

ORDINANCE NO. 681

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN TO RELOCATE THE PLANNED ELEMENTARY SCHOOL FROM THE NORTH SPECIFIC AREA PLAN (SAP) TO THE EAST SPECIFIC AREA PLAN (SAP) WITH ASSOCIATED MAP AND TEXT MODIFICATIONS.

WHEREAS, the Villebois Village Master Plan was adopted as a sub-element of the City's Comprehensive Plan via Ordinance No. 556 and subsequently amended via Ordinance Nos. 566, 594 and 609; and

WHEREAS, Comprehensive Plan Implementing Measures 4.1.6.a and 4.1.6.b direct development and adoption of a Villebois Village Master Plan, whereby the build out of the Dammasch area defined in the Comprehensive Plan can be accomplished generally consistent with the adopted Villebois Village Concept Plan; and

WHEREAS, changes to the Villebois Village Master Plan are proposed by the City of Wilsonville and include amendments to the land uses, street pattern and parks in SAP North and SAP East, to relocate the planned elementary school site from the north portion of Villebois to the east portion of Villebois; and

WHEREAS, amendments to the Villebois Village Master Plan include designating the north area being vacated by the school site into residential uses and displacing residential units in the east; and

WHEREAS, associated Villebois Master Plan text and maps will be modified to implement the location change; and

WHEREAS, the amendments result in an increase in total units from 2,493 to 2,500 dwelling units for a total increase of 7 dwelling units; and

WHEREAS, the West Linn/Wilsonville School District has an immediate need to construct a primary school at Villebois to alleviate overcrowding at Boones Ferry Primary School; and

WHEREAS, the downturn in the economy and slowing housing market has resulted in the currently owned school site being several years away from the essential infrastructure needed to construct a school; and

WHEREAS, such a delay in school construction is not in the best interest for the learning environment for the children; and

WHEREAS, the proposed changes have been analyzed by Staff and are found to be generally in compliance with City Code, Comprehensive Plan, the Villebois Village Master Plan and other applicable standards; and

WHEREAS, at the Planning Commission's May 12, 2010 meeting a duly noticed public hearing was conducted and a recommendation of approval forwarded to the City Council; and

WHEREAS, approval of the Villebois Village Master Plan amendments are contingent upon the City and School District entering into a Development Agreement/Internal Governmental Agreement regarding infrastructure financing, as well as purchase agreements with all of the affected property owners to implement the change; and

WHEREAS, the City Council conducted a duly noticed public hearing on the proposed Master Plan on July 19th, 2010 and August 2, 2010; and

WHEREAS, the City Council has considered the record before the Planning Commission, the Planning Division staff report and testimony and evidence of interested parties;

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

Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact and Conclusionary Findings in the staff report in the matter dated July 12, 2010, attached as Attachment 1, incorporated by reference as if fully set forth herein.

Section 2. Order.

- (a) The City Council hereby adopts as an ancillary document to the Wilsonville Comprehensive Plan, the amended Villebois Village Master Plan as recommended by the Planning Commission on May 12, 2010, attached hereto and incorporated herein as Attachment 2, with additional

amendments as contained in the July 12, 2010 staff report contained in Attachment 1, and

- (b) The City Council hereby directs the Planning Director to initiate the master plan updates, as indicated in said Master Plan conclusions and in the Conclusionary Findings pertaining to this matter.

SUBMITTED to the Wilsonville City Council for first reading at a regular meeting thereof on the 19th day of July, 2010 and scheduled for a second reading on the 2nd day of August 2010 at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Wilsonville Road, Wilsonville, Oregon.


SANDRA C. KING, MMC, City Recorder

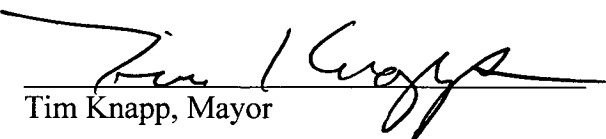
ENACTED by the City Council on the ___ day of August 2010, by the following votes:

YEAS: - 5 -

NAYS: - 0 -


SANDRA C. KING, MMC, City Recorder

DATED and signed by the Mayor this 3rd day of August 2010.


Tim Knapp, Mayor

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Kirk	Yes
Councilor Nunez	Yes
Councilor Hurst	Yes
Councilor Goddard	Yes

Attachments:

Attachment 1: Staff report with exhibits to the City Council

Attachment 2: Planning Commission Recommended *Proposed Legislative
Amendment Villebois Village Master Plan (case file no. LP10-0001)*

Attachment 1
WILSONVILLE PLANNING DIVISION
Legislative STAFF REPORT

PUBLIC HEARING DATE: July 19, 2010

DATE OF REPORT: July 12, 2010

APPLICATION NO: LP10-0001

APPLICANT: City of Wilsonville – Blaise Edmonds, Manager of Current Planning and Kristy Lacy, Associate Planner

REQUEST: Adoption of an Ordinance amending the Villebois Village Master Plan (2006) to relocate the planned primary school from the north Specific Area Plan (SAP) to the east Specific Area Plan (SAP) and associated text and map changes.

LAND USE DESIGNATION: Wilsonville Comprehensive Plan Map designation of “Residential-Village”

ZONING DESIGNATION: Wilsonville Zone Map classification of “Public Facilities”, “Village Zone”, “Residential Agricultural-Holding” and Clackamas County Zone Map classification of Exclusive Farm Use (EFU).

STAFF REVIEWER(S): Chris Neamtzu, AICP, Planning Director

APPLICABLE REVIEW CRITERIA:

Statewide Planning Goals 1: Citizen Involvement, 2: Land Use Planning; 8: Recreational Needs; 10: Housing; 11: Public Facilities and Services.

Wilsonville Comprehensive Plan:

Plan Amendments, pp. 7 – 9; Section A: Citizen Involvement, Goal 1.1, Implementation Measures (IM) 1.1.1a, e, f and g; Goal 2.1; IM 2.1.1.a; 2.1.1.e; Policy 3.1.2; IM 3.1.2.a; 3.1.2f; Policy 3.1.10.a; IM 3.1.10.c; 3.1.11.p; 3.1.11r; 3.1.11.s; 3.5.2.a; 4.1.5.d; 4.1.5.j; Policy 4.1.6.b; Villebois Master Plan (2006)

Planning and Land Development Ordinance: Section 4.008: Application Procedures-General; 4.009: Who may initiate applications; 4.032: Authority of the Planning Commission; 4.033: Authority of the City Council; 4.198: Comprehensive Plan Changes-Adoption by City Council.

SUMMARY:

On May 12, 2010, the Planning Commission conducted a public hearing on the proposed changes to the text and maps of the Villebois Village Master Plan to re-locate the planned elementary school from SAP-North to SAP-East.

The Commission received numerous emails from residents of Villebois (included as exhibits to the PC record), mostly in support of the request. There were a couple of email concerns raised about traffic and one about electro-magnetic field (EMF) exposure from overhead BPA power lines .35 miles to the east of the subject site.

At the public hearing, one citizen testified about traffic concerns and primary school boundary re-districting and Tim Woodley of the School District testified in support of the application. The Planning Commission deliberated following the testimony forwarding a unanimous recommendation of approval onto the City Council. Some of the findings in support of the decision included:

- The importance of providing quality classroom facilities for children in a timely and cost efficient manner
- Wise use of infrastructure
- Potential benefit to the development of the east side of Villebois
- Similar vision to the originally adopted master plan

Traffic:

The public record contains a master plan level traffic memo prepared by DKS Associates dated May 5, 2010 generally comparing the existing school site with the proposed site. Subsequent studies containing incrementally higher levels of detail will be required as part of the DRB review of the specific site plan. The report assessed a wide variety of topics including:

- Site accessibility
- Intersection analysis
- Driveways
- Transit, pedestrian and bicycle linkage
- Parking
- Site circulation
- Bus loading
- Parent pick-up and drop-off

Overall, the analysis finds that there are trade-offs associated with the two site locations. While both sites are "workable" and could be built to operate effectively, the east side location is "preferred" for the majority of the transportation issues evaluated in the traffic memorandum.

Key benefits of the Villebois East school site location is site accessibility via numerous residential streets and three nearby collector streets, improved pedestrian and bicycle connectivity due to its location along both major and minor pathways in Villebois, and better parent pick-up/drop-off accommodations due to more options and available space.

Other issues to be considered regarding traffic include the fact that currently, the School District is bussing children from within the Villebois boundary since they are attending Boones Ferry Primary. The School District is only bussing children that live outside of a one-mile radius from the school which they attend. Once the new school is built, there will be no bussing of students from within the Villebois boundary, which will result in less bus traffic within Villebois neighborhoods. Bussing routes would be limited to Brown Road, and Barber Street, east from Brown Road; the lack of bussing will result in fewer impacts to the greater Villebois neighborhood.

The proposed school site is more centrally located within the draft school district boundary and provides for excellent external connections in multiple directions resulting in a desirable trip distribution split. The Boeckman connection to the east, future Barber Street and Kinsman Road extensions, Wilsonville, Boones Ferry and Brown Roads all provide external connections to the site. Figure 2 of the traffic memorandum shows the general distribution of the trips to each of the two sites. The only changes between the two sites from a trip distribution point of view are that 5% more trips would come from Wilsonville Road to the east of Brown Road (increase from 5% to 10%), and 5% less trips would come across Boeckman Road (decrease from 35% to 30%). 60% of the trips will come from within Villebois and Montebello for both sites.

