who work tirelessly for our community every day to strengthen the bond that keeps us all connected; and

WHEREAS, the year 2017 marks the 57th annual National Public Works Week sponsored by the American Public Works Association, and

WHEREAS, it should be recognized "Public Works Connects Us".

NOW, THEREFORE, I, Tim Knapp, Mayor of the City of Wilsonville in the State of Oregon, hereby proclaim May 21- 27, 2017 to be

PUBLIC WORKS WEEK

in Wilsonville and encourage all Wilsonville citizens to join me in honoring our public works professionals and recognizing their substantial contribution to our community.

Signed this 15th day of May, 2017

Mayor Tim Knapp

CITY COUNCIL ROLLING SCHEDULE

Board and Commission Meetings 2017

Items known as of 05/05/17

MAY

DATE	DAY	TIME	EVENT	LOCATION
5/15	Monday	7 p.m.	City Council Meeting	Council Chambers
5/18	Thursday	6 p.m.	Budget Committee	Council Chambers
5/22	Monday	6:30 pm.	DRB Panel B	Council Chambers
5/24	Wednesday	6:30 p.m.	Library Board	Library
5/29	Monday	Memorial Day All City Offices Closed		

Community Events

5/13 WERK Day 8 a.m. to Noon, Community Center

5/20 Bulky Waste Day 9 a.m. Republic Services

5/29 Memorial Day Observance Ceremony 11 a.m. Town Center Park

JUNE

DATE	DAY	TIME	EVENT	LOCATION
6/1	Thursday	6 P.M.	Budget Committee Meeting	Council Chambers
6/5	Monday	7 p.m.	City Council Meeting	Council Chambers
6/8	Thursday	4:30 p.m.	Parks and Recreation Advisory Board Meeting	Parks and Rec Admin Building
6/8	Thursday	6 p.m.	Budget Committee Meeting	Council Chambers
6/12	Monday	6:30 p.m.	DRB Panel A	Council Chambers
6/14	Wednesday	1 p.m.	Wilsonville Community Seniors Inc.	Community Center
6/14	Wednesday	6:00 p.m.	Planning Commission	Council Chambers
6/19	Monday	7 p.m.	City Council Meeting	Council Chambers
6/19	Monday	7 p.m.	Citizens Academy Graduation	Council Chambers
6/26	Monday	6:30 p.m.	DRB Panel B	Council Chambers
6/28	Wednesday	6:30 p.m.	Library Board	Wilsonville Public Library



More

Community Events

6/3 Wilsonville Arts Festival Town Center Park
6/4 Wilsonville Arts Festival Town Center Park
6/10 Hazardous Waste Collection Event 9 a.m. – 1 p.m. City Hall Parking Lot
6/24 Korean War Memorial Remembrance Ceremony 10 a.m. Town Center Park



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: May 15, 2017	Subject: Resolution No. 2630 2017 Project Recommendations for the Wilsonville-Metro Community Enhancement Program (CEP) Staff Member: Jon Gail, Community Relations Coordinator Department: Administration	
Action Required	Advisory Board/Commission Recommendation	
<input checked="" 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 type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments:	
Staff Recommendations: Staff recommends approving Resolution No. 2630.		
Recommended Language for Motion: I move to approve Resolution No. 2630.		
PROJECT / ISSUE RELATES TO:		
<input checked="" type="checkbox"/> Council Goals/Priorities	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL

City Council approval of the 2017 project recommendations for the Community Enhancement Program adopted by the Wilsonville-Metro Community Enhancement Committee.

EXECUTIVE SUMMARY

The Wilsonville-Metro Community Enhancement Committee met on two occasions in April 2017 and are recommending to the City Council awarding a total of \$100,100 in funding to seven different projects in Wilsonville.

The community enhancement projects recommended for funding are, in descending dollar-amounts:

1. Art and Culture Survey and Strategic Plan: \$26,100
2. Beauty and the Bridge Interpretive Signs: \$20,000

3. Graham Oaks Nature Park Pedestrian Safety Crossing: \$20,000
4. Community Reader Board and Wilsonville Public Library Signage: \$15,000
5. Beauty and the Bridge Lighting Feasibility Study: up to \$10,000
6. 2017 Community Health Fair: \$5,000
7. Clackamas Community College–Wilsonville Campus Public Art Project: \$4,000

City Resolution No. 2543 (July 2015) that created the Community Enhancement Program (CEP) provided for City Council approval of the project recommendations made by the Wilsonville-Metro Community Enhancement Committee. The attachment provides additional details on the projects nominated and reviewed.

