



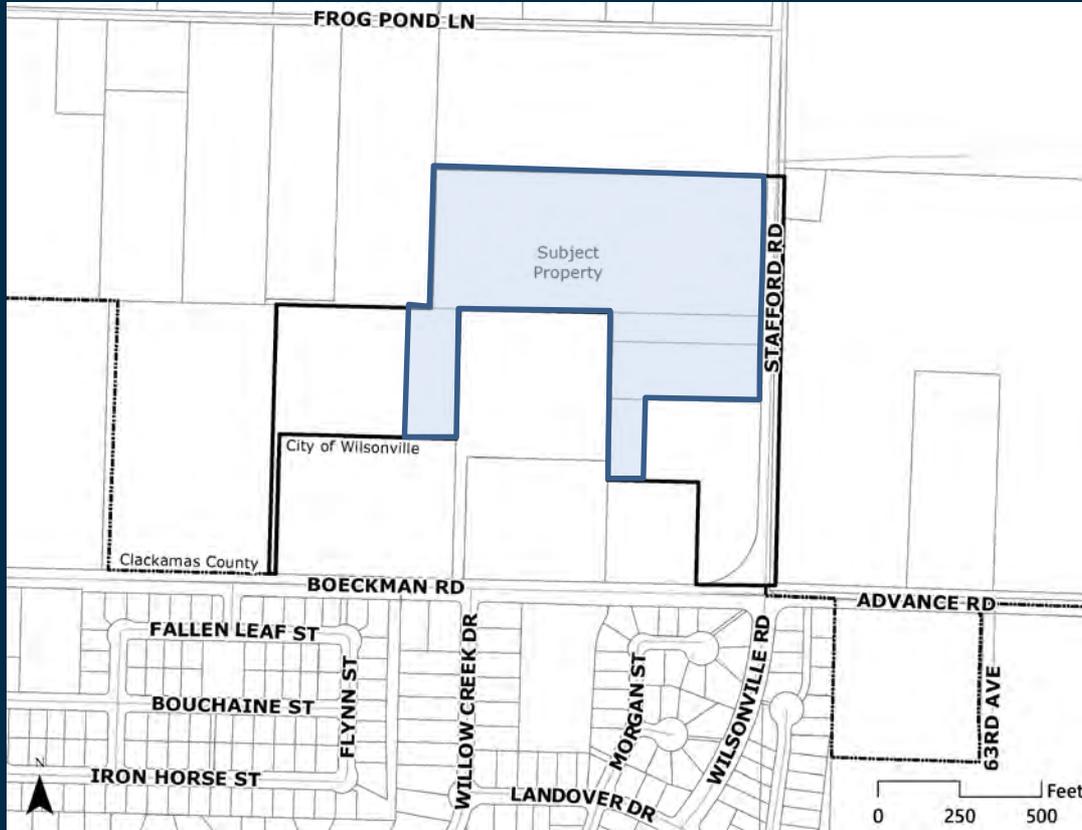
# Frog Pond Meadows

## An 74-Lot Single-Family Subdivision in Frog Pond West

DRB Panel A Public Hearing  
February 11, 2019

Presented by: Kimberly Rybold, AICP, Associate Planner

# Location



# Overview of Presentation

- Background
- Summary of Applications
- Traffic Impacts/Street Improvements
- Subdivision Design
- Conclusions/Staff Recommendations