Moving the school location to the Villebois East site will alter trip distributions within Villebois and change traffic impacts on the surrounding streets. Traffic patterns and impact times will change from what would be expected from the 70 homes being displaced. The AM Peak Hour traffic (7 to 9 AM) would be expected to be heavier with the elementary school start times coinciding with the AM Peak Hours; however, the elementary school day is done by 3 PM and there would be little to no change to the PM Peak Hour traffic trips (4 to 6 PM). The average home generates 10 traffic trips per day, on a random basis, whereas a school would generate concentrated trips at certain times of the day; trips outside of the school day would be highly variable depending on whether community events or scheduled or not. Traffic trips and impacts would be expected to be minimal on weekends and during the summer months when school is out of session. With no homes built north of Barber Street in Villebois East, all future homeowners will come in knowing of the school's location.

It should also be pointed out that the vision for the Villebois School was to encourage walking and bicycling. An opportunity to develop a well thought out Safe Routes to Schools (SR2S) program presents itself. The City, in partnership with the School District can partner in developing a program that increases multi-modal access to the site. A recently awarded TGM Grant through ODOT will provide funding for this effort.

BACKGROUND:

Due to the downturn in the economy, and as a result of the immediate need to construct a new primary school at Villebois to alleviate overcrowding at Boones Ferry Primary School, the City of Wilsonville and the West Linn/Wilsonville School District have been collaborating on relocating the planned school from the north side of Villebois to the east side. The relocation is generally consistent with the originally planned and approved school location (2003). This change requires a legislative amendment to the Villebois Master Plan.

The West Linn/Wilsonville School District recently passed a bond measure that contains funding to construct a new elementary school at Villebois. This project is a high priority project for the District and funding is immediately available. The School Board/District target for opening the new primary school is September 2012, which means that time is of the essence on advancing the planning so that site acquisition/design/permitting can begin this summer/fall. School construction is expected to take 14 months. The Boones Ferry Primary School is over capacity by several hundred students who are now learning in portable classrooms. The City and the School District desire to build a new school to alleviate the overcrowding while at the same time stimulating housing construction at Villebois by advancing critical infrastructure. These are both important goals.

The real problem is that the originally projected sequence and pace of development is years off schedule, and some of the needed infrastructure to serve a new school is nowhere near the currently owned school site in the north SAP. To construct at the currently planned site would require long-distance extensions of pipe at the public's expense (sewer, storm and water) and installation of extremely expensive components such as temporary sanitary sewer pump stations that would only be thrown away in the future once the permanent system is in place. Additionally, with no internal transportation network (roads, sidewalks or bike paths), children would be forced to be driven to the site or would have to traverse through approximately a half mile and years of future construction to get to the north site. This is hardly the vision originally conceived of a safe and functional neighborhood school.

With the financial toll the economy has taken on the homebuilding industry and specifically some of the development partners at Villebois, the construction of a new school could have a very positive effect on the project, stimulating homebuilding activity in the east Specific Area Plan (SAP) but also benefiting the Villebois project as a whole.

The City is in negotiations with landowners in the area and is making progress. The City recently held a half day design charrette with Costa Pacific Communities and Iverson Architects who created the Villebois vision. The meeting was productive and there were many suggestions discussed and addressed as to how the proposed plan can support the 3 primary design tenets of Villebois – sustainability, connectivity and diversity.

Since the Planning Commission public hearing, a couple of additional emails from Villebois residents were received. The applicant has also included a memorandum with additional map changes. These additional materials are included as exhibits to this report.

Issues to consider include:

- **It is the right thing to do:** Local governments are working collaboratively and are responding appropriately in these tough economic times. It is the right thing to do and important for the children's education.
- **Less cost to develop east side site:** Existing infrastructure such as streets, sewer, storm and water lines makes it less expensive to develop the east side school site.
- **Commitment to quality education:** The city is dedicated to supporting the district's efforts in providing a quality education for children.
- **Long history of helping school district:** The city has supported the school district in the past, for example the relocation of Boones Ferry Elementary, and has a long history of working with the school district.
- **Stimulating Development:** Expectations are that the school construction will stimulate new housing development in the area.
- **Future plans for the property:** The city intends to hold on to the north property for the time being and evaluate options as the real estate market improves.
- **Timing:** A school can potentially be built more expeditiously and substantially more cost efficiently at the east location.

RECOMMENDATION:

Staff respectfully recommends that the City Council conduct a public hearing on the proposal and approve the proposed Ordinance.

HISTORY:

- The first Master Plan for the re-development of the former Dammasch State Hospital was approved on January 31, 1997. This plan was titled the Dammasch Area Transportation Efficient Land Use Plan (DATELUP). DATELUP focused on providing a mixed-use urban village with 2,300 dwelling units, commercial/retail services, civic uses, parks, and a primary school.

- In June 2003, the City of Wilsonville adopted the Villebois Concept Plan, which replaced the DATELUP plan. This effort was an update and refinement to DATELUP, and included three primary design tenets – connectivity, diversity and sustainability. The Villebois Concept Plan contained a primary school as an important civic use.
- In August of 2003, the City of Wilsonville adopted the Villebois Village Master Plan (Ordinance No. 556).
- In June of 2004, the City of Wilsonville adopted amendments to the Villebois Village Master Plan modifying the land use plan map (Ordinance No. 566).
- In December of 2005, the City of Wilsonville adopted amendments to the Villebois Village Master Plan including relocation of the planned elementary school from SAP east to SAP north (Ordinance No. 594). This change was at the request of east side property owners.
- In May of 2006, the City of Wilsonville adopted a new parks and recreation program for Villebois providing increased clarity and specificity regarding the active and passive elements and activities (Ordinance No. 609).

SUMMARY OF PROPOSED CHANGES

- The changes involve removing approximately 70 lots from SAP east and replacing them with a primary school. The school site in the north is being re-programmed with a comparable number of residential uses consistent with the originally approved master plan (2003). The addition of residential uses and associated street grid to the north location is a part of this legislative amendment.
- The Villebois Master Plan is a statutorily mandated mixed-use urban Village to include not less than 2,300 dwelling units. The re-establishment of residential housing types in the north is necessary to offset the loss of units in the east to maintain the overall dwelling unit count. Due to differing housing products/densities in the north and east, lot configurations and street/alley networks, the proposal will result in 7 additional dwellings added to the master plan total unit count, increasing the total number of planned units from 2,493 to 2,500.
- The proposed housing types in the north are compatible with the surrounding land use pattern, providing housing diversity that is generally consistent with types depicted in the surrounding area, and include extensions of streets and alleys to tie into surrounding blocks. The overall densities are in keeping with the Villebois vision for a high-density Village Center and for lower density project edges. The proposed mix of housing types supports the 'diversity' design tenet.

- The existing roundabout at Brown Road will be extended to the north to make a connection into the parking lot of the future school site. As a result, two lots and a small amount of landscaping will be removed to accommodate this extension.
- There are minimal changes to the text of the Master Plan as the Plan already references a primary school. References to the school site in the “north” have been replaced with “east”. The applicant’s materials contain all of the proposed master plan text amendments.
- **Figure 1 - Land Use Plan** map has been modified to delete the residential land uses in the east and have been replaced by the primary school site. The school site will contain 3-acres of community recreation in the form of outdoor covered basketball, playgrounds, and sports fields. The recreational programming of the school site is not proposed to be changed. The land uses in the north have returned to the originally approved master plan housing types and include: small lot single family; medium lot single family; standard lot single family; large lot single family and neighborhood apartments.
- **Figure 2 Neighborhood Concept Diagram, Figure 2A Village Center Boundary and Land Use Map, Figure 6 Conceptual Composite Utilities Plan, Figure 8 Proposed Arterial/Collectors Street System** are not proposed to be modified.
- **Figure 3 - Conceptual Specific Area Plan Boundaries** has been modified to depict a new street grid reflecting the new school site in the east and the reprogramming of residential uses in the north. No other changes are proposed.
- **Figure 4 – Conceptual Sequence of Development** has been modified to depict a new street grid reflecting the new school site in the east and the reprogramming of residential uses in the north. No other changes are proposed.
- **Figure 5 – Parks and Open Space Plan** has been modified to depict a new street grid reflecting the new school site in the east and the reprogramming of residential uses in the north. The major and minor pathway system, linear greens, neighborhood and regional parks are not proposed to be modified. The primary school site will continue to provide 3-acres of community use recreational amenities as envisioned in the originally approved master plan.
- **Figure 5A – Recreational Experiences Plan** has been modified to depict a new street grid reflecting the new school site in the east and the reprogramming of residential uses in the north. The school site will continue to contain a sports court, sports fields (soccer and soft/t-ball), school gym and meeting space, child play, creative play, play structures, drinking fountains, picnic tables and benches as included in the originally approved master plan.

- **Figure 5B – Parks and Open Space Categories** has been modified to depict a new street grid reflecting the new school site in the east and the reprogramming of residential uses in the north. This map also shows the general location of the community park sports fields along the east side of the proposed school site.
- **Figure 6A – Onsite Stormwater Facilities** has been modified to depict a new street grid reflecting the new school site in the east and the reprogramming of residential uses in the north. No other changes are proposed.
- **Figure 6B – Onsite Rainwater Management** has been modified to depict a new street grid reflecting the new school site in the east and the reprogramming of residential uses in the north. No other changes are proposed.
- **Figure 7 – Street Plan** has been modified to show the new residential streets and alleys in the north to accommodate residential development and the associated deletion of the street grid in the east where the new school is proposed. The addition of one-way circulation around East Park along Carinthia Circle has been added as a possible option to enhance student and pedestrian safety. No other changes to the street grid or road hierarchy are proposed.
- **Figure 9A and 9B – Street and Trail Sections – A/B.** A new one way residential street is proposed to be added to the street hierarchy, which would allow for one-way flow with parking on one side and on-street bicycle facilities, off set sidewalks with street trees at a 54' ROW. This street could be used as a design option around East Park to reduce vehicle and pedestrian conflicts and to reduce the distance from the park to the school calming traffic and enhancing student safety.
- **The Villebois Village Master Plan Technical Appendix** is a compendium of appendices that support the material in the master plan and provide a much higher level of detail and analysis. The Technical Appendix contains elements such as traffic memos; 100-year floodplains—maps; transit service route maps; CIP lists and lighting plans. The majority of the Technical Appendix is a series of parks capacity analysis drawings that demonstrate spatially how the envisioned recreational elements could fit into the planned parks facilities. These are not parks designs per se, but were created to demonstrate the physical relationship of the various recreational programs to one another.
- **The Bus Stop** exhibit in the Technical Appendix has been modified to depict a new street grid reflecting the new school site in the east and the reprogramming of residential uses in the north. No other changes are proposed.