Community Enhancement Program Projects Background

Project nominations were accepted from the public and public agencies over a two-month-long period, December 2016 through January 2017. A total of nine projects were nominated, but one project was removed from consideration by the project nominee and the other project the committee did not recommend funding for as it was a very costly sidewalk extension project with many unknowns. Project nominations were first reviewed by City staff for compliance with the CEP goals and criteria and evaluated for timeliness of completion.

The eight remaining projects were then forwarded for consideration over the course of two meetings in April to the seven-member Wilsonville-Metro Community Enhancement Committee, which is composed of four community members—Chair Brad Hughbanks, Vice Chair Larry Beck, Kate Johnson and Jimmy Lee; together with three elected officials, including Mayor Tim Knapp and City Councilor Susie Stevens; and Metro District Three Councilor Craig Dirksen. Various representatives of the projects presented their project nominations to the committee and answered the committee’s questions about the various projects.

Community Enhancement Program Background

Funded by a per-ton charge on biodegradable solid-waste, the Community Enhancement Program was extended by Metro regional government effective July 2015 to cover all cities with a waste-transfer facility, including the Willamette Resources Inc. facility operated by Republic Services in Wilsonville.

Metro estimates that about \$95,000 per year in community enhancement funds would be available to Wilsonville; current trends and potential changes in the Metro solid-waste franchise disposal program over the next few years may result in increased volumes being transferred that eventually yield \$100,000 or more per year of enhancement funds. Funds may be used immediately on smaller projects or accumulated for up to three years to underwrite a larger project; Metro provides flexibility for communities to design a local version of the program.

The Community Enhancement Program funding is used for “enhancing the host community of the facility from which the fees have been collected” to fund projects that “rehabilitate and enhance the area within the city.” Eligible projects can improve the appearance or environmental quality of the community, increase reuse and recycling opportunities or improve recreational areas and programs.

Goals for community enhancement projects include:

- a) Improve the appearance or environmental quality of the community.

- b) Reduce the amount or toxicity of waste.
- c) Increase reuse and recycling opportunities.
- d) Result in rehabilitation or upgrade of real or personal property owned or operated by a nonprofit organization having 501(c)(3) status under the Internal Revenue Code.
- e) Result in the preservation or enhancement of wildlife, riparian zones, wetlands, forest lands and marine areas, and/or improve the public awareness and the opportunities to enjoy them.
- f) Result in improvement to, or an increase in, recreational areas and programs.
- g) Result in improvement in safety.
- h) Benefit youth, seniors, low income persons or underserved populations.

Program proposals are scheduled to be accepted again next winter, Dec. 1, 2017 – Jan. 31, 2018, with additional project award recommendations in Spring of 2018 by the committee.

For more information about the program or the 2017 projects recommended for funding approval visit www.ci.wilsonville.or.us/CommunityEnhancement.

FISCAL YEAR BUDGET IMPACTS

A total of \$85,850 is budgeted for FY17-18, but the actual amount of CEP funds carried forward from the prior year, and received or expected to be received by June 30, 2017 is \$102,602. The committee is recommending awarding a total of \$100,100 in funds, leaving a prospective balance of \$2,502 to be carried forward for potential use in the next round of Community Enhancement Program project funding.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: Susan Cole Date: 5/##/17

LEGAL REVIEW / COMMENTS

Reviewed by: Barbara Jacobson Date: 5/##/2017

CITY MANAGER COMMENTS

The Wilsonville-Metro Community Enhancement Program is proposing to leverage additional resources to advance a wide variety of community improvements. Four of the seven proposed projects that are recommended to receive \$65,100 in CEP funding expect to leverage an additional 112% or \$73,175 in matching contributions from other sources.