# Background





**KAHLE RD**

**FROG POND LN**

**STAFFORD RD**

**CANYON CREEK RD**

**BOECKMAN RD**

**ADVANCE RD**

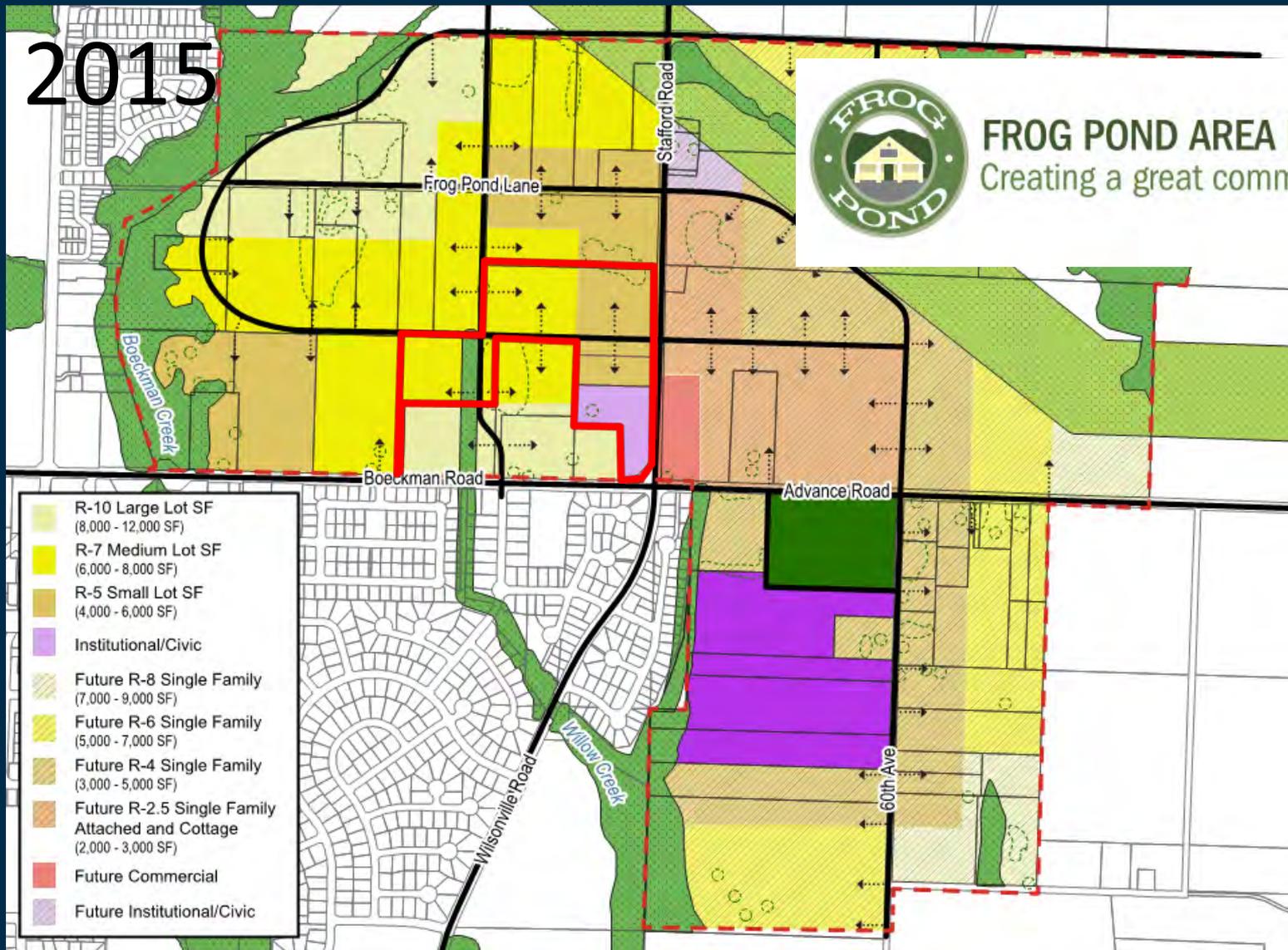
0 250 500 1,000 Feet

# 2015



## FROG POND AREA PLAN

Creating a great community



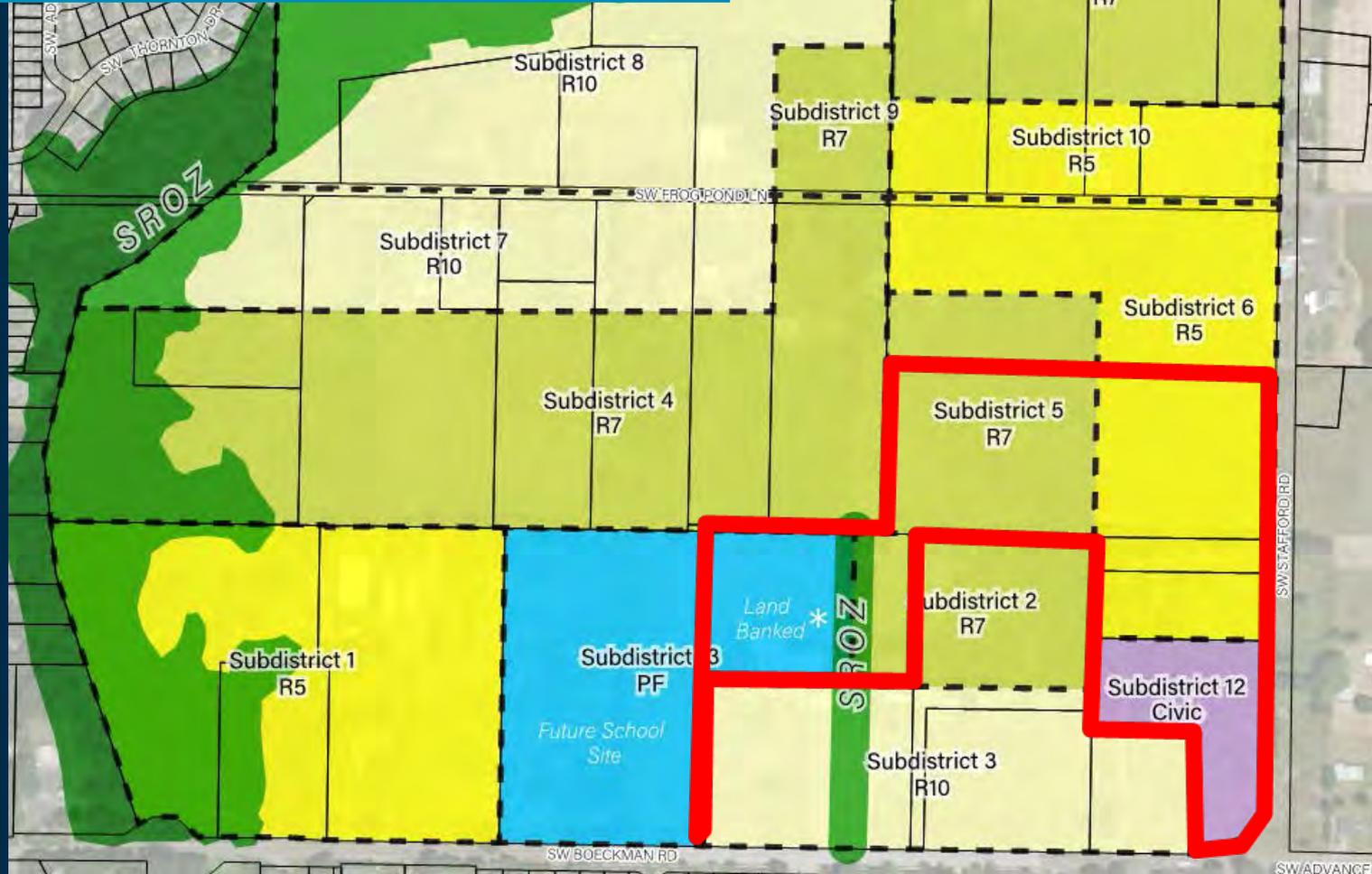
- R-10 Large Lot SF (8,000 - 12,000 SF)
- R-7 Medium Lot SF (6,000 - 8,000 SF)
- R-5 Small Lot SF (4,000 - 6,000 SF)
- Institutional/Civic
- Future R-8 Single Family (7,000 - 9,000 SF)
- Future R-6 Single Family (5,000 - 7,000 SF)
- Future R-4 Single Family (3,000 - 5,000 SF)
- Future R-2.5 Single Family Attached and Cottage (2,000 - 3,000 SF)
- Future Commercial
- Future Institutional/Civic



# FROG POND WEST

Master Plan

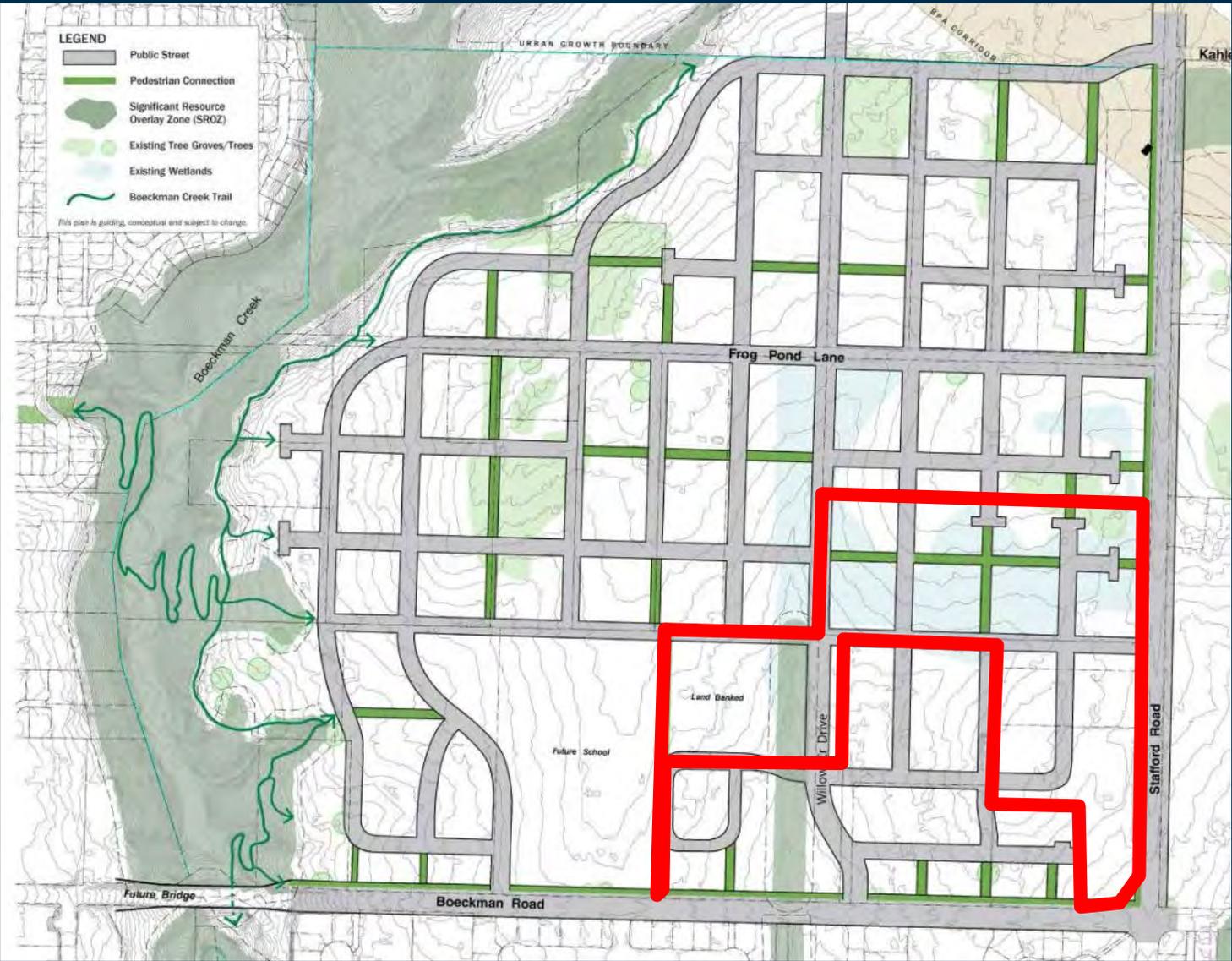
# 2017



**LEGEND**

- Public Street
- Pedestrian Connection
- Significant Resource Overlay Zone (SROZ)
- Existing Tree Groves/Trees
- Existing Wetlands
- Boeckman Creek Trail

*This plan is guiding, conceptual and subject to change.*





# Summary of Applications

# List of Applications

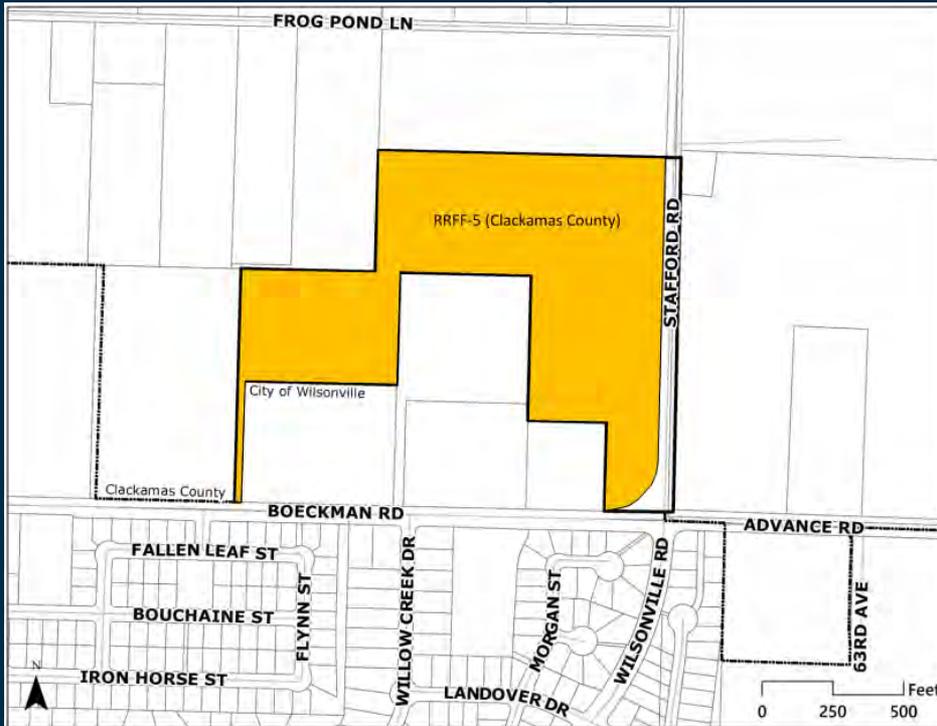
- Annexation
- Zone Map Amendment
- Stage I Master Plan
- Stage II Final Plan
- Site Design Review
- Tentative Subdivision Plat
- Two Tentative Partition Plans
- Type C Tree Removal Plan
- Two Waivers
- Abbreviated SRIR (Significant Resource Impact Review)