- **The Recreational Opportunities and Experiences Map and Map Legend** exhibits of the Technical Appendix have been modified to depict the proposed location of the elementary school in the east and its associated recreational program.
- **Community Park 1** of the parks feasibility plan in the Technical Appendix has been amended to show the conceptual site plan for the primary school. This plan shows the location of sports fields and play areas along the east side of the site and pocket parks and trails to the west.
- **Map 9 of Pocket Park 6, 13 and Linear Green 7** has been modified to show the proposed extension of the Brown Road roundabout to the north to the proposed site.
- **Table 1 – Parks Programming Matrix** has been updated to reflect the proposed change in location of the school site from north to east.
- **Appendix F of the Technical Appendix** contains the parks capacity analysis drawings. Map 6B is of 'Regional Park-8 (RP-8), Coffee Lake Middle' showing the programmed edge of the Coffee Lake wetlands. This area was envisioned in the Master Plan to contain passive recreational opportunities, trails, picnic areas, seating, wildlife viewing, and an interpretive center with a restroom, and parking. This interpretive center was identified by the former master developer of SAP east to provide the SAP east residents with a meeting facility for HOA functions, community meetings or other gatherings. Due to its location along the edge of the wetlands, the idea of interpreting nature was promoted. With the relocation of the primary school to the east side, immediately west of the adopted location of the interpretive center, a separate community building is no longer needed as the primary school will provide the space for community functions. The concept of an environmental area will be maintained in the Plan and achieved through the specific design of the park, which could include covered seating/picnic areas, wildlife viewing areas, outdoor classroom space for gathering and learning as well as a series of interpretive graphics/activities that will speak to the environment, wildlife, wetlands, the Metro Greenspaces partnership, Coffee Creek wetlands/scablands and the unique stormwater management program at Villebois. The proposed changes will satisfy the overall commitment of interpreting the importance of the Coffee Creek wetlands, and will provide the residents with the meeting space that they need for community gatherings.

FINDINGS:

The applicants have submitted the appropriate findings, text and graphic changes in support of the application to relocate the proposed primary school from SAP north to SAP east. The application narrative dated **April 23, 2010** contains findings addressing applicable review criteria necessary for approval and includes Statewide Planning Goals, Comprehensive Plan and the Planning and Land Development Ordinance.

Except where specifically noted, the applicant's findings are incorporated herein as if set forth in their entirety.

Statewide Planning Goals

Goal 1 Citizen Involvement: Public notice was mailed to Federal, State and local agencies, special districts, all owners of property within Villebois, as well as to interested individuals. Public notices were posted at three locations around the City, and printed in the newspaper. This notification encourages participation by a wide variety of individuals. Goal 1 is satisfied.

Goal 2 Land Use Planning: The proposed application involves amendments to the Villebois Village Master Plan. The City's legislative public hearing process before the Planning Commission and City Council provides a procedure for interested parties to supply information. Coordination with affected agencies has occurred via the public hearing notification. Goal 2 is satisfied.

Goal 8 Recreational Needs: The adopted Villebois Village Master Plan includes a comprehensive parks and recreation plan which is an ancillary document to the Parks and Recreation Master Plan and Comprehensive Plan. The proposed amendments will shift park activities to new locations in Villebois but will not diminish the overall recreational program for Villebois. Goal 8 is satisfied.

Goal 10 Housing: The adopted Villebois Village Master Plan, which is an ancillary document to the Comprehensive Plan, includes a Land Use Map that shows the planned locations, residential densities and diversity of housing types for single family, row-houses, condominiums, apartments and mixed-use condos. The Land Use Map must not result in fewer than 2,300 housing units and not below 10-units per acre. The proposed changes will remove some lots from SAP East, but will add some net units to SAP North. The overall changes will not materially affect the total housing numbers or overall density of Villebois. The diversity of housing types remains the same. Goal 10 is satisfied.

Goal 11 Public Facilities: The adopted Villebois Village Master Plan includes a utilities chapter. The utilities chapter is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the proposal, a technical analysis of the proposal's compliance with the relevant City Master Plan, and an analysis of the proposal's compliance with the City's implementation measures of the relevant Master Plan. The *Villebois Village Master Plan* is consistent with the City's Wastewater Collection System Master Plan and the City's Water System Master Plan. The *Villebois Village Master Plan* is consistent with the City's Stormwater Master Plan, and exceeds the standards of City's Stormwater Master Plan with the addition of the proposed Rainwater Management Program.

The *Villebois Village Master Plan* will receive an extensive public review that includes public hearings before the City of Wilsonville Planning Commission and City Council. This *Villebois*

Village Master Plan will be a supporting document to the City of Wilsonville Comprehensive Plan. Goal 11 is satisfied.

Goal 14 Transportation: Villebois is included in the City's Transportation Systems Plan (TSP) which is an ancillary document of the Comprehensive Plan. The proposed plan amendments would have a minimal impact on the street system in Villebois as it would only remove or create local residential streets. Arterials and collectors would not be affected. The Circulation Chapter of the Villebois Village Master Plan compares the proposed street system for Villebois with the provisions of the City's Transportation Systems Plan. The analysis contained in the Circulation Chapter identifies the consistencies and differences between the *Villebois Village Master Plan* and the City's TSP. This Chapter recommends implementation measures that will assure that identified differences are addressed through the appropriate review process for the alternatives proposed with the Villebois street system. Goal 14 is satisfied.

Wilsonville Comprehensive Plan:

Standards for Approval of Plan Amendments

The City's application packet (Submitted on April 23, 2010 - Exhibit A, Finding No. 68) contains findings in support of the legislative request to amend the Villebois Master Plan. The City is authorized to amend the Villebois Master Plan which is a sub-element of the city's Comprehensive Plan and has followed the appropriate application procedures and analysis.

4. *Standards for approval of Plan Amendments.*

In order to grant a Plan amendment, the City Council shall, after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

- a. *The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.*
- b. *The granting of the amendment is in the public interest.*
- c. *The public interest is best served by granting the amendment at this time.*
- d. *The following factors have been adequately addressed in the proposed amendment:*
 - *the suitability of the various areas for particular land uses and improvements;*
 - *the land uses and improvements in the area;*
 - *trends in land improvement;*
 - *density of development;*
 - *property values;*
 - *the needs of economic enterprises in the future development of the area;*

- *transportation access;*
 - *natural resources; and*
 - *the public need for healthful, safe and aesthetic surroundings and conditions.*
- e. *Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.*

Response: The proposal does not conflict with other provisions of the City Code or Plan as is evidenced in the applicant's findings and this report.

Due to the issues and constraints identified in the introduction section of this report related to the currently planned site, the proposed Master Plan amendments are in the best interest of the public. The proposal will allow the school to be built: 1) in the shortest timeline meeting immediate need; 2) the most cost effectively due to its proximity to existing infrastructure; and 3) will provide a more immediate benefit to the children who currently have to learn in portable classrooms.

The factors listed in item d. above, were evaluated as part of the school siting process. The proposed amendments will not conflict with applicable Metro requirements. These criteria are met.

Citizen Involvement Goal 1.1-To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Implementation Measure 1.1.1.a Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.

Response: There was a Planning Commission worksession on this item at the April 14, 2010 meeting and a public hearing conducted on May 12, 2010. All owners of property in Villebois were notified of the public hearing on Case File LP10-001 as well a list of interested parties and agencies. Following the Planning Commission public hearing on the proposal, there will be at least two additional public hearings with the City Council. The first is scheduled for July 19, 2010. This criterion is met.

Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*

3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

Response: There was a Planning Commission worksession on this item at the April 14, 2010 meeting and a public hearing conducted on May 12, 2010. All owners of property in Villebois have been notified of the public hearing on Case File LP10-001 as well a list of interested parties and governmental agencies. Following the Planning Commission review of this proposal, there will be at least two additional public hearings with the City Council. This criterion is met.

Implementation Measure 1.1.1.f Establish and maintain procedures that will allow any interested parties to supply information.

Response: The City is the initiator of this legislative amendment. The legislative amendment review process provides for public hearings and opportunity for interested parties to participate in decisions regarding development at Villebois. This criterion is met.

Implementation Measure 1.1.1.g The Planning Commission will continue to conduct three different kinds of meetings, all of which are open to the public. Whenever feasible and practical, and time allows, the Commission and staff will conduct additional informal meetings to gather public suggestions prior to drafting formal documents for public hearings. The different kinds of meetings conducted by the Commission will include:

1. *Public hearings;*
2. *Work sessions and other meetings during which citizen input is limited in order to assure that the Commission has ample time to complete the work that is pending; and*
3. *Informal work sessions and other meetings during which the general public is invited to sit with the Commission and play an interactive part in discussions. These sessions are intended to provide an open and informal exchange of ideas among the members of the general public and the Commissioners. Such meetings will happen at least two or three times each year.*

Response: A Planning Commission public hearing was conducted on May 12, 2010 meeting. A worksession was held on April 12, 2010. Any interested individuals can provide input and testimony on the proposal at or before the hearing in person or in writing, as well as at the City Council deliberations on this matter. This criterion is met.