Additionally, four of the proposed projects include partnerships with external organizations that include the Clackamas County Arts Alliance, Clackamas Community College, Professional Sign and Graphics, and the Wilsonville Friends of the Library. The following is a summary of the proposed CEP projects that leverage outside resources:

CEP Project	CEP Funds	Leveraged Funds	Percent	Leveraged Sources Note
Art and Culture Survey and Strategic Plan	\$ 26,100	\$2,675	10%	\$2,675 of in-kind contributions of staff time from the Clackamas County Arts Alliance
Beauty and the Bridge Interpretive Signs Project	\$ 20,000	\$	%	No match identified at this time.
Graham Oaks Nature Park Pedestrian Safety Crossing Project	\$ 20,000	\$ 40,000	200%	The Community Development Department has identified \$40,000 in matching funds from the City's Pedestrian Enhancement Program.
Community Reader Board Project at the Wilsonville Public Library	\$15,000	\$26,500	177%	The Wilsonville Friends of the Library are donating \$15,000 in matching funds to the project; Professional Sign and Graphics is proposing to provide two electronic reader board signs at cost (\$11,500 below the suggested list price).
Beauty and the Bridge Lighting Feasibility and Design Study	\$10,000	\$	%	No match identified at this time, but other matching funds are possible for project implementation.
2017 Community Health Fair	\$5,000	\$3,500	70%	Project includes a total of \$3500 in other donations. Project seeks to donate \$2500 in vendor fees to Wilsonville Community Sharing.
Clackamas Community College–Wilsonville Campus Public Art Project: \$4,000	\$ 4,000	\$4,000	100%	Clackamas Community College is providing \$4,000 matching contribution to cover 50% of the total cost to purchase the permanent art installation.
TOTAL	<u>\$ 100,100</u>	<u>\$ 77,175</u>	<u>77%</u>	

ATTACHMENTS

Wilsonville-Metro Community Enhancement Program: 2017 Project Nominations Summary
City of Wilsonville Resolution 2630

Page 174 of 187
Wilsonville-Metro Community Enhancement Program

2017-18 Project Nominations Information Summary

Project Title	Sponsor/Submitter	City Depts./ Staff Reviewer	Proposed Funding
1. Art and Culture Survey and Strategic Plan	Cheryl Snow, Executive Director, Clackamas County Arts Alliance	Admin; Parks & Rec	\$26,100

The project proposes to develop a strategic plan for public investment in Wilsonville arts and culture, to determine level of community support for arts & culture activities, and create tactics for developing resources to advance community support. The project sponsor is the Clackamas County Arts Alliance.

2. Beauty & the Bridge Lighting Proposal	City staff	CD Engineering	\$10,000
---	------------	----------------	----------

The project proposes to fund a feasibility and design study, including ODOT review and approval, of the lighting and security camera project for the Beauty and the Bridge walkway and artwork along Wilsonville Road (under I-5). Future CEP and/or other funding are expected to be needed to implement the project that ultimately seeks to illuminate the art, promote pedestrian safety and beautify the community.

3. Beauty & the Bridge Interpretive Signs	City Councilor Charlotte Lehan	Admin	\$20,000
--	--------------------------------	-------	----------

The project proposes to install four permanent interpretive signs, two on each side, of the I-5 Beauty and the Bridge Project on Wilsonville Road in order to inform the community and visitors on the history of this unique project that involved hundreds of local student and teacher volunteers and other partners.

4. Clackamas Community College – Wilsonville Campus Public Art Project	Clackamas Community College Wilsonville Branch	Admin	\$4,000
---	--	-------	---------

Clackamas Community College (CCC) proposes to purchase and permanently place a public art installation called “Nest” by Jessie Swickard that is currently on loan and located at the front entrance to Clackamas Community College’s Wilsonville Branch with a 50% match and ongoing maintenance to be provided by CCC.

5. Community Health Fair	City staff	Admin; Park & Recreation	\$5,000
---------------------------------	------------	--------------------------	---------

The project proposes to fund sponsorship of the 2017 Community Health Fair on July 15 to raise awareness and demonstrate healthy eating and active living options, resources and partners. Funds to be used to pay for tent rentals and healthy food stations. Approximately \$2500 in vendor fees is to be donated to Wilsonville Community Sharing.

6. Electronic Sign and Community Reader Board at the Wilsonville Public Library	Doris Wehler (area resident) and Mark Pruitt	Library; Admin	\$15,000
--	--	----------------	----------

The project proposes to purchase and install a double-sided electronic community message board and sign for the Library enclosed in a metal cabinet to be installed along Wilsonville Road at the Wilsonville Public Library. The project includes a \$15,000 match from the Wilsonville Friends of the Library and includes at cost signs from local sign company representing an \$11,500 savings. Sign permit and Development Review Board review is required.