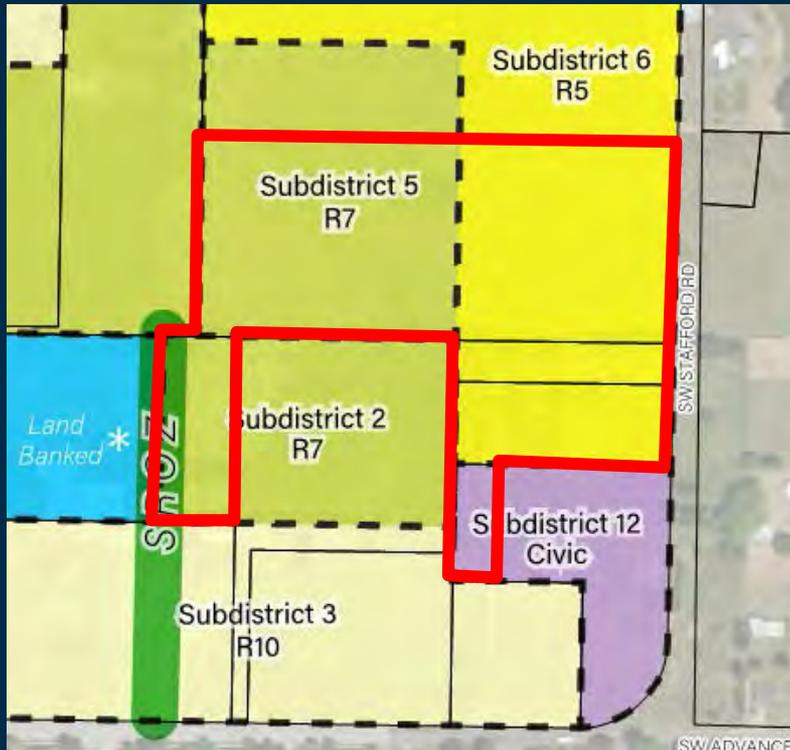
# Zone Map Amendment

Existing Zoning

Proposed Zoning



# Stage I Master Plan

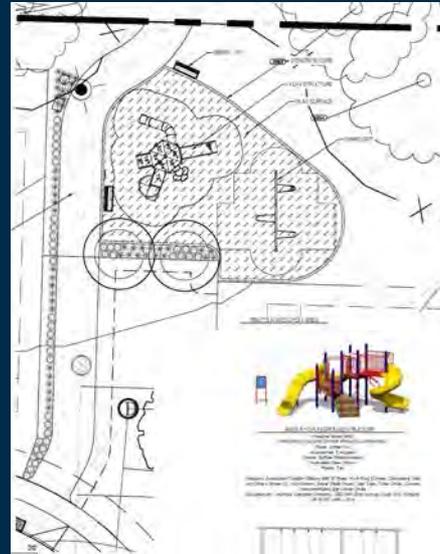
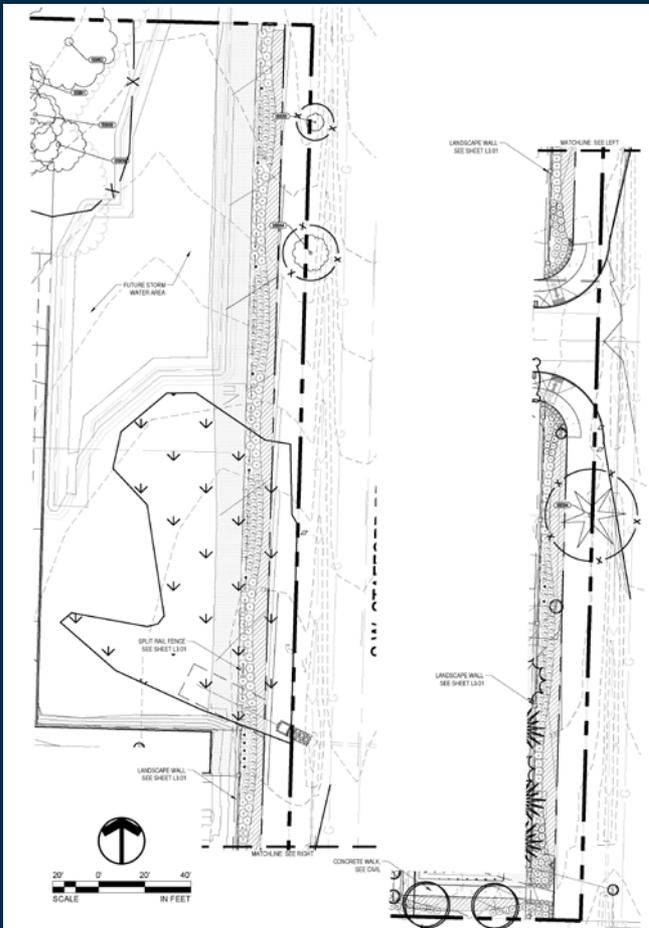


Area Plan Designation	Frog Pond West Subdistrict	Minimum Dwelling Units in Subdistrict	Maximum Dwelling Units in Subdistrict
R-10 Large Lot Single Family (8,000 – 12,000 SF)	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot Single Family (6,000 – 8,000 SF)	2	20	25
	4	86	107
	5	27	33
	9	10	13
R-5 Small Lot Single Family (4,000 – 6,000 SF)	11	46	58
	1	66	82
	6	74	93
Civic	10	30	38
	12	0	7 <sup>a</sup>
Public Facilities (PF)	13	0	0
<b>TOTAL</b>		452	571

<sup>a</sup> These metrics apply to infill housing within the Community of Hope Church property, should the property owner choose to develop housing on the site. Housing in the Civic subdistrict is subject to the R-7 Medium Lot Single Family regulations.



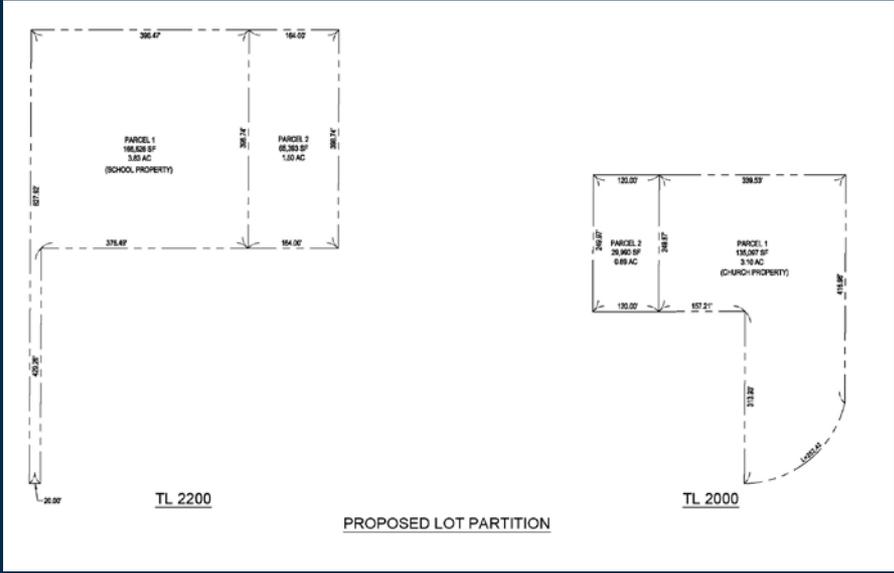
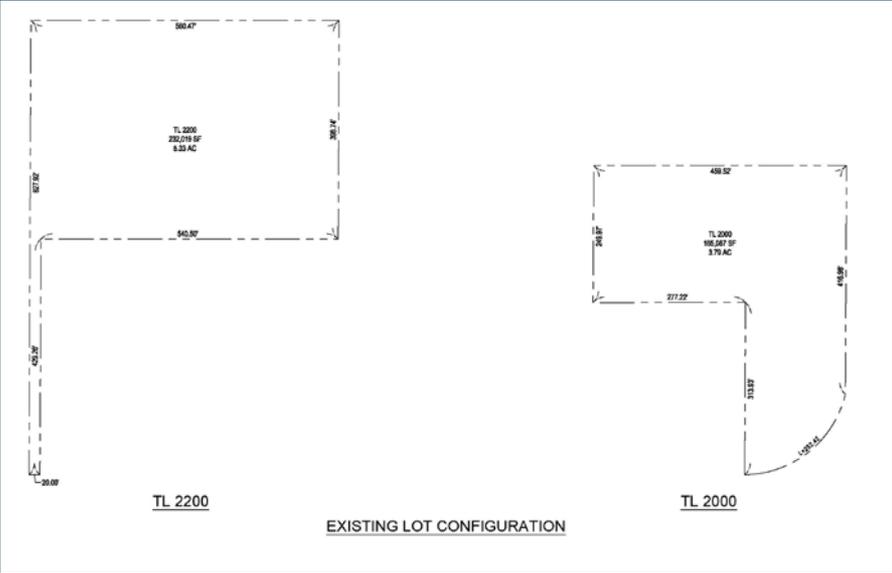
# Site Design Review