GOAL: 2.1 - To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.

Implementation Measure 2.1.1.a. Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

Response: Villebois is an area where future growth will occur, with over 2,300 dwelling units planned. The site is comprehensively planned by the City. Public facilities are available in an orderly manner. These criteria are met.

Implementation Measure 2.1.1.e. Allow new development to proceed concurrently with the availability of adequate public services and facilities as specified in Public Facilities and Services Section (Section C) of the Comprehensive Plan.

Response: The proposed primary school is in a location in Villebois where public infrastructure will be more readily available as opposed to the location in the north. This location will allow the school to meet construction timelines, and will stimulate housing starts in the east, where the project has been stagnant. This criterion is met.

Policy 3.1.2 The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).

Implementation Measure 3.1.2.a Urban development will be allowed only in areas where necessary facilities and services can be provided.

Response: The relocation of the primary school site from the north to the east is an example of coordination of facilities and services concurrent with the school district's need for a new school. This criterion is met.

Implementation Measure 3.1.2.f Coordinate with the appropriate school district to provide for additional school sites substantially ahead of the anticipated need.

Response: The entire school re-location effort is an example of coordination at its highest level, demonstrating cooperation between entities and collaboration on solving problems proactively. This criterion is met.

Policy 3.1.10 The City of Wilsonville shall continue to coordinate planning for educational facilities with all three local school districts and Clackamas Community College.

Response: The school site re-location proposal is an example of coordination for educational facilities, specifically a primary school at Villebois, to alleviate overcrowding and an immediate need for additional classroom space. This criterion is met.

Implementation Measure 3.1.10.a To provide better continuity throughout the community and realize the maximum benefit to the local tax structure, the City will continue to support the consolidation of the entire City limits into one school district.

Response: This issue is beyond the scope of the specific proposal and is not applicable.

Implementation Measure 3.1.10.c The City shall continue to coordinate with the school districts for the planning, scheduling, and construction of needed educational facilities. To minimize unnecessary duplication, the City will also work in concert with the school districts for the provision of recreational facilities and programs.

Response: This effort demonstrates the coordination between the City and the District. From the initial inception of Villebois, and back to DATELUP, the provision of a primary school was a key concept in the land plan. The primary school site will provide important recreational amenities for Villebois in the form of a covered play area; play structures, gymnasium space and sports fields. These facilities will encourage healthy active play and are important for children and adults. This criterion is met.

Implementation Measure 3.1.11.p New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway, and other open space areas identified as environmentally sensitive or hazardous areas for development.

Response: The new primary school will have approximately 3-acres of passive and active usable outdoor recreational areas. The linear green to the west of the site will have activities, the covered play area, sports courts, play grounds and sports fields will all contribute to the overall recreation program for Villebois. This criterion is met.

Implementation Measure 3.1.11.r The City shall continue to work on cooperative arrangements with the school districts to encourage provision of adequate year-round recreational programs and facilities, and to eliminate unnecessary overlap of facilities. Joint ventures in providing facilities and programs should be carefully considered in order to maximize the use of public funds in meeting local needs.

Response: At the appropriate time, the City and the District will discuss joint use agreements for the facilities on site, supporting the above criterion. The school's recreational activities have been carefully programmed into the overall recreational experience at Villebois. This criterion is met.

Implementation Measure 3.1.11.s Facilities constructed to implement the Bicycle and Pedestrian Master Plan shall be designed to insure safe and convenient pedestrian, bike and, where appropriate, equestrian access from residential areas to park, recreational and school facilities throughout the City.

Response: The proposed school site contains a major shared use trail traversing along the west property line, through pocket park 10, and along the north side of the site connecting into the Coffee Creek wetland area. This trail and park will be constructed simultaneously with the school and will be maintained by the District. This criterion is satisfied.

Implementation Measure 3.5.2.a. All development proposals shall be required to provide for a transportation impact analysis by payment to the City for completion of such study by the city's traffic consultant unless specifically waived by the City's Community Development Director because the scale of the proposed development will have very limited impacts.

Response: A master plan level traffic report has been prepared by DKS Associates and is included in the PC record as Exhibit C. While both sites could work, this report demonstrates a preference for the proposed school site. This criterion is met.

Implementation Measure 4.1.5.d Conserve and create open space throughout the City for specified objectives.

Response: Construction of the school will create open space for active recreational purposes. This criterion is satisfied.

Implementation Measure 4.1.5.j Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.

Response: The open space at the school site will have to be relatively flat to be used for sports field development. Some grading will be needed to create the building pad and associated areas for parking/recreation. This criterion is met.

Implementation Measure 4.1.6.b The Villebois Village Master Plan shall contain the following elements:

- 1. An integrated plan addressing land use, transportation, utilities, open space and natural resources.*
- 2. Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within proposed development as well as to the remaining Wilsonville environs.*
- 3. Identification of opportunities for employment and services within a village core area to reduce vehicle trip lengths.*
- 4. Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.*
- 5. Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate build out of over 2300 housing units is accommodated.*

6. *Direction for provision of community housing consistent with Oregon Revised Statute 426.508.*
7. *Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.*

Response: With the proposed amendments, the Villebois Village Master Plan will continue to:

- Have an integrated land use plan addressing transportation, utilities, open space and natural resources;
- Cohesive community gathering space will be provided at the school site;
- Sustainable site design through energy efficiency and LEED certification (or equivalent), rain water management, pedestrian connectivity, transit connections at East Park, mitigated traffic impacts through efficient site design and neighborhood flow, and internal and external connectivity;
- Incorporation of pathways and active and passive park spaces;
- Since no housing is proposed at the school, there are no requirements for community housing or diversity of housing stock;
- The District's consultant team is working collaboratively to create architectural patterns and to select appropriate materials, and create a site plan that encourages bicycle and pedestrian travel and human interaction.

The overall proposal to change the location of the planned elementary school supports the main applicable elements at Villebois. These criteria are satisfied.

Planning and Land Development Ordinance:

Section 4.008. Application Procedures - In General.

(.01) The general application procedures listed in Sections 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:

H. Changes to the text of the Comprehensive Plan, including adoption of new Plan elements or sub-elements, pursuant to Section 4.198;

Response: All submittal requirements (how to apply, hearing notices, hearing procedures, record of proceedings etc.) have been adhered to for this proposal. The City of Wilsonville is the applicant for this proposed Villebois Village Master Plan amendment. The Planning staff has been authorized to act as the City's agent. This criterion is met.

Section 4.009. Who May Initiate Applications.

- (.02) *Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as by the City Council, Planning Commission, or Development Review Board acting by motion.*
- (.04) *In the event that the City of Wilsonville is the applicant, the City Manager may authorize any City employee or consultant to act as the City's agent.*

Response: The application has been authorized by the City Manager, and as the city's agent, Planning Division staff have made application. The application was initiated consistent with the requirements of the city code. This criterion is satisfied.

Section 4.032. Authority of the Planning Commission.

- (.01) *As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use and transportation policy issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:*
 - B. *Legislative changes to, or adoption of new elements or sub-elements of, the Comprehensive Plan;*

Response: The Planning Commission is the appropriate body to review and recommend to the City Council proposed changes to the Villebois Village Master Plan, which was adopted as a sub-element of the City's Comprehensive Plan. This criterion is met.

Section 4.033. Authority of City Council.

- (.01) *Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:*
 - B. *Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.*
- (.02) *When a decision or approval of the Council is required, the Planning Director shall schedule a public hearing pursuant to Section 4.013. At the public hearing the staff shall review the report of the Planning Commission or Development Review Board and provide other pertinent information, and interested persons shall be given the opportunity to present testimony and information relevant to the proposal and make final arguments why the matter shall not be approved and, if approved, the nature of the provisions to be contained in approving action.*

Response: Once a recommendation has been forwarded by the Planning Commission on the proposed amendment, the City Council will conduct two additional public hearings on the proposed Ordinance. The City Council is the final authority on legislative amendments to sub-elements of the Comprehensive Plan. This criterion will be satisfied once the Council portion of the process has been conducted. These criteria are met.

Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.

- (.01) *Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:*
- A. *That the proposed amendment meets a public need that has been identified;*
 - B. *That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
 - C. *That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
 - D. *That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*
- (.02) *Following the adoption and signature of the - Resolution by the Development Review Board or Planning Commission, together with minutes of public hearings on the proposed Amendment, the matter shall be shall be scheduled for public hearing before the City Council.*
- (.03) *Notice of the Council's consideration of the matter shall be provided as set forth in Section 4.012.*
- (.04) *Upon conclusion of its public hearing on the matter, the Council shall adopt its decision by ordinance, authorizing the Planning Director to amend the official zoning map, Comprehensive Plan Map or the text of Chapter 4 as set forth in Section 4.102.*

Response: The application was submitted in compliance with the provisions of the Wilsonville Code, the proposed amendment substantially complies with all applicable goals, policies, and objectives related to legislative hearings processes and do not materially conflict with other provisions of the Code. The proposed legislative amendments are in the best interest of the public for the reasons stated in this staff report. In conclusion, the applicant's proposal satisfies the applicable criteria necessary for approval.

Exhibit List:

- Exhibit A: An email dated May 12, 2010, from Kendra and Richard Van Patten, regarding Villebois site plan change.
- Exhibit B: An email dated May 13, 2010, from Kyle Sawyer, regarding Villebois Elementary School.
- Exhibit C: An email dated June 4, 2010, from Kyle Sawyer, regarding Villebois and New School.
- Exhibit D: Interoffice Memorandum dated May 24, 2010 from Kristy Lacy, Associate Planner; regarding Case File No: LP10-0001, Villebois Village Master Plan Figure Amendments.