7. Graham Oaks Nature Park Pedestrian Crossing Safety Enhancement	City staff	CD Engineering	\$20,000
--	------------	----------------	----------

The project proposes to install two flashing yellow warning signs at the Willamette Way West and Wilsonville Road pedestrian crossing and entrance to Metro’s Graham Oaks Nature Park. The total project cost is estimated to be \$60,000 but the City has identified \$40,000 in other funds to serve as match.

8. South Parkway Sidewalk Extension	Mike Mengelkoch (resident)	CD Engineering	\$0
--	----------------------------	----------------	-----

The project proposes to construct a sidewalk along Parkway Avenue from the Honda dealership north to the Big Bear Restaurant (former Denny’s Restaurant). This section of SW Parkway is identified as a local road and has a relatively low traffic volume. The portion of the road where the sidewalk is proposed to be constructed is adjacent to previously-developed commercial properties; to build a full sidewalk, bike lane and landscaping would likely require right-of-way from the existing property owners which would likely substantially increase the project cost. The estimated cost to complete the project is estimated to be \$75,000–\$400,000 depending on the type of sidewalk and utility lines to be constructed and the amount of right-of-way to be acquired. This project is not recommended by staff or the committee for funding.

Projects Nominated and Removed from Consideration

Literary Exchange Platforms (LEPs), submitted by area resident Suzy Sivyer

Why removed from consideration: The person who nominated the project withdrew the proposal due to wanting to focus on other priorities at the Library and based on staff concerns about not having made arrangements or gained support to place the platforms on public property.

Summary of Recommended Projects

1. Art and Culture Survey and Strategic Plan

Clackamas County Arts Alliance (CCAA), a local non-profit organization, nominated this project and is the project sponsor. The CCAA project seeks to deliver survey results and a strategic plan to City Council that includes recommendations for promoting arts and culture in Wilsonville. Ultimately the proposal seeks to:

- Improve the appearance or environmental quality of the community.
- Result in improvement to, or an increase in, recreational areas and programs.
- Benefit youth, seniors, low income persons or underserved populations

The application demonstrates a clear community benefit by informing City Council on the community's level of support for the arts and by building capacity within the current arts and culture organizations. The project is not scalable. The conclusions of the study may result in additional staff time and resource commitments from the City but those recommendations are subject to City Council approval and are based on the findings of the survey and community support. This is identified as a 2017-19 City Council Goal. The project is expected to be completed in less than a two year time frame. CCAA is proposing to provide an in-kind contribution of \$2,675 worth of staff time to implement the project.

Proposed funding award does not supplant other funding and is not included in City's current or proposed budget. The project is located in Wilsonville; does not promote or inhibit religion; or discriminate based on race, ethnicity, age, gender or sexual orientation.

2. Beauty and the Bridge Lighting Feasibility and Design Proposal

This project was nominated by City staff. The project seeks to accomplish the following program goals:

- Result in improvement in safety.
- Improve the appearance or environmental quality of the community.
- Result in improvement to, or an increase in, recreational areas and programs.
- Benefit youth, seniors, low income persons or underserved populations.

The scaled down project that previously included implementation proposes a clear community benefit which would be to beautify the community and promote pedestrian safety once implemented but first a design, cost estimates and ODOT approval are needed for the project to be ready for construction. The project is scalable which is why the committee is proposing to fund the needed feasibility and design study instead of full implementation of the project as originally proposed. This project had strong support from the committee members and would also seem to have strong support from community members in general. The project seeks to be complete by the end 2017 and prior to next year's project nomination deadline. The project seeks to provide the City a proposed design, cost estimates and ODOT support for the project by December 31, 2017 in preparation for submitting a 2018-19 project nomination to fund construction of the project.

The proposed funding award does not supplant other funding and is not included in City's current or proposed budget. The project is located in Wilsonville; does not promote or inhibit religion; or discriminate based on race, ethnicity, age, gender or sexual orientation.

3. Beauty & the Bridge Interpretive Signs

This project is nominated by City Councilor Charlotte Lehan. Implementing the project seeks to accomplish the following program goals:

- Improve the appearance or environmental quality of the community.
- Result in improvement to, or an increase in, recreational areas and programs.
- Benefit youth, seniors, low income persons or underserved populations

The proposal demonstrates a clear community benefit which is to educate the community and visitors about the history of the Beauty and the Bridge project. The project is scalable if fewer signs are to be installed as the cost per sign is approximately \$5,000 each. The signs require periodic cleaning which can be done as part of the annual cleaning of the art by the Kiwanis Club and the City's standard sign cleaning program. This project does have community support as it is a 2017-19 City Council Goal. The project is expected to be completed in less than a two year time frame.