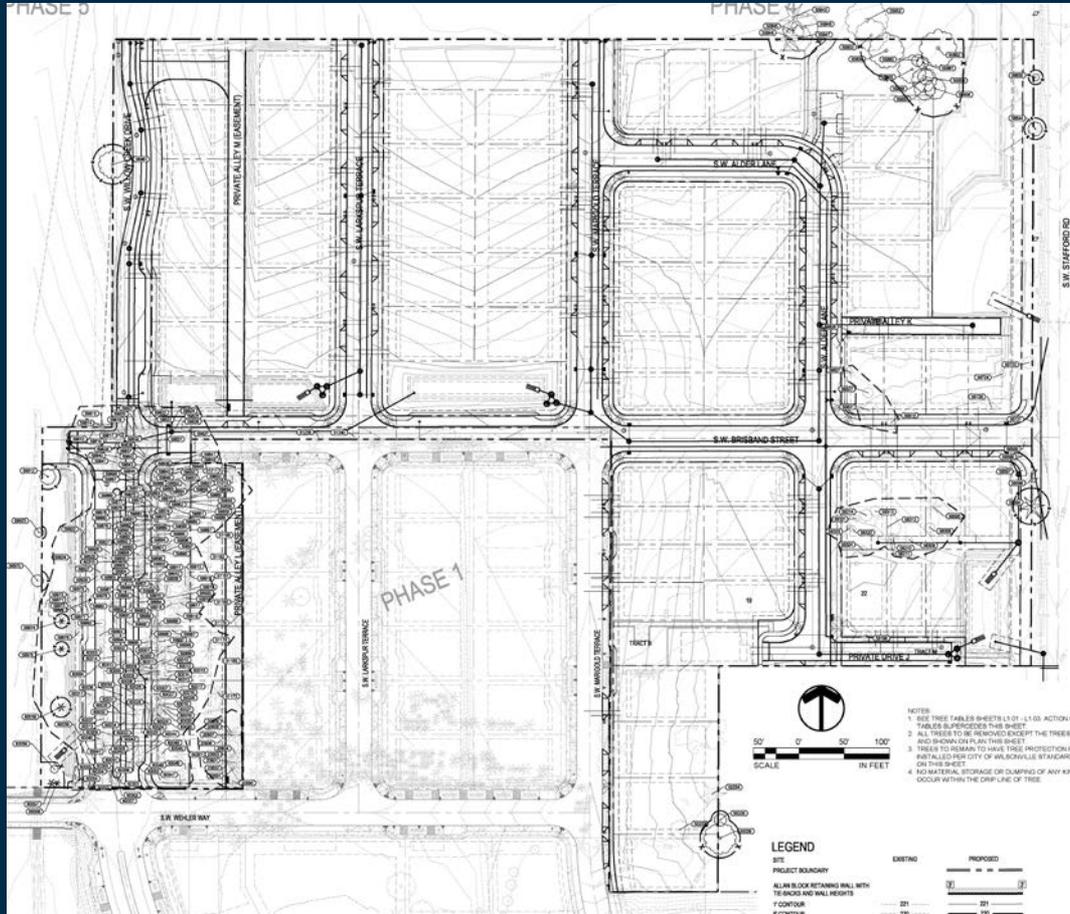
# Tentative Subdivision Plat



# Tentative Partition Plats



# Type C Tree Plan



# Type C Tree Plan

## Tree Code Mitigation Hierarchy

1. On-site planting
2. Off-site planting
3. Payment in lieu of planting  
into City Tree Fund

# Type C Tree Plan

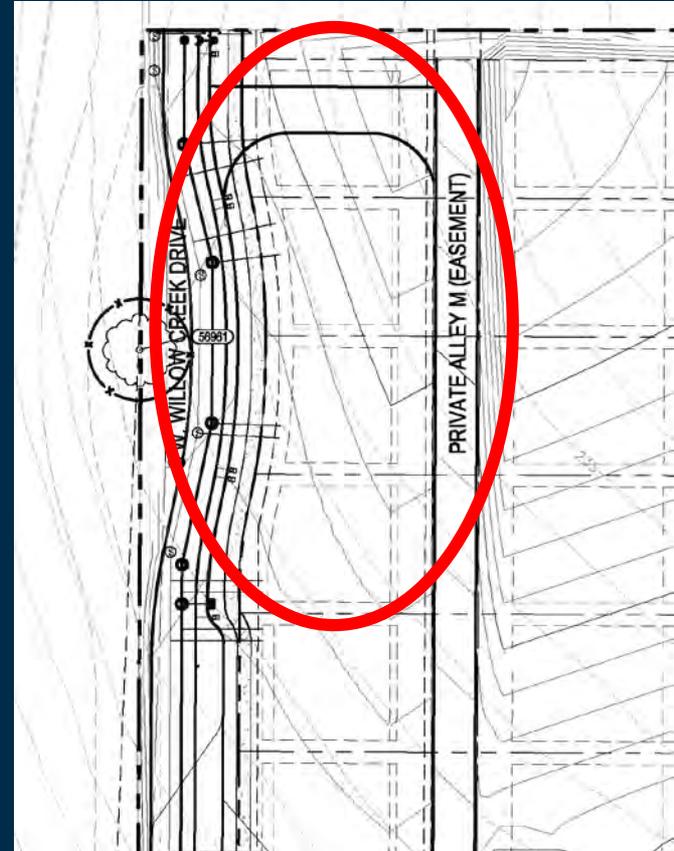
Trees Proposed for Removal:	235
Trees Proposed for On-Site Planting:	-160
Trees Proposed for Off-Site Planting:	-0

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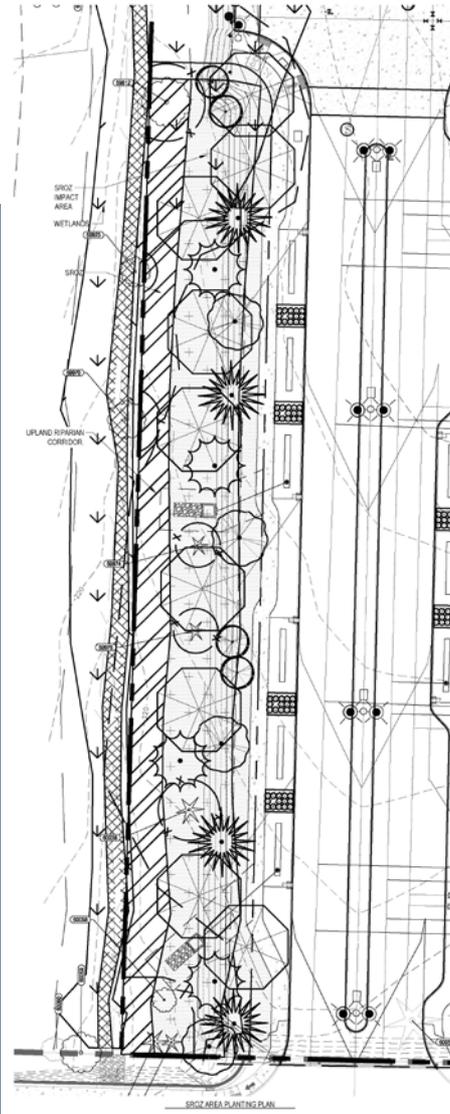
Trees Proposed Payment in Lieu of Planting: 75