Exhibit A

From: Van Patten Kendra & Richard
To: Planning;
Subject: Villebois site plan change
Date: Wednesday, May 12, 2010 10:31:57 PM

Definately think new location is good idea in terms of traffic and infrastructure

Kendra 503 758 9973
Richard 503 758 9974
Van Patten
11742 SW Grenoble

From: kyle.s@jvnw.com
To: [Planning](#)
Subject: Villebois Elementary School
Date: Thursday, May 13, 2010 8:24:39 AM

Exhibit B

I am a Villebois resident. Our family is opposed to the change. Please stick to the original plan. Placing the school in the middle of the residential area is not consistent to what was promised when we purchased our home on Costa Circle. I am sure you have heard the arguments: traffic flow issues, costs, safety, etc.

Thank you for the chance to write.
Kyle Sawyer
Sent from my Verizon Wireless BlackBerry

From: Kyle Sawyer
To: Planning; Wheeler, Mike;
Neamtzu, Chris;
Subject: Villebois and New School
Date: Friday, June 04, 2010 3:52:33 PM

Exhibit C

I am a resident at Villebois. My family and I are opposed to the change of proposed location for the school.

The original proposed selected site is acceptable.

It does not make any sense at all placing a school in the middle of a residential area. The new site would be on the busiest location that feeds traffic into the community. Safety, parking, traffic, are serious concerns.

I believe that the change is also a "hood wink" to the community in an attempt to bail out one of the failed contractors/bank. This is **wrong**, and a waste of **our** hard earned money.

Please leave it alone.

Kyle D. Sawyer
JVNW, Inc.
390 S Redwood Street
Canby, OR 97013

Ph 503-263-2858 x 104
Fx 503-263-2868
Cl 503-318-3939

Important Notice: This email is confidential. It may contain legally privileged information and is intended only for the recipient. Access, disclosure, copying or distribution of it by anyone else is prohibited and may be a criminal offense. Please delete if obtained in error and email a confirmation to the sender.

Exhibit D

INTEROFFICE MEMORANDUM

Planning Division

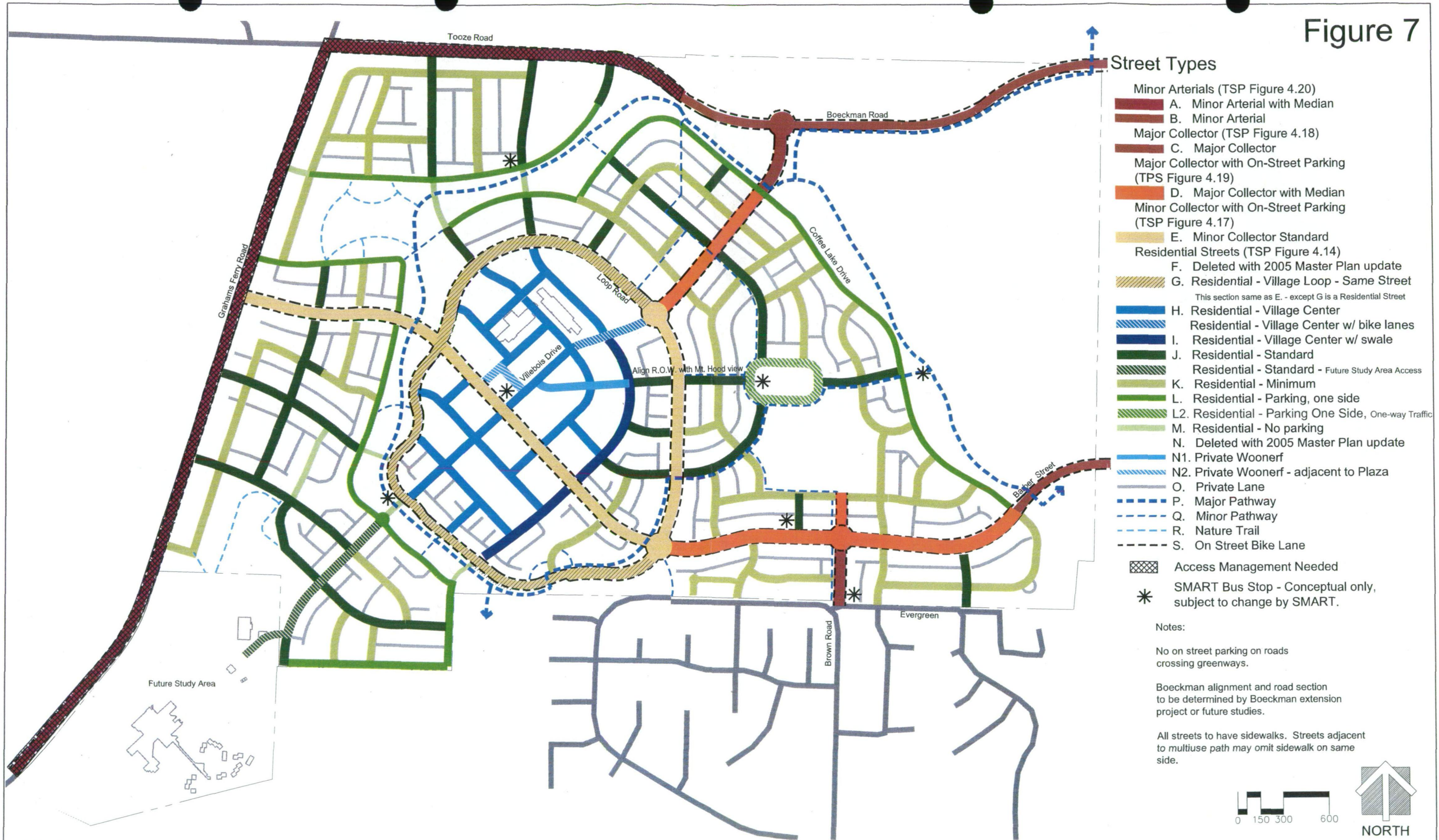
To: Chris Neamtzu, Planning Director
From: Kristy Lacy, Associate Planner
Subject: Case File No: LP10-0001
Villebois Village Master Plan, Figure Amendments
Date: 05/24/10
CC (Memo Only): Blaise Edmonds, Manager of Current Planning
Steve Adams, Assistant City Engineer

It has come to my attention that there were some errors in the original mapping in terms of the street designation for Brown Road north of the roundabout. Exhibit 9 – Figure 7: *Street Plan* of our original April 23, 2010 submittal identified Brown Road as a “Residential – Minimum” street. I was informed that the Intergovernmental Agreements with the West Linn Wilsonville School District describe this section of Brown Road as a “Major Collector with Median.” The cross section for that designation includes a bicycle lane thereby necessitating a change to Exhibit 5 – Figure 5A: *Recreational Experiences Plan* and Exhibit 11 – *Technical Appendix: Recreational Opportunities & Experiences* to include on-street bicycle lanes. Please accept the attached maps to reflect the appropriate changes.

Thank you.

Attachments

Figure 7



- ### Street Types
- Minor Arterials (TSP Figure 4.20)
 - A. Minor Arterial with Median
 - B. Minor Arterial
 - Major Collector (TSP Figure 4.18)
 - C. Major Collector
 - Major Collector with On-Street Parking (TPS Figure 4.19)
 - D. Major Collector with Median
 - Minor Collector with On-Street Parking (TSP Figure 4.17)
 - E. Minor Collector Standard
 - Residential Streets (TSP Figure 4.14)
 - F. Deleted with 2005 Master Plan update
 - G. Residential - Village Loop - Same Street
This section same as E. - except G is a Residential Street
 - H. Residential - Village Center
 - I. Residential - Village Center w/ bike lanes
 - J. Residential - Village Center w/ swale
 - K. Residential - Standard
 - L. Residential - Standard - Future Study Area Access
 - M. Residential - Minimum
 - N. Residential - Parking, one side
 - L2. Residential - Parking One Side, One-way Traffic
 - M. Residential - No parking
 - N. Deleted with 2005 Master Plan update
 - N1. Private Woonerf
 - N2. Private Woonerf - adjacent to Plaza
 - O. Private Lane
 - P. Major Pathway
 - Q. Minor Pathway
 - R. Nature Trail
 - S. On Street Bike Lane
 - Access Management Needed
 - SMART Bus Stop - Conceptual only, subject to change by SMART.

Notes:

- No on street parking on roads crossing greenways.
- Boeckman alignment and road section to be determined by Boeckman extension project or future studies.
- All streets to have sidewalks. Streets adjacent to multiuse path may omit sidewalk on same side.