Proposed funding award does not supplant other funding and is not included in City's current or proposed budget. The project is located in Wilsonville; does not promote or inhibit religion; or discriminate based on race, ethnicity, age, gender or sexual orientation.

4. Clackamas Community College –Wilsonville Campus Public Art Project

Clackamas Community College's Wilsonville campus is requesting project funds to purchase a permanent public art installation. Implementing the project seeks to accomplish the following program goals:

- Improve the appearance or environmental quality of the community.
- Result in improvement to, or an increase in, recreational areas and programs.
- Benefit youth, seniors, low income persons or underserved populations

The proposal provides a clear community benefit by adding a new public art installation to the community's existing public art installations. The project is not scalable. The Community College proposes to perform all required maintenance. This project does have community support as restarting a public art program is listed as a 2017-19 City Council Goal. The art installation is expected to be purchased in the coming months. The proposal includes a \$4,000 match (50% of the project cost) to be provided by the College.

Proposed funding award does not supplant other funding and is not included in City's current or proposed budget. The project is located in Wilsonville; does not promote or inhibit religion; or discriminate based on race, ethnicity, age, gender or sexual orientation.

5. 2017 Community Health Fair, Saturday, July 15, at Town Center Park

This project is nominated by City staff in partnership with the City's Citizens Academy volunteers. While the City provides funding for some events and related programs through the Community Opportunity Grant program these funds are committed at this time. Implementing the project proposes to accomplish the following program goals:

- Result in improvement in safety (giving out free bike helmets).
- Result in improvement to, or an increase in, recreational areas and programs.
- Benefit youth, seniors, low income persons or underserved populations

The proposal demonstrates a clear community benefit by promoting health and safety to the community. The event is planned to be held on Saturday, July 15, at Town Center Park. The funding is needed to fund tent rentals and to set-up healthy food stations at the event. All vendor fees raised by the event are proposed to be donated to Wilsonville Community Sharing which is estimated to be a \$2500 grant to the local nonprofit food bank.

The proposed funding award does not supplant other funding and is not included in City's current or proposed budget. The project is located in Wilsonville; does not promote or inhibit religion; or discriminate based on race, ethnicity, age, gender or sexual orientation.

6. Electronic Sign and Community Reader Board at the Wilsonville Public Library

This project was nominated by area resident Doris Wehler with help from local business owner Mark Pruitt of Professional Sign and Graphics. Implementing the project seeks to accomplish the following program goals:

- Result in improvement to, or an increase in, recreational areas and programs.
- Benefit youth, seniors, low income persons or underserved populations.

The application demonstrates a clear community benefit which is to better educate and inform community members and visitors about local events, programs and meetings and to update and beautify the Library's signage. The project is not easily scalable. The sign requires periodic maintenance and the text on the reader board would need to be updated periodically by City/Library staff. Community members seek improved awareness of the information to be listed on the proposed sign/reader board. The project is likely to be completed within two years, but the sign and structure will need to go through the City's sign Development Review Board hearing and would need to conform to the City's sign code requirements for this type of sign.

The project includes getting the proposed electronic reader board signs at cost from Professional Sign and Graphics. The Wilsonville Friends of the Library are providing a \$15,000 matching grant to fund the project.

The proposed funding award does not supplant other funding and the project funding is not included in City's current or proposed budget. The project is located in Wilsonville; will not promote or inhibit religion; or discriminate based on race, ethnicity, age, gender or sexual orientation.

7. Graham Oaks Nature Park Pedestrian Crossing Safety Enhancement

This project is nominated by City staff. Implementing the project seeks to accomplish the following program goals:

- Result in improvement in safety.
- Result in improvement to, or an increase in, recreational areas and programs.
- Benefit youth, seniors, low income persons or underserved populations.

The project demonstrates a clear community benefit which is improving pedestrian safety by providing a safer way to cross Wilsonville Road at the entrance to the Graham Oaks Nature Park. The project is not scalable. The project proposes installation of two electronic flashing pedestrian crossing signs that would require periodic maintenance that is performed by Clackamas County. This project has strong support from the nearby neighborhoods. The project is expected to be completed next spring in less than two years of this proposed award. The project proposal includes a \$40,000 matching contribution from the City's Pedestrian Enhancement program to cover the total project cost of \$60,000.