75 x \$300 per tree = \$22,500 Required Tree Fund  
Payment

# Waivers



# Abbreviated SRIR





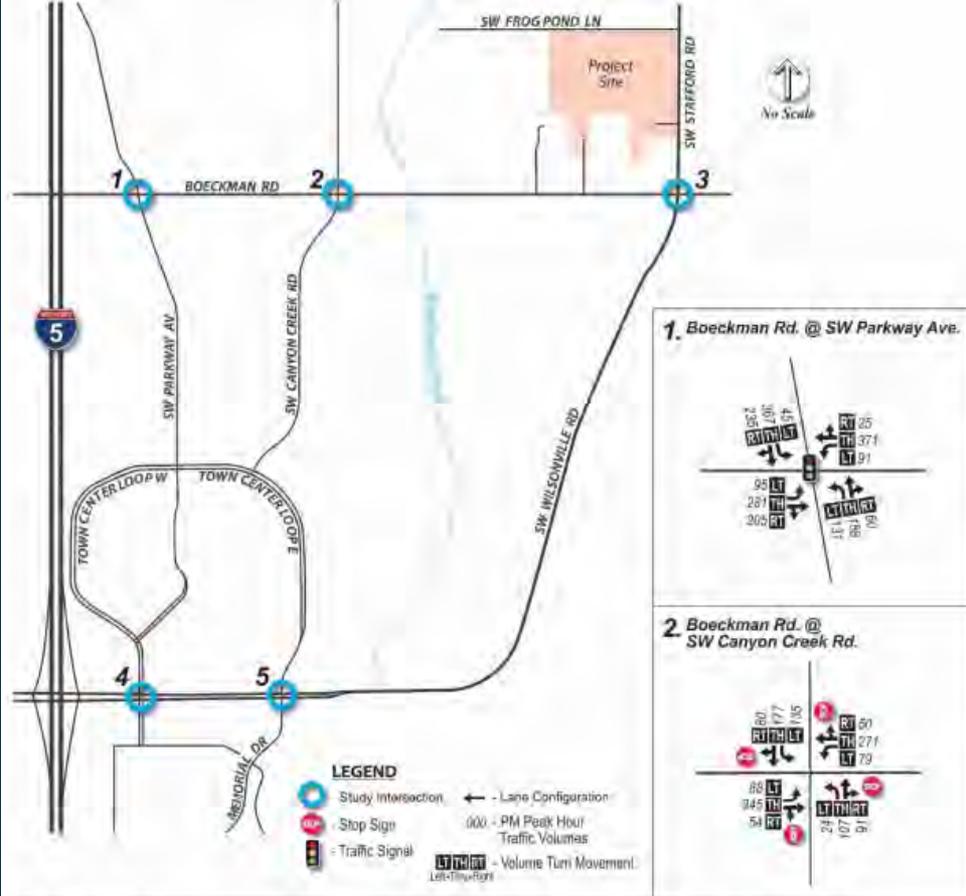
# Traffic & Street Improvements

**Table 5: Future Project and Stage II Intersection Operations Comparison**

Intersection	Operating Standard	Existing + Project			Existing + Stage II			Existing + Project + Stage II		
		Delay	LOS	v/c	Delay	LOS	v/c	Delay	LOS	v/c
		<b>Signalized</b>								
Boeckman Road/SW Parkway Avenue	LOS D	35.0	D	0.82	39.8	D	0.86	40.7	D	0.87
Boeckman Road-Advance Road/SW Stafford Road-Wilsonville Road	LOS D	25.3	C	0.84	33.8	C	0.90	33.6	C	0.92
Wilsonville Road/Town Center Loop West	LOS D	36.7	D	0.65	38.2	D	0.69	38.1	D	0.69
Wilsonville Road/Town Center Loop East-Memorial Drive	LOS D	30.3	C	0.43	30.0	C	0.44	30.0	C	0.44
<b>Unsignalized</b>										
Boeckman Road/Canyon Creek Road	LOS D	25.3	D	0.84	33.7	D	0.94	39.0	E	0.99

**Table 6: Future Project and Stage II Intersection Operations with Mitigation**

Intersection	Operating Standard	Existing + Project + Stage II (Mitigated)		
		Delay	LOS	v/c
Boeckman Road/Canyon Creek Road	LOS D	7.7	A	0.51



**1. Boeckman Rd. @ SW Parkway Ave.**



**2. Boeckman Rd. @ SW Canyon Creek Rd.**



**3. Boeckman Rd. @ SW Stafford Rd.**



**4. Town Center Loop West @ SW Wilsonville Rd.**



**5. Town Center Loop East @ SW Wilsonville Rd.**





**1. Boeckman Rd. @ SW Parkway Ave.**



**2. Boeckman Rd. @ SW Canyon Creek Rd.**



**3. Boeckman Rd. @ SW Stafford Rd.**



**4. Town Center Loop West @ SW Wilsonville Rd.**



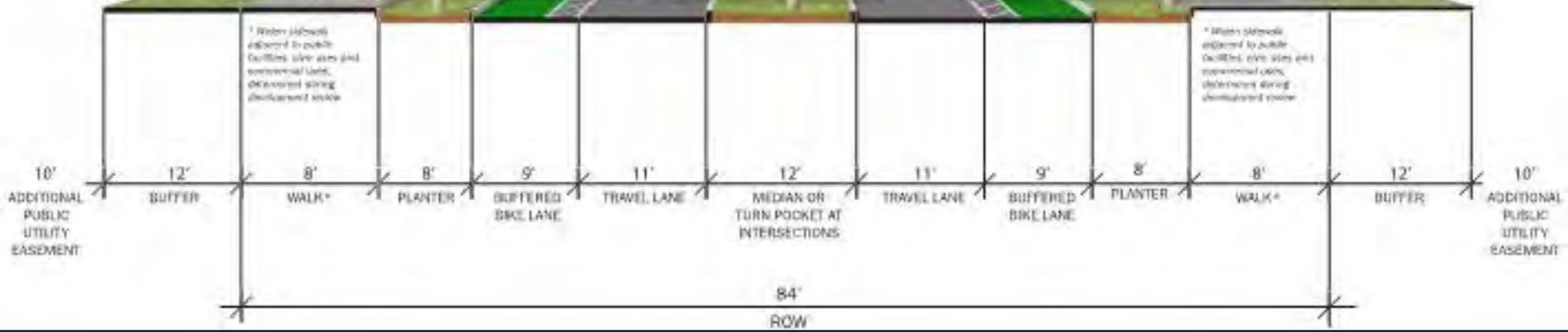
**5. Town Center Loop East @ SW Wilsonville Rd.**



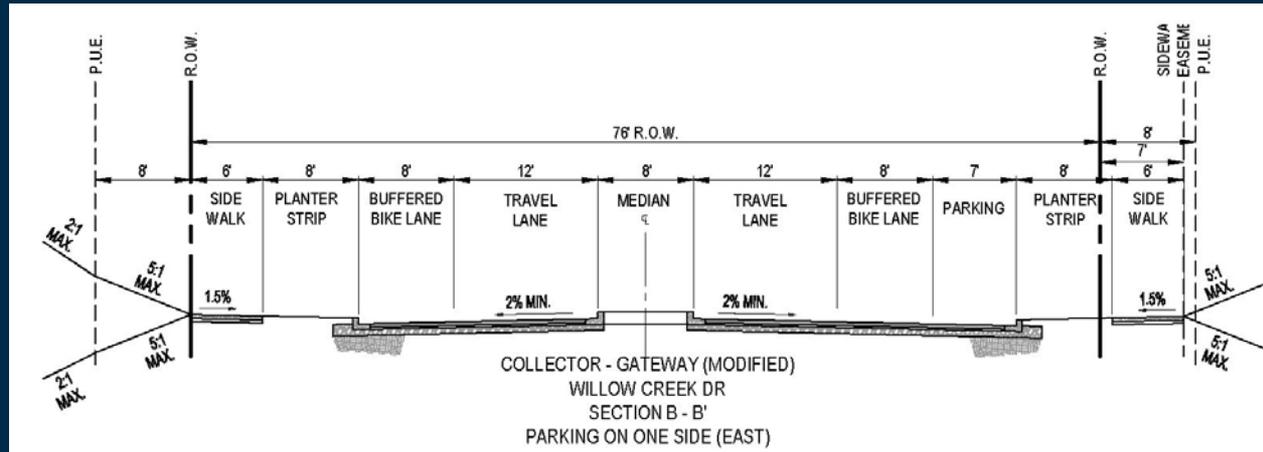
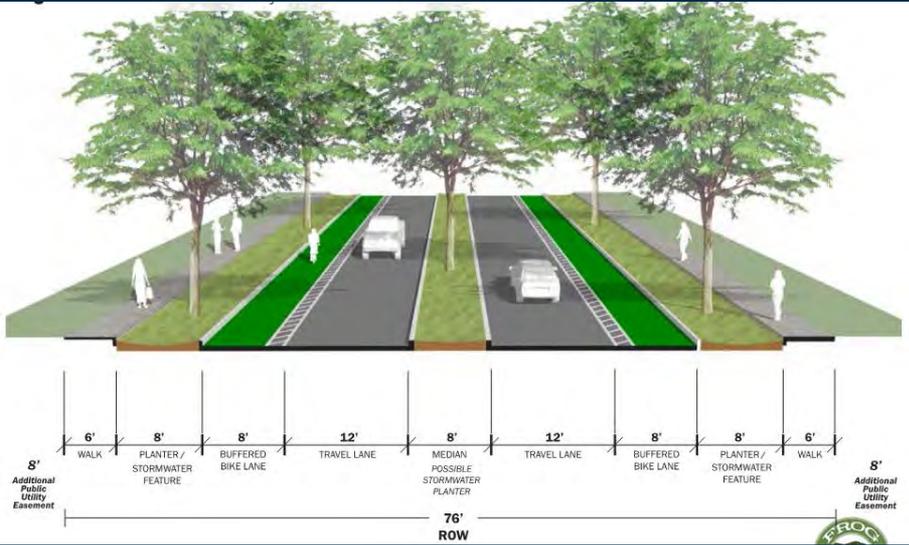
**LEGEND**

- Study Intersection
- Stop Sign
- Traffic Signal
- Line Configuration
- 000 - PM Peak Hour Traffic Volumes
- Volume Turn Movement (Left, Thru, Right)