NOTES:
 The Villebois Village Master Plan shall comply with the city of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

Street Plan

MAY 12, 2010

Figure 5A



Legend

- Stormwater/Rainwater Feature: Pond, Swale
- Minor Water Feature
- Major Water Feature
- Shelter
- Restrooms
- Overlook
- Private Recreation: Pool, Weight Room, Meeting Room
- School Gym: Meeting Room
- Drinking Fountain
- Bench
- Picnic Table
- Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
- Child Play: Creative Play, Play Structures
- Lawn Play: Lawn Areas, Dog Park
- Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
- Neighborhood Commons, Transit Stop, Plaza/Gathering
- Existing Trees
- Parks & Open Space
- SROZ

Circulation

- Major Path
- Minor Path
- Nature Trail
- Major Pedestrian Connections
- Minor Pedestrian Connections
- Sidewalks
- On Street Bike Lane



Recreational Experiences Plan

MAY 12, 2010

Legend

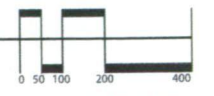
- Stormwater/Rainwater Feature
- Minor Water Feature
- Major Water Feature
- Shelter
- Restrooms
- Overlook
- Private Recreation Pool, Weight Room, Meeting Room
- School Gym Meeting Room
- Drinking Fountain
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- Child Play: Creative Play, Play Structures
- Lawn Play Lawn Areas, Dog Park
- Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
- Neighborhood Commons: Transit Stop, Plaza/Gathering
- Existing Trees
- Parks & Open Space
- SROZ

Circulation

- Major Path
- Minor Path
- Nature Trail
- Major Pedestrian Connections
- Minor Pedestrian Connections
- Sidewalks
- On Street Bike Lane



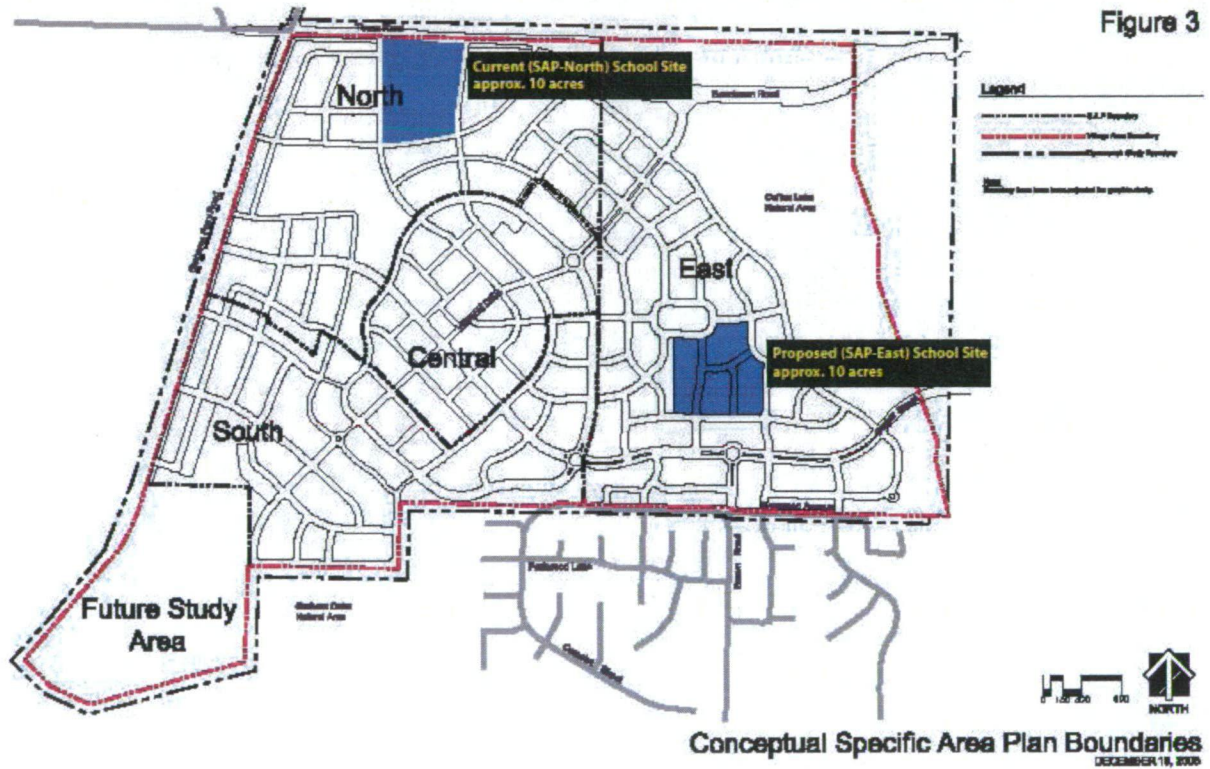
Villebois
 Villebois Parks Master Plan
 Recreational Opportunities & Experiences



05.12.10

Attachment 2

PROPOSED LEGISLATIVE AMENDMENT VILLEBOIS VILLAGE MASTER PLAN (City File No. LP10-0001)



The City of Wilsonville
Recommended by Planning Commission
May 12, 2010

**APPLICATION NO. LP10-0001
VILLEBOIS VILLAGE MASTER PLAN**

PROPOSAL:

The City of Wilsonville is requesting to amend the Villebois Village Master Plan, an implementing document of the Wilsonville Comprehensive Plan, to relocate the planned elementary school site from the north portion of Villebois to the east portion of Villebois. Amendment to the Villebois Village Master Plan to designate the north portion being vacated by the school site into a residential use and displacing residential units in the east. Associated text and maps will be modified to implement the location change.

LOCATION: Approximately 480 acres on the west side of Wilsonville commonly referred to as Villebois.

PROPOSED VILLEBOIS ELEMENTARY SCHOOL SITE – SAP-EAST

Current Zoning: Clackamas County – Exclusive Farm Use – (EFU)

City Comprehensive Plan: Residential Village

The proposed school site is within the UGB and within the City Limits.

Applicable Goals Policies and Implementation Measures – Comprehensive Plan:

Plan Goals, Policies and Implementation Measures:	
Plan Amendments	Pages 7, 8 and 9
Goal 1.1	Citizen Involvement
IM 1.1.1.e and f	Citizen Involvement
IM 2.1.1.a	Development consistent with the land use
IM2.1.1.e	Adequate public services and facilities
IM 3.1.2.a	Adequate public services and facilities
IM 3.1.2.f	Coordinate school sites with School District
Policy 3.1.10.a	Coordinate planning for educational facilities
IM 3.1.10.d	Coordinate planning for educational facilities
IM 3.1.11.p	New development provide for parks
IM 3.1.11.r	City coordinate with school districts for parks
IM 3.1.11.s	Design for safe pedestrian and bicycle facilities
IM 3.5.2.a	Traffic analysis for new development
IM 4.1.5.d	Conserve and create open space
IM 4.1.5.j	Open space conforms with the City needs
Policy 4.1.6.b (1 through 7)	Villebois Village Master Plan

Applicable Review Criteria – Planning and Land Development Ordinance:

Zoning Review Criteria:

Section 4.003	Consistency with Plan and Laws;
Section 4.008	Application Procedures – In General
Section 4.009	Who may initiate applications
Section 4.014	Burden of proof
Section 4.015	Findings and conditions
Section 4.029	Zoning consistent with Comprehensive Plan
Section 4.032	Authority of the Planning Commission
Section 4.033	Authority of the City Council
Subsections 4.198(.01 through .05)	Comprehensive Plan Changes Adopted by the City Council

Other Applicable Plans for the Proposed School Site at SAP-East:

- Villebois Village Master Plan
- Wilsonville Comprehensive Plan
- Applicable Statewide Planning Goals 1, 2, 8, 10, 11, 14;
- Metro Urban Growth Management Functional Plan;
- Oregon Revised Statute 426.508
- SAP-East, Villebois
- SAP-North, Villebois
- Transit Master Plan
- Bicycle and Pedestrian Master Plan
- Parks and Recreation Master Plan
- Transportation Systems Plan
- Stormwater Master Plan
- Oregon Revised Statute 426.508

EXISTING VILLEBOIS ELEMENTARY SCHOOL SITE – SAP-NORTH

Current Zoning: Clackamas County – Exclusive Farm Use – (EFU)

City Comprehensive Plan: Residential Village

The existing school site is within the UGB but not within the City Limits.

Applicable Goals, Policies and Implementation Measures – Comprehensive Plan:

Plan Goals, Policies and Implementation Measures:

Plan Amendments	Pages 7, 8 and 9
Goal 1.1	Citizen Involvement
IM 1.1.1e and f	Citizen Involvement
IM 2.1.1.a	Development consistent with the land use
IM2.1.1.e	Adequate public services and facilities
IM 3.1.2.a	Adequate public services and facilities
IM 3.1.2.f	Coordinate school sites with School District
Policy 3.1.10.a	Coordinate planning for educational facilities
IM 3.1.10.d	Coordinate planning for educational facilities
IM 3.1.11.p	New development provide for parks
IM 3.1.11.r	City coordinate with school districts for parks
IM 3.1.11.s	Design for safe pedestrian and bicycle facilities

IM 3.5.2.a	Traffic analysis for new development
IM 4.1.5.d	Conserve and create open space
IM 4.1.5.j	Open space conforms with the City needs
Policy 4.1.6.b (1 through 7)	Villebois Village Master Plan

Applicable Review Criteria – Planning and Land Development Ordinance:

Zoning Review Criteria:

Section 4.003	Consistency with Plan and Laws;
Section 4.008	Application Procedures – In General
Section 4.009	Who may initiate applications
Section 4.014	Burden of proof
Section 4.015	Findings and conditions
Section 4.029	Zoning consistent with Comprehensive Plan
Section 4.032	Authority of the Planning Commission
Section 4.033	Authority of the City Council
Subsections 4.198(.01 through .05)	Comprehensive Plan Changes Adopted by the City Council

Other Applicable Plans for the Property at SAP-North:

Villebois Village Master Plan
Wilsonville Comprehensive Plan
Applicable Statewide Planning Goals 1, 2, 8, 10, 11, 14;
Metro Urban Growth Management Functional Plan;
Oregon Revised Statute 426.508
SAP-East, Villebois
SAP-North, Villebois
Transit Master Plan
Bicycle and Pedestrian Master Plan
Parks and Recreation Master Plan
Transportation Systems Plan
Stormwater Master Plan
Oregon Revised Statute 426.508

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Villebois Village Master Plan The City of Wilsonville

(Proposed Amendments to the Villebois Village Master Plan - Adopted May 15, 2006)

Bold/Italic = Proposed new words.

~~Words~~ = Deleted words

The following proposed findings of compliance to the Villebois Village Master Plan are not to be included in the amended and adopted Villebois Village Master Plan document.