The proposed funding award does not supplant other funding and is not included in City's current or proposed budget. The project is located in Wilsonville; does not promote or inhibit religion; or discriminate based on race, ethnicity, age, gender or sexual orientation.

8. South Parkway Sidewalk Extension

This sidewalk extension project on Parkway between the Honda dealership and the Black Bear Dinner was nominated by a local resident. Implementing the project seeks to accomplish the following program goals:

- Result in improvement in safety.
- Result in improvement to, or an increase in, recreational areas and programs.

The application demonstrates a clear community benefit which is pedestrian safety. The project is scalable, but building the proposed sidewalk in segments is not a cost effective approach and building short sections of the sidewalk may appear odd to the public. The property owners along the proposed sidewalk extension have not been involved in this proposal and their level of support for the project is unknown. Maintenance of the sidewalk would be the responsibility of the property owners and some right-of-way may be needed to construct the sidewalk and potential utility lines.

This project is not a top priority for the City because this portion of SW Parkway is identified as a local street with relatively low traffic volume. There are other sidewalk infill projects that the City considers to be higher priority. The cost to complete the project is uncertain depending on the level of improvements to be constructed and the amount of right-of-way that would be needed so overall project cost ranges from \$75,000 –\$400,000. The committee is not recommending CEP funding of this project at this time.

RESOLUTION NO. 2630

A RESOLUTION OF THE WILSONVILLE CITY COUNCIL ADOPTING THE WILSONVILLE-METRO COMMUNITY ENHANCEMENT COMMITTEE'S 2017-18 FUNDING RECOMMENDATIONS

WHEREAS, the Metro Solid Waste Community-Enhancement Program collects funds from solid-waste transfer facilities located throughout the greater metro region to be used to enhance and improve communities that host these facilities in accord with ORS 459.284; and

WHEREAS, funds collected under the community enhancement program are dedicated and used for enhancement host community of the facility from which the fees have been collected as determined by the committee or local government. These funds may be used for extensive community purposes that “rehabilitate and enhance the area within the City limits related to the transfer station”; and

WHEREAS, participation by the City in the Metro Solid-Waste Community Enhancement Program is accomplished through an intergovernmental agreement (IGA) that the was approved by the Wilsonville City Council passage of Resolution 2543 on July 6, 2015; and

WHEREAS, in Dec. 1, 2016 through Jan. 23, 2017 the City of Wilsonville promoted the program and solicited project nominations from the public and staff members; and

WHEREAS, on April 24 and April 25, 2017, the Wilsonville Metro Solid-Waste Community Enhancement Committee was convened and reviewed the 2017-18 project nominations and unanimously agreed on the 2017-18 Community Enhancement Program Funding Recommendations listed below; and

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

- 1) The Wilsonville City Council hereby adopts and authorizes the City Manager to allocate \$100,100 of the Wilsonville-Metro Community Enhancement Program funding as follows:
 - a) Art and Culture Survey and Strategic Plan to be implemented by the Clackamas County Arts Alliance: \$26,100
 - b) Beauty and the Bridge Interpretive Signs: \$20,000

- c) Graham Oaks Nature Park Pedestrian Safety Crossing: \$20,000
- d) Community Reader Board and Wilsonville Public Library Signage to be implemented in partnership with the Wilsonville Friends of the Library: \$15,000
- e) Beauty and the Bridge Lighting Feasibility and Design Study: \$10,000
- f) 2017 Community Health Fair: \$5,000
- g) Clackamas Community College–Wilsonville Campus Public Art Project to be implemented by Clackamas Community College: \$4,000

ADOPTED by the Wilsonville City Council at a regular meeting on May 15, 2017, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

ATTEST:

Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Mayor Knapp –
Council President Starr –
Councilor Stevens –
Councilor Lehan –
Councilor Akervall –



**Wilsonville Public Library
Monthly Report to Council
May 2017**

Headlines:

RFID

The library has completed applying RFID tags to each of the 127,000 items in its collection. It took staff and volunteers about 5 weeks to complete the work, averaging about 3,000 tags per day. This work is in anticipation for using RFID technology to check out and check in material, as well as automatically sort and track items as they move about the County. The shift to RFID will make checking out library items easier for patrons, allow the library to install security gates to help protect the collection, and create efficiencies in Libraries throughout the County. We expect to begin using RFID in libraries sometime during the fall. Between now and then, each library in the County will also need to tag their collections. There are approximately 1,000,000 items countywide which will need tags. At this point, Wilsonville, Lake Oswego, and Sandy have completed their tagging.