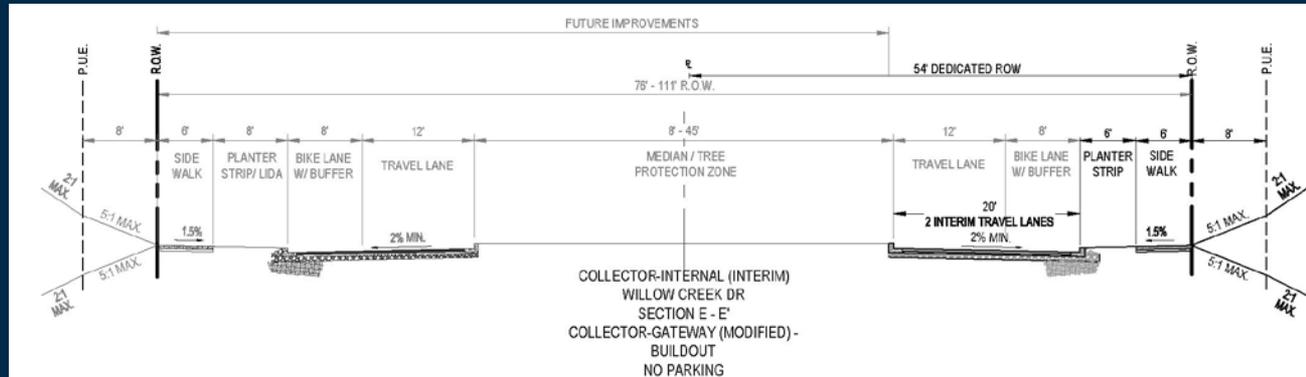
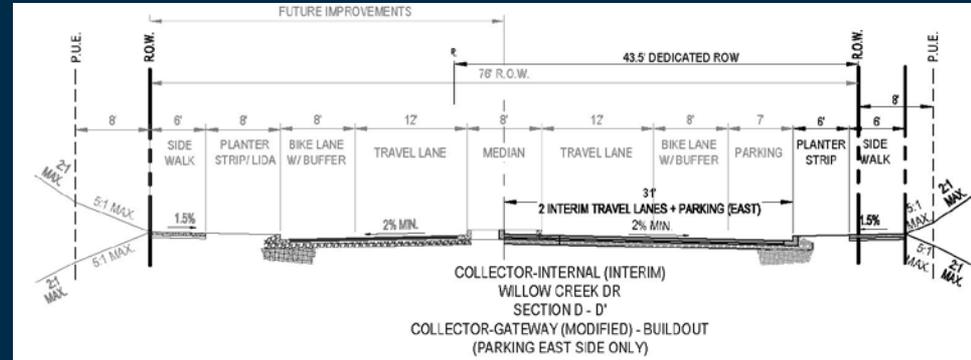
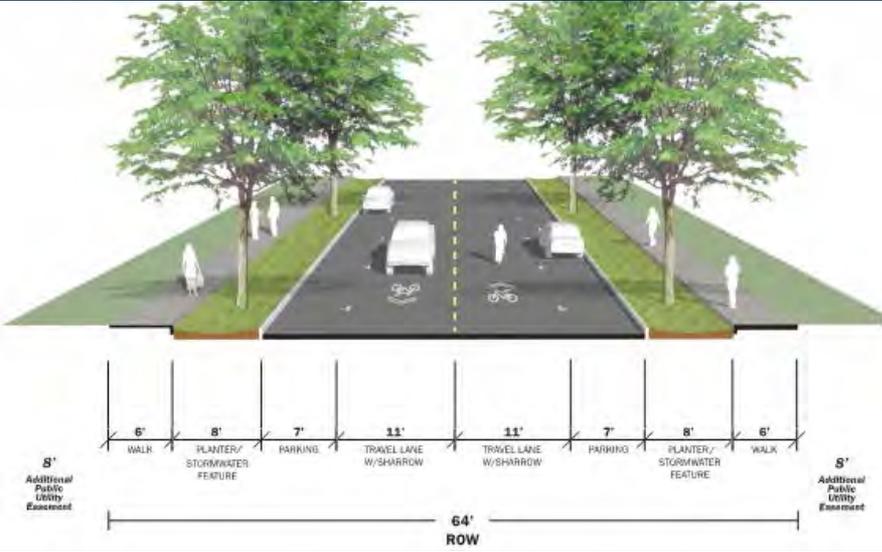
# Stafford Road



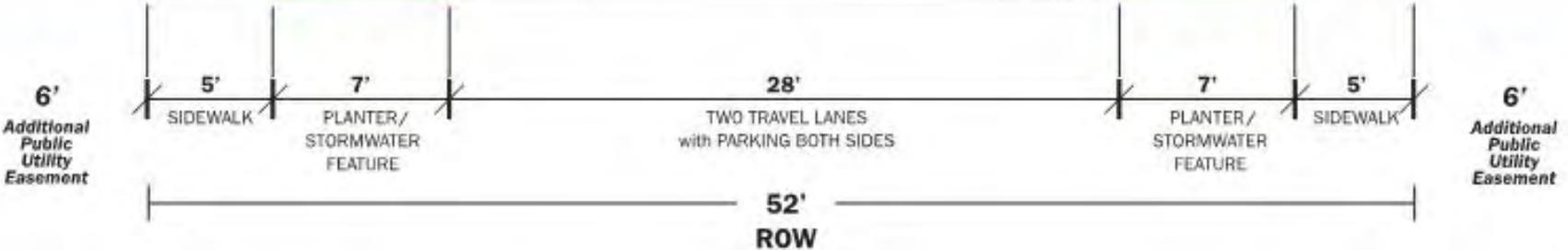
# Willow Creek Drive – Collector Gateway