CHAPTER 1 – PURPOSE & SCOPE OF VILLEBOIS VILLAGE MASTER PLAN

1.1 PURPOSE

The *Villebois Village Master Plan* was developed in close coordination with City staff, following adoption of the *Villebois Village Concept Plan*. The *Villebois Village Master Plan* affects an estimated 480-acre area identified on *Figure 1 – Land Use Plan* as the “Village Area Boundary.” The *Villebois Village Master Plan* is intended to implement the *Villebois Village Concept Plan* and serve as a basis for Village zone development standards. These standards in turn direct development through the build-out period of the *Concept Plan*. The *Villebois Village Master Plan* provides a detailed analysis of the framework systems identified in the *Concept Plan*, including the land use program, parks and open space system, utilities framework and circulation system. Consistency of these elements with the relevant system Master Plans is shown in the *Villebois Village Master Plan*. Compliance with the *Concept Plan* and with all other City, State and Regional applicable review criteria is presented in a separate supporting document.

The *Villebois Village Master Plan* incorporates the guiding design principles that were adopted in the *Villebois Village Concept Plan*. The guiding design principles are listed below.

Connectivity: Refers to a series of physical connections created within the village that also fosters other “connections,” such as the link between land use and transportation, as well as a sense of place and a sense of community. The list of these connectivity options and where they are addressed are as follows:

- Land Use Patterns (see Chapter 2);
- Parks/Open Space and Pathways (see Chapter 3); and
- Transportation (see Chapter 5).

Diversity: Refers to Villebois’ commitment to providing a community that offers many options and choices for those who live, work and play there. The list of these diversity options and where they are addressed are as follows:

- Housing Options (see Chapter 2);
- Village Center (see Chapter 2);
- Parks/Open Space (see Chapter 3); and
- Transportation (see Chapter 5).

Sustainability: *Refers to the thread of stewardship and viability – social, environmental and economic – that is woven throughout every aspect of Villebois.*

The list of sustainability examples and where they are addressed are as follows:

- Village Center and Neighborhood Centers (see Chapter 2);
- Parks/Open Space (see Chapter 3); and
- Rainwater Systems (see Chapter 4).

1.2 SCOPE

Prior to or concurrent with approval of this *Villebois Village Master Plan*, the City of Wilsonville Comprehensive Plan text will be amended to include a discussion of the Residential-Village (RV) land use designation (City File 02PC07A) and the Comprehensive Plan Map will be revised to designate the *Villebois Village Master Plan* area Residential-Village (City File 02PC07C). The uses and systems envisioned by the *Villebois Village Master Plan* within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08 – WC 4.125).

The Land Use Chapter, which follows, identifies the proposed land uses to be developed a Villebois Village to create a complete community with a vibrant mixed-use Village Center as envisioned in the *Villebois Village Concept Plan* (City File 02PC06). It provides goals, policies and implementation measures for the general land use plan, residential neighborhood housing, the Village Center, and the elementary school.

The Parks and Open Space / Off-Street Pathways Chapter demonstrates that Villebois Village meets the vision of the City's Parks & Recreation Master Plan of a "comprehensive parks and recreation system that grows along with the community" by providing diversity in the types of recreational opportunities within the Village and responding to the unique opportunity to provide a regional link between the adjacent major open space and wildlife areas. This project does not require amendment of the City's Parks & Recreation Master Plan in order to be implemented. However, the next scheduled update of the City's Parks & Recreation Master Plan will need to account for the addition of the *Villebois Village Master Plan* area.

The Utilities Chapter is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the proposal, a technical analysis of the proposal's compliance with the relevant City Master Plan, and an analysis of the proposal's compliance with the City's implementation measures of the relevant Master Plan. The *Villebois Village Master Plan* is consistent with the City's Wastewater Collection System Master Plan and the City's Water System Master Plan. The *Villebois Village Master Plan* is consistent with the City's Stormwater Master Plan, and exceeds the standards of City's Stormwater Master Plan with the addition of the proposed Rainwater Management Program. ~~However, The City's Stormwater Master Plan was recently updated to comply with Metro Title 13 for the entire city and including Villebois. will need to account for the inclusion of the Villebois area when next updated.~~ The Circulation Chapter compares the proposed street system for Villebois with the provisions of the City's Transportation Systems Plan (TSP). The analysis contained in the Circulation Chapter identifies the consistencies and differences between the *Villebois Village Master Plan* and the City's TSP. This Chapter recommends implementation measures that will assure that identified differences are addressed through the appropriate review process for the alternatives proposed with the Villebois street system.

The *Villebois Village Master Plan* will receive an extensive public review that includes public hearings before the City of Wilsonville Planning Commission and City Council. This *Villebois Village Master Plan* will be a supporting document to the City of Wilsonville Comprehensive Plan.

CHAPTER 2 – LAND USE

2.1 INTRODUCTION / PROPOSAL

Figure 1 – Land Use Plan identifies the proposed land uses to be developed at Villebois to create a complete community with a vibrant Village Center. At build-out, Villebois will be an urban village of at least 2,300 residential units surrounding a mixed-use Village Center comprised of residential, office, retail and/or related employment uses. The development of the land use design relied heavily upon the three guiding principles of connectivity, diversity and sustainability described in the *Villebois Village Concept Plan* and discussed in the previous chapter. The *Concept Plan* also identified the following key design elements, which represent the principle building blocks upon which the Villebois Village is to be developed:

- Neighborhoods
- Village Center
- Commercial Development and Employment
- Elementary School
- Parks and Open Spaces
- Rainwater Systems
- Environmental Programs
- Connectivity

The Villebois Village Master Plan also recognizes the Future Study Area, formerly known as the Living Enrichment Center (LEC), which represents approximately 8% of the total acreage of the Residential – Village area.

This chapter focuses on the first four design elements and the Future Study Area. Parks and Open Spaces are discussed in Chapter 3, Rainwater Systems in Chapter 4, Connectivity in Chapter 5, and the pertinent Environmental Programs as applicable in Chapters 3, 4, and 5.

The Neighborhoods of Villebois Village

The neighborhood is the organizing land use principle for Villebois. Design elements characterizing the neighborhoods include:

- One-quarter mile radius in size,
- Neighborhood edges defined by the roadway system,
- A mix of housing types,
- A commons at each neighborhood,
- The Village Center at the confluence of the neighborhoods, and
- Open space linkages between neighborhoods and to adjacent open space.

The *Villebois Village Master Plan* provides three distinct neighborhoods, each within a quarter mile radius of the Village Center, as shown in *Figure 2 – Neighborhood Concept Diagram*. The extensions of Boeckman Road and Barber Street form the internal edges of these neighborhoods. A Neighborhood Commons is a public open space that defines the center of each neighborhood

and may include a Neighborhood Center with convenient retail, transit stop and postal services. It is about a five-minute walk from each Neighborhood Commons to the Village Center - forming a human-scale, pedestrian-oriented environment. Convenient retail uses at the Neighborhood Center are intended to serve the basic needs of neighborhood residents and are small in scale (no more than 3,500 square feet in area), compared to the larger retail development within the Village Center.

Figure 1 – Land Use Plan (See revised map in Exhibit 1)

Figure 2 – Neighborhood Concept Diagram (Note: No changes are proposed as a part of this application.)

Each neighborhood will include a mix of housing types, including detached and attached single-family lots with a variety of lot sizes ranging from about 9,500 square feet to approximately 2,500 square feet, ancillary dwellings, cluster housing and row houses. Market segments will include market rate for-sale and rental homes, affordable housing, and community housing per ORS.426.508.

The State statute defines "community housing" to mean residences for "chronically mentally ill persons." The F.H. Dammasch State Hospital property requires, as part of its sale, no more than ten acres total be reserved to this special community housing type.

The larger single-family lots will be located adjacent to existing single-family homes along Brown Road and Evergreen Road to the south, the Future Study Area to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed Coffee Lake Drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft transition between the built and the natural environment. The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center.

The Village Center

The Village Center, with its heart at the intersection of Villebois Drive and the Barber Street extension, occupies about 42 acres at the center of Villebois (*see Figure 2A – Village Center Boundary & Land Use Plan*). Design elements, which characterize the Village Center include:

- Higher-density residential housing,
- Mixed-use development,
- A location inside a loop road connecting with three neighborhoods,
- Opportunities for office/commercial/light industrial/civic uses,
- Easy access to multi-modal transportation opportunities,
- Inclusion of parks and greenway features, and
- Adaptation of former Dammasch State Hospital buildings, as feasible.

Higher density development in the Village Center includes, but is not limited to, multi-family residential and mixed-use development such as ground level retail or office and "flex-space" uses with office or multi-family residential units above.

The Village Center is intended to create the opportunity for the core area of Villebois to have a higher concentration of employment uses than may be allowed with the underlying Village zone. This area is designated for mixed-use (residential, retail, civic, and office development) and related employment uses. The transportation framework - including the Barber Street extension, Villebois Drive, the Loop Road and transit stops - provides access for cars, pedestrians and

bicyclists in this high-density area. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

- *Consumer Goods*: bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
- *Food and Sundries*: bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
- *General Office*: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- *Service Commercial*: bank, day care center, photo processing, telecommunications, upholstery shop.
- *Lifestyle and Recreation*: hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- *Hospitality*: hotel, bed and breakfast, conference center.
- *Light Manufacturing/Research and Development*.
- *Civic/Institutional*: meeting hall, library, museum, churches, farmer's market, community center.
- *Residential*: condominiums, apartments, and townhouses.

Figure 2A – Village Center Boundary & Land Use Plan (Note: No changes are proposed as a part of this application.)

Net residential density in the Village Center ranges from just over 16 dwelling units per acre (for row houses) to 50 or more dwelling units per acre (for specialty condos) and includes flex-space in mixed-use buildings, freestanding condominiums and apartments, and apartments above retail or office space. Individual buildings will range in height from one to four or more stories. The Village Center is defined by the greenway to the west and is organized around open space areas Villebois Drive, and the former Dammasch State Hospital buildings.

The Elementary School

In accordance with the recommendation and request of the West Linn/Wilsonville School District, a 10-acre elementary school (inclusive of a 3-acre Community Park) is planned to be provided within Villebois. *Figure 1 – Land Use Plan* shows the elementary school location within SAP ~~North~~ **East**. The School District has indicated that they will continue to work with the Master Planner, the City and affected property owners throughout the subsequent planning and development stages of the project.

Finding 1. Through coordination with the West Linn/Wilsonville School District it was determined that development of the Villebois Village and timing of the new school were not the same. The Villebois Village has developed slightly slower than anticipated; therefore, utilities are not available to serve the original SAP-North school site. Utilities could be extended to the site; however, they would come at a significant cost much of which the benefit would never be recognized over time. For example, extension of the utilities would require temporary facilities that upon future development would be removed. Based upon this information, the City has coordinated with the School District to provide a site within SAP-East. The site will front on an improved roadway in close proximity to existing development.

Future Study Area – (Formerly LEC)

Per the City's approval of City Files 02PC07A and 02PC07C, the Future Study Area, formerly known as the Living Enrichment Center (LEC), has been included in the area to be designated Residential – Village on the Comprehensive Plan Land Use Map. The Future Study Area is located on a parcel that is approximately 42.8 acres in area. Approximately 23.2 acres are located within the City's Significant Resource Overlay Zone (SROZ) overlay leaving approximately 19.6 acres outside of the SROZ boundaries.

Representatives of LEC have provided testimony on the proposed future uses of the LEC campus.

In their March 31, 2003 letter, a representative of LEC proposed the following uses (which include expansion of some or all current uses):

- New sanctuary;
- New teen center;
- Chapel; and
- Expansion of the retreat center, including additional overnight lodging facilities and senior housing and care facilities.

The *Villebois Village Master Plan* recognizes the Future Study Area as part of the Residential – Village Comprehensive Plan land use designation and illustrates this area within the boundaries of the Master Plan. Full analysis of the Future Study Area's compliance with the City's Comprehensive Plan and its various sub-elements is not included in this document (City File 02PC07B).

A Specific Area Plan (SAP) will be submitted for this property in the future and as a part of this SAP approval, compliance must be demonstrated with the *Villebois Village Master Plan*, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

The Next Step

Prior to or concurrent with approval of this *Villebois Village Master Plan*, the City of Wilsonville Comprehensive Plan text will be amended to include the Residential-Village (R-V) land use designation (City File 02PC07A) and the Comprehensive Plan Map will be revised to designate the *Villebois Village Master Plan* area Residential-Village (City File 02PC07C). The uses and systems envisioned by the *Villebois Village Master Plan* within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08).

Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Area Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area Plans will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are conceptually identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. SAP boundaries will be refined with the adoption of SAPs. Specific Area Plans will include a Pattern Book and Community Elements Book, as well as other items as specified in the implementing Village zone. The pattern book will depict the architectural character of the Specific Area Plan. The Community Elements Book will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards. Villebois will be developed over a period of 7 to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of utilities and infrastructure, and timing of road improvement approval and funding (see *Figure 4 – Sequence of Development*).

Figure 3 – Conceptual Specific Area Plan Boundaries (See revised map in Exhibit 2.)

Figure 4 – Sequence of Development (See revised map in Exhibit 3.)

2.2 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

GENERAL – LAND USE PLAN

Goal: *Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.*

POLICIES

1. *The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois Village Master Plan area.*
2. *Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on Figure 1 – Land Use Plan or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the Villebois Village Concept Plan, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the Villebois Village Master Plan.*
3. *The Villebois Village shall provide civic, recreational, educational and open space opportunities.*
4. *The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.*
5. *Development of Villebois shall be guided by a Finance Plan and the City's Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below).*

IMPLEMENTATION MEASURES

1. *Allow for unique planning and regulatory tools that are needed to realize the Villebois Village Master Plan. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books.*
2. *Adopt the newly created Village zone district, which may be applied to the Villebois Village Master Plan area designated Residential-Village on the Comprehensive Plan Map. The new Village zone shall be based on the Villebois Village Master Plan Goals, Policies and Implementation Measures contained within this document.*
3. *Refinements to the Villebois Village Master Plan are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the Villebois Village Master Plan without requiring an amendment to the Villebois Village Master Plan provided the refinement is not significant. Non-significant refinements shall be defined in the Village ("V") Zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses.*
1. *Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village ("V") Zone text.*
4. *The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois*

Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.

- 5. The Specific Area Plan (SAP) the Future Study Area shall demonstrate compliance with the Villebois Village Master Plan, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.*

RESIDENTIAL NEIGHBORHOOD HOUSING

Goal

The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Policies

- 1. Each of the Villebois Village's neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.*
- 2. Affordable housing within Villebois shall include rental and home ownership opportunities.*
- 3. The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.*
- 4. The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the Villebois Village Master Plan.*
- 5. The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.*
- 6. The Villebois Village shall include community housing types consistent with Oregon Revised Statute 426.508(4), which requires that no more than 10 acres be retained from the sale of the former Dammasch State Hospital property for development of community housing for chronically mentally ill persons. The City of Wilsonville, the Oregon Department of Administrative Services, and the Mental Health and Developmental Disability Services Division shall jointly coordinate the identification of the acreage to be retained.*
- 7. The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor's Quality Development Objectives and the Governor's Livability Initiative.*
- 8. Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly.*
- 9. Higher density residential uses shall be of a scale and design in keeping with the desired vision for Villebois as expressed in the Villebois Village Concept Plan and in the Policies and Implementation Measures of the Villebois Village Master Plan.*
- 10. Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.*

Implementation Measures

1. *Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian oriented character of the concepts contained in the Villebois Village Concept Plan and the contents of this Villebois Village Master Plan.*
2. *Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.*
3. *Develop affordable housing objectives for Villebois. Develop strategies to accomplish a variety of mixes and densities and indicate how build out under each Specific Area Plan implements those strategies and contributes to the overall goals and policies of the Villebois Village Master Plan. The affordable housing objectives and plan is to be submitted before, or together with, the application for SAP Central.*

VILLAGE CENTER

Goal: *The Villebois Village shall include a mixed-use Village Center that will be the core of the community.*

Policies

1. *The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.*
2. *The Village Center shall encourage multi-modal transportation system opportunities with good access by vehicular, pedestrian, bicycle and transit traffic.*
3. *The Village Center shall include a civic plaza to serve as a community gathering space, along with a main street environment establishing a social atmosphere that encourages residents and visitors to linger and interact.*
4. *Connectivity to the Village Center from adjacent neighborhoods shall ensure that services are centralized and convenient to pedestrian-oriented shopping.*
5. *The core area of the Village Center shall provide for mixed-use residential, retail, and employment areas that may include office uses and live-work housing opportunities.*
6. *The Villebois Village shall allow redevelopment of the former Dammasch State Hospital building provided that it does not create conflicts with the overall development plan.*

Implementation Measures

1. *Establish a review process for the Village Center with the implementing Village zone ordinances. This review process shall guide development in the Village Center and recognizes that uses may evolve over time as this area matures.*
2. *Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.*
 - *Consumer Goods:* bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
 - *Food & Sundries:* bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
 - *General Office:* professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
 - *Service Commercial:* bank, day care center, photo processing, telecommunications, upholstery shop.

- *Lifestyle & Recreation*: hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- *Hospitality*: hotel, bed and breakfast, conference center.
- *Light Manufacturing/Research and Development*.
- *Civic/Institutional*: meeting hall, library, museum, churches, farmer's market, community center.
- *Residential*: condominiums, apartments, and townhouses.

ELEMENTARY SCHOOL

Goal: *The Villebois Village Master Plan shall provide for an elementary school within the Villebois Village portion of the Villebois Village Concept Plan.*

Finding 1. The current 10-acre site for an elementary school is located in SAP North meeting this Goal. The West Linn/Wilsonville School District is proposing a new site location within the Villebois Village Master Plan for the elementary school on a 10-acre parcel in SAP-East. The new location also meets the intent of the goal. The current 10-acre site is owned by the City and is planned to be designated for future residential development which was the intent of the original Villebois Village Master Plan.

Policies

1. *The Plan for Villebois Village shall provide an elementary school site in a location that provides safe and convenient access and complements the surrounding neighborhood.*

Finding 2. The school is currently planned for a site in SAP-North which is among the last areas to be developed. The site is isolated from the developed residential areas in Villebois, and is disconnected from pedestrian paths and sidewalk system in Villebois. Specifically, the site is located near an upland forest which is identified for preservation making direct pedestrian connections difficult. The proposed site for the elementary school is within SAP-East in a location that will provide safer and more convenient access superior to that of the current site in SAP-North. The proposed location has immediate frontage to an existing street (Lisbon Street) that was constructed in SAP-East, Phase 1. The forthcoming Planned Development Plan (PDP) for the elementary school at SAP-East, will be complementary to the adjacent SAP-East neighborhood.

2. *Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school.*

Finding 3. The City and the school district were directly involved in the site selection and purchase of the proposed elementary school site and have subsequently signed an agreement for the public infrastructure development to serve the site. The City has had several meetings with the Master Planner and with the current property owners about the preliminary planning and development stages related to the proposed elementary school site planning meeting this policy.

Implementation Measure

1. *The school site shall be developed in the location noted on Figure 1 – Land Use Plan.*

Finding 4. The purpose of this application is to relocate the school site and to modify the location on Figure 1 – Land Use Plan meeting this implementation measure. **(See revised map in Exhibit 1.)**

2. Architectural and community elements associated with the school shall be addressed in the forthcoming SAP