Historical Society

At a recent meeting of the Wilsonville-Boones Ferry Historical Society, a new interim Board was installed with four officers and four at large board members. The new board got right to work reviewing and editing bylaws for the reinvigorated organization. Counselor Lehan has been an exceedingly welcome help to the process, and joins the board as an at large member. The next meeting of the Historical Society will be June 7th at 1pm. The Historical Society will continue to solicit the community for membership.

Library Renovation

Library renovation planning continues with the goal of all design work completed by the end of FY17. HVAC work for the library has been added to the project with PW involved.

Library Board did not meet in April

Next Library Board meeting: April 26th at 6:30pm in the library

PUBLIC WORKS

APRIL 2017

WATER FEATURES PREPARE TO OPEN IN JUNE

Facilities Maintenance

Summer is approaching, which means that water feature season is on the horizon. Over the last few weeks the Facilities Division has been working hard to ensure that everything will be in full working order at Murase Plaza and Town Center Park. We have been facilitating the completion of our controls upgrade at Murase which will allow us to have better control over the new valves we installed on the spray deck manifold. We also now have components installed to better control and customize the “show” function of our spray deck as it looks topside.

All three surge tanks were drained and thoroughly washed down, as well as the weirs and runnel pits. We will have the system running the week prior to the official opening to verify the stability of the water quality and function of the newly installed components



APRIL WIND STORM DAMAGE

Roads Maintenance

Just when you think winter is over another windstorm hits the city. This time a street tree fell on a house in the Glenbrook neighborhood, doing some damage to the gutters. Another (privately owned) tree landed on a car on Boberg Road, and a very rotten Spruce tree fell over on Grahams Ferry Road. Staff responded to the downed trees to help mitigate and clean up the area. There were many other incidents around town to which Public Works and Police responded. Hopefully this will be the last major storm of the year.



FIRE HYDRANT MAINTENANCE

Utilities

The water crew continues this month with regular operation and maintenance duties as well as annual hydrant maintenance. Occasionally the crew needs to repair hydrants which become damaged after being struck by vehicles. Each repair is a little different, depending on the circumstances.

The crew is pictured below repairing a hydrant along 95th Avenue, which was apparently struck by a semi-truck as it entered a parking area. The hydrant was broken down at the shoe, which required a full replacement. The crew responded right away, and with the help of the sewer crew they replaced the hydrant in just a few hours. Utility Maintenance Specialist Sam Kinnaman, below right, shows that working in a muddy hole can still be fun.





WILSONVILLE
PARKS & RECREATION

Program News

- Community Garden Registration Opened. Limited in-ground plots remain.
- Parks and Recreation partnered with the American Red Cross for a blood drive. The drive netted 23 pints of blood from 23 donors.
- Summer Program Registration opened.



The Comprehensive Parks and Recreation Master Plan process kicked off with a visit from GreenPlay and a community open house.

The Holistic Health Fair was held on April 22nd at the Community Center. 200 attendees enjoyed free sample services from local health practitioners, mini Parks and Recreation classes, healthy refreshments, and prize giveaways!



The Wilsonville Egg Hunt took place at the Memorial Park Ball Fields. 1,000+ children hunted for 10,000 prize- and candy-filled eggs. 7 lucky kids won bikes donated by event sponsor, Hope Assembly.

Board Updates

* Parks and Recreation Advisory Board

The Board awarded nearly \$12,000 in grant funds to 4 community organizations as part of the City of Wilsonville Community Opportunity Grant.

* Wilsonville Community Seniors, Inc.

The Board is beginning to revisit their mission and goals. The hope is to expand their outreach further into the Community and find more service oriented projects.

Parks Maintenance Update



Opened Memorial Park Ballfields for the season



Replaced hazard slide at Boones Ferry Park



Prepared and opened Community Garden



Pressure washed Stein-Boozier Barn in preparation of rental season



All Parks Maintenance and Publics Works staff attended required HAZMAT Training and (Re)Certification



Installed inclusive swing at Courtside Park

Upcoming Events

- * WERK Day
Saturday, May 13th, 8am-12pm
Meet at Community Center
- * Water Features: Open June 1st
- * Wilsonville Festival of Arts
Saturday, June 3rd and Sunday, June 4th
Town Center Park