# Willow Creek Drive – Collector Internal



# Local Streets

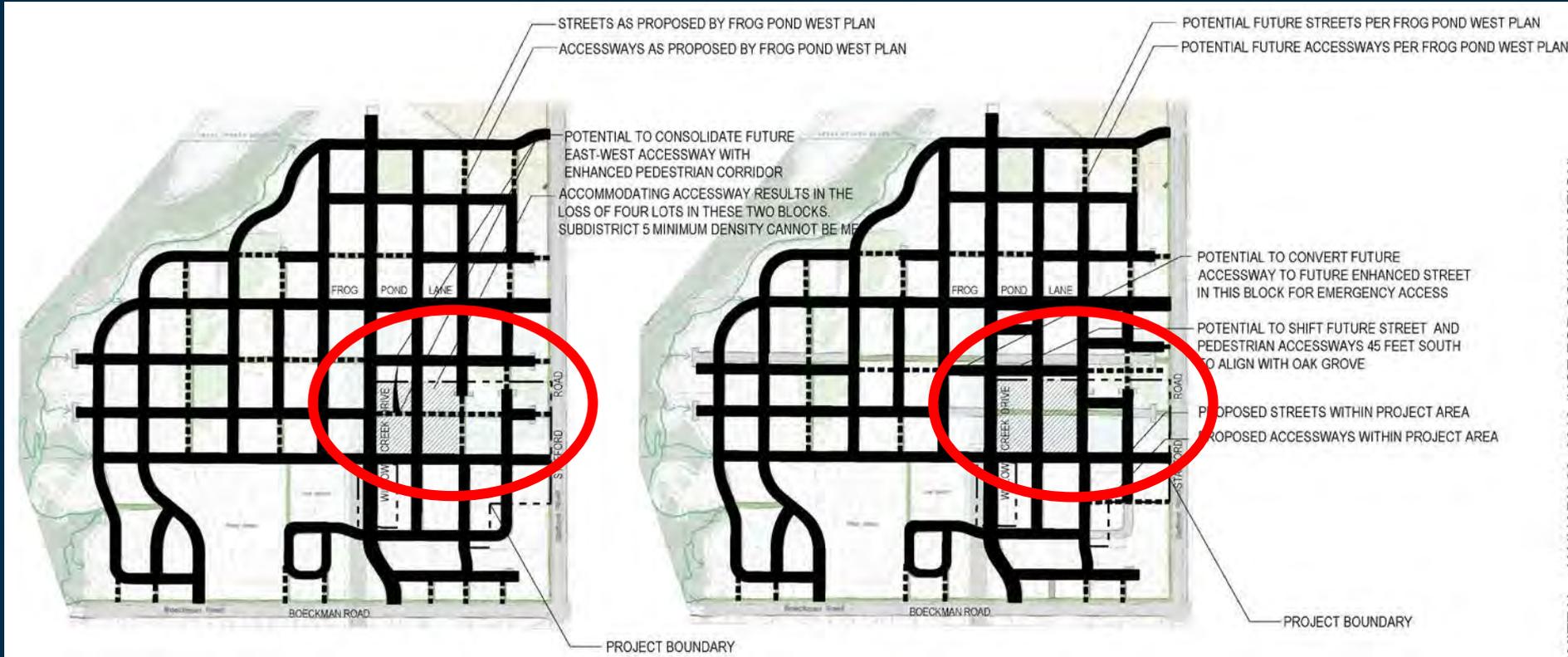




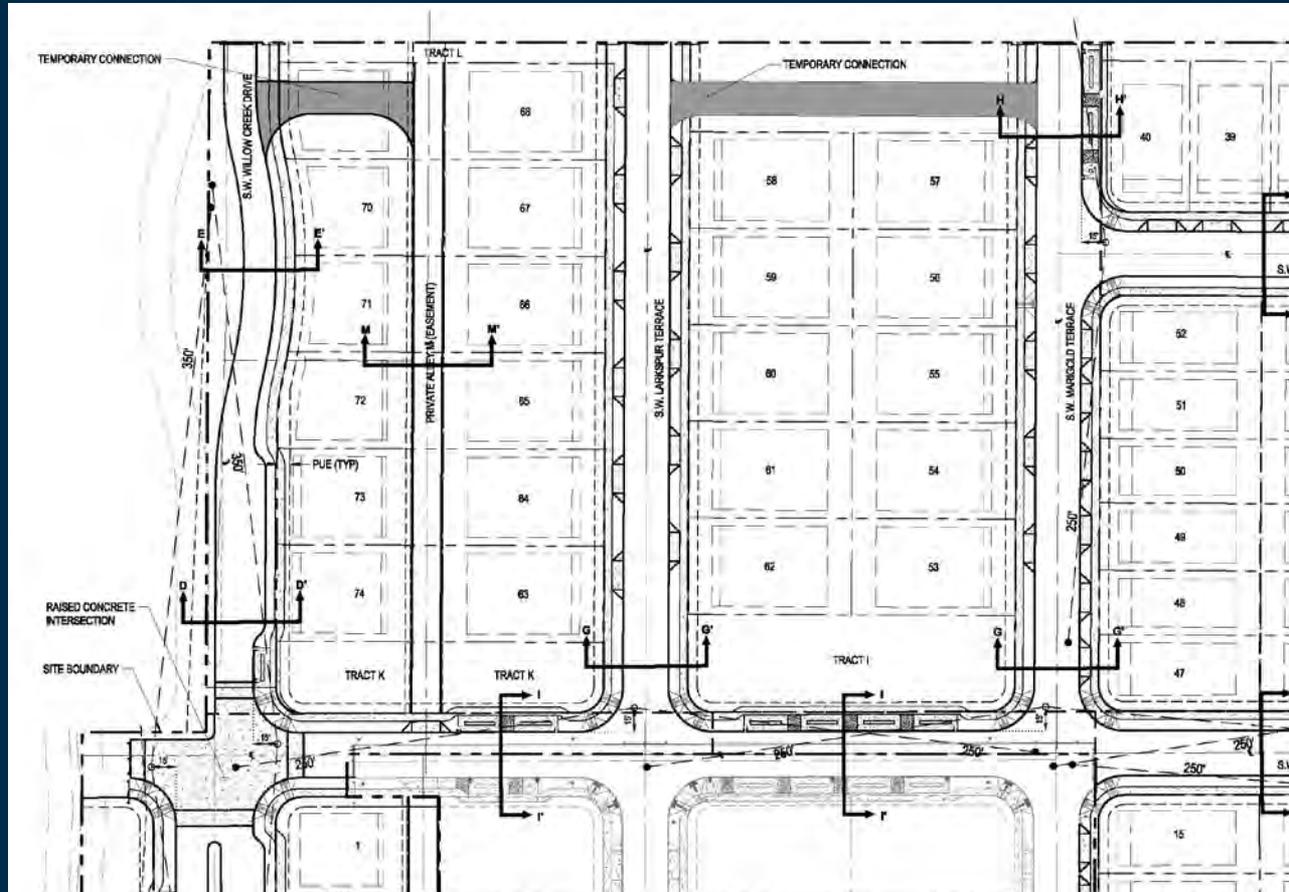
# Subdivision Design



# Street Layout



# Interim Street Connectivity

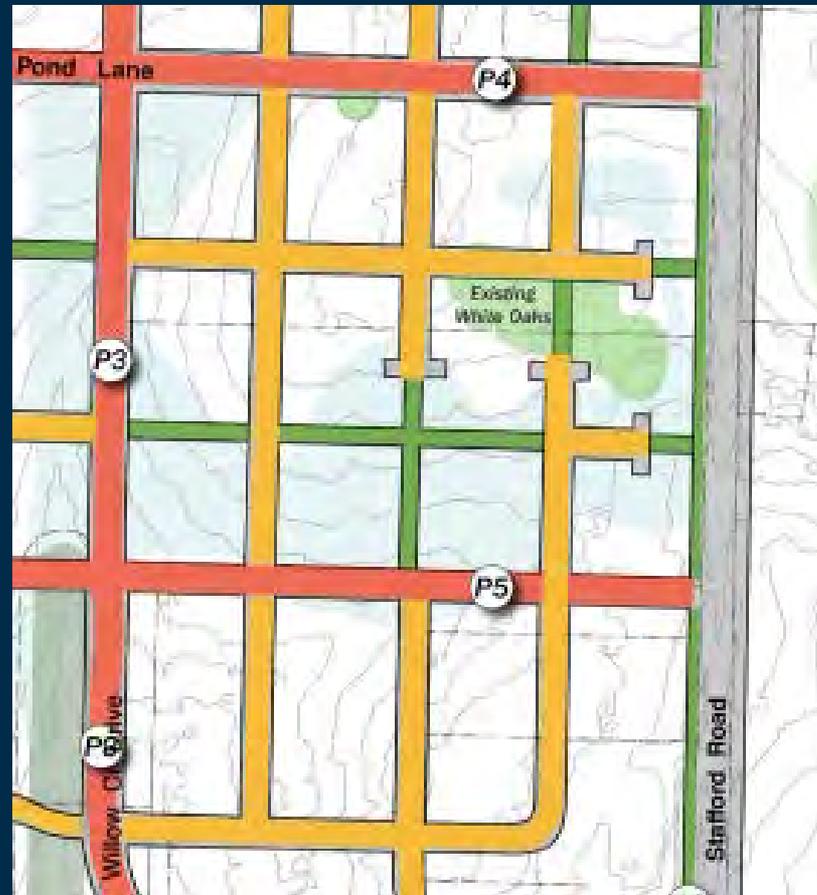


# Street Trees

**LEGEND**

-  Primary Street  
Tree Type
-  Neighborhood Street  
Tree Type
-  Pedestrian Connection  
Tree Type
-  Primary Street (each should be planted with its own tree species; options listed in a separate table.)
-  Significant Resource Overlay Zone (SROZ)

*This plan is guiding, conceptual, and subject to change.*



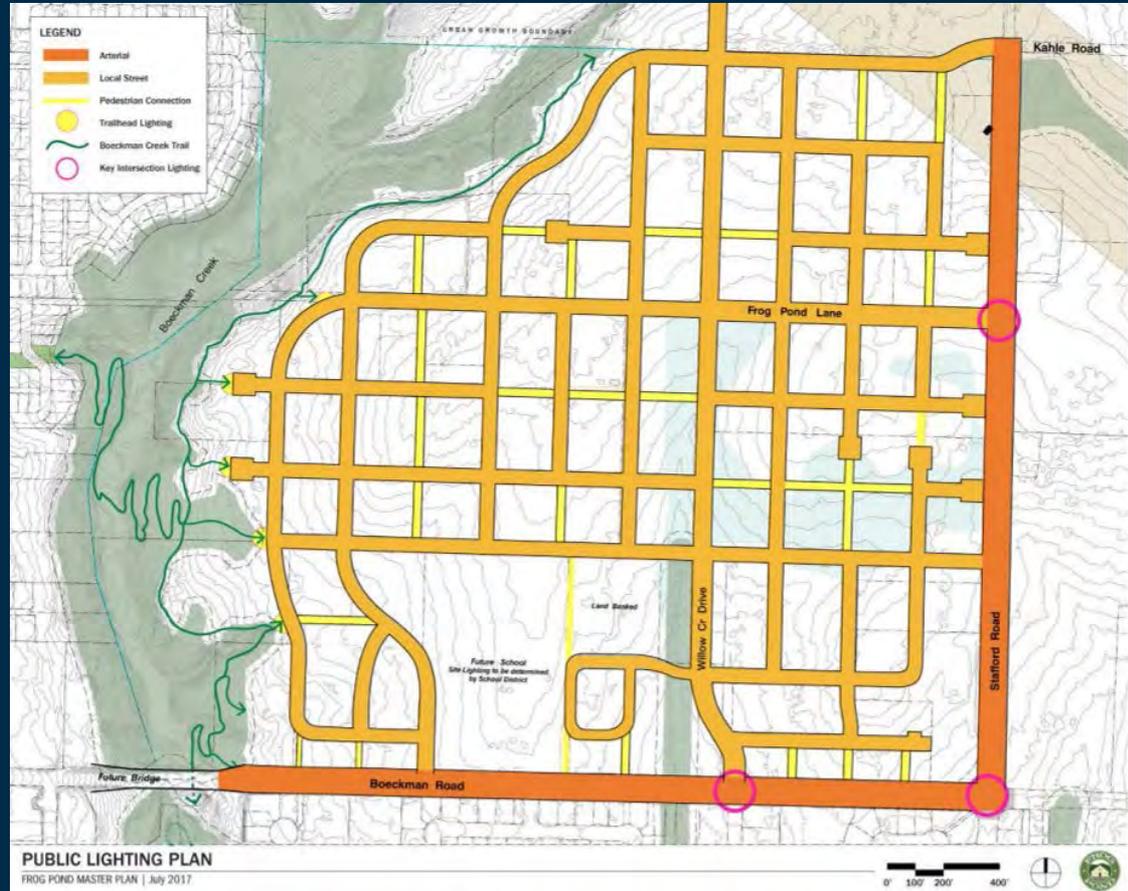


# Street & Pathway Lighting

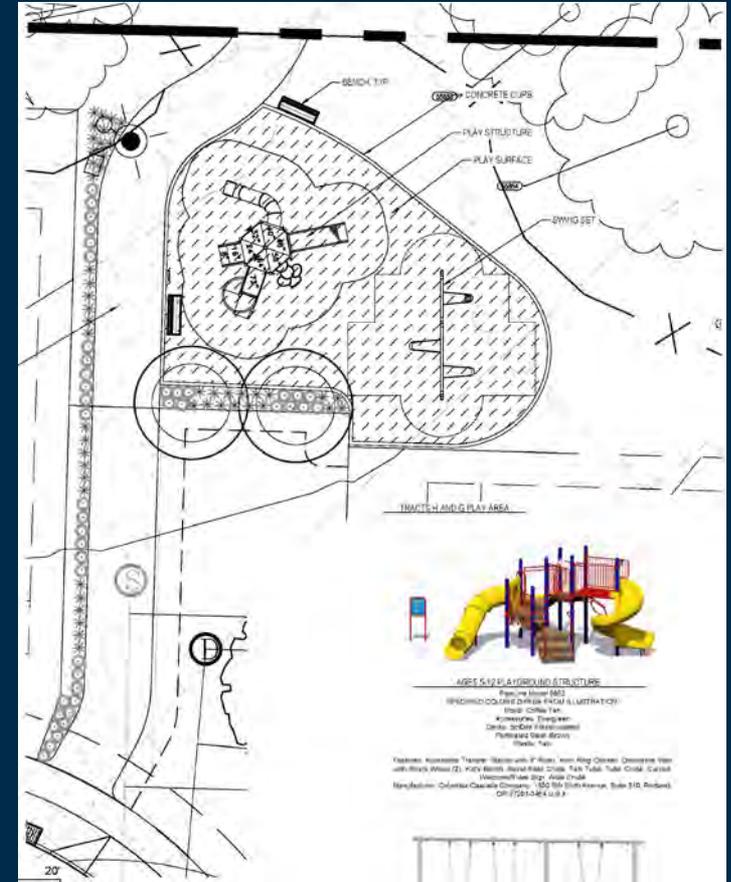
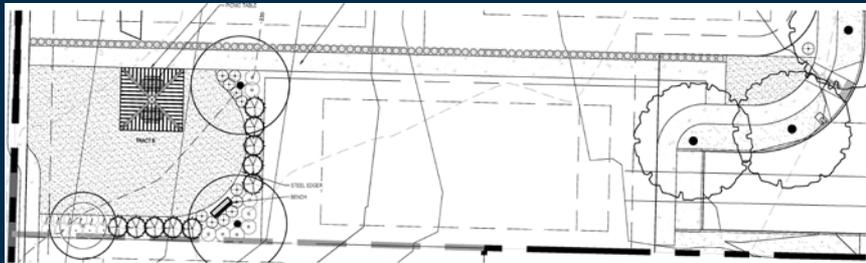
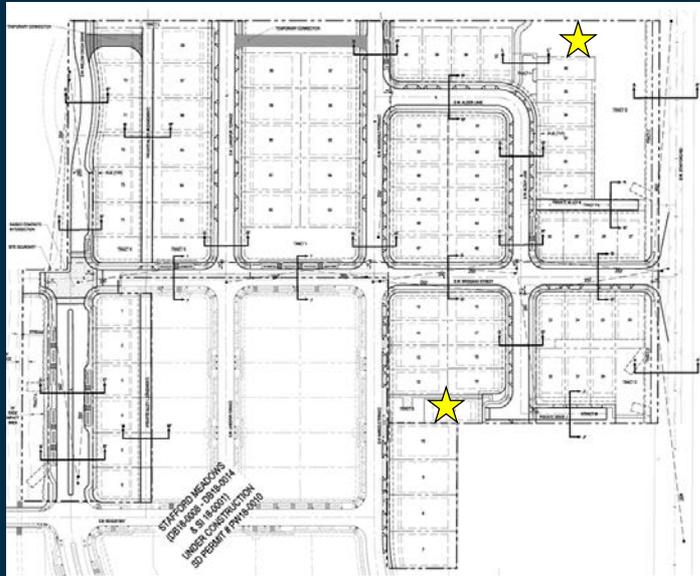
## Frog Pond WEST Master Plan



The proposed Local Street fixture,  
Philips Hadco LED Westbrooke



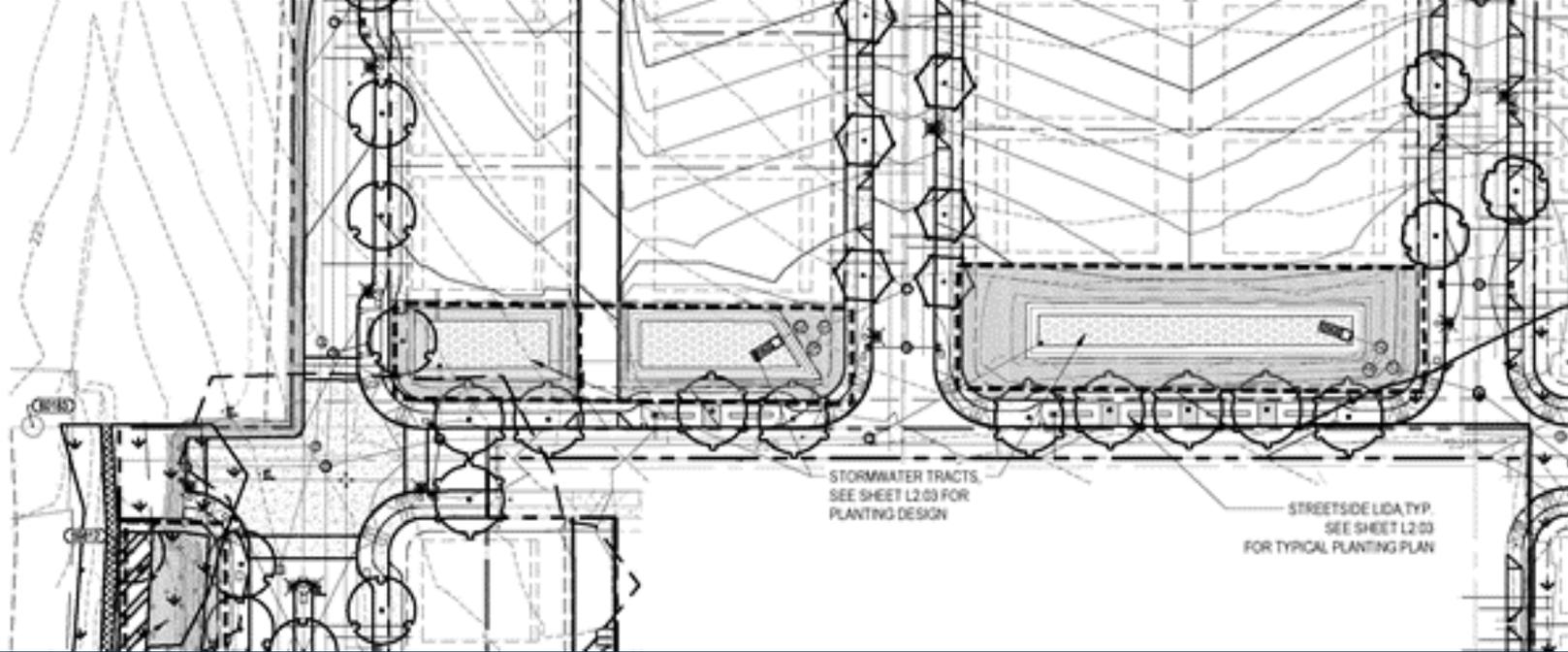
# Usable Open Space





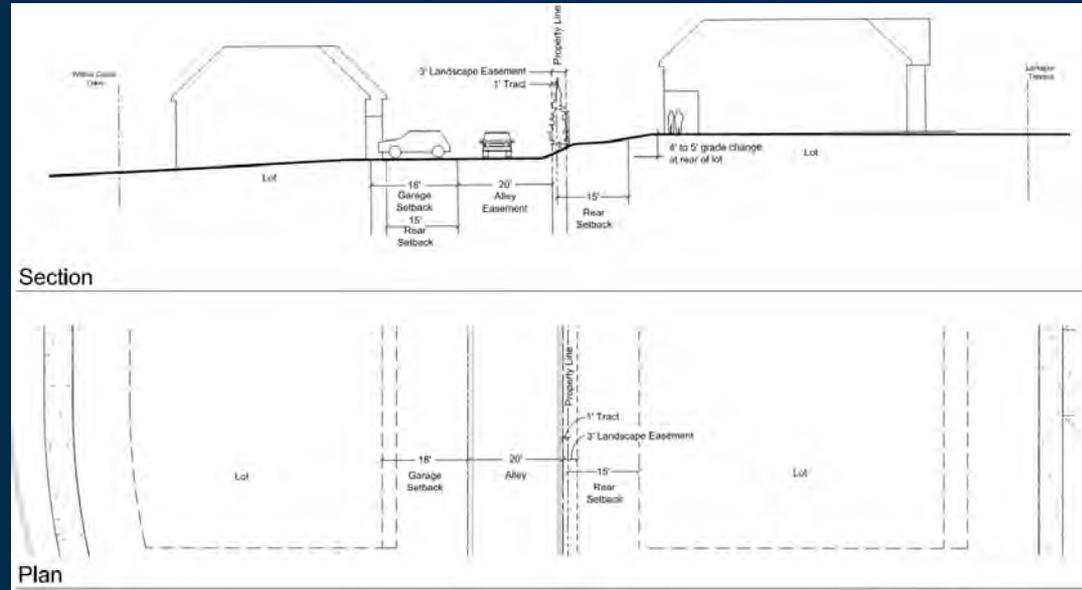


# Planting Strips and Stormwater Management



# Additional Exhibits

- Exhibit A3 – Staff memo detailing staff report changes related to alley access for Lots 63-68



# Staff Recommendation for DRB

- Recommend approval of Annexation and Zone Map Amendment to City Council
- Approve with conditions other component applications contingent on City Council approval of Annexation and Zone Map Amendment





Questions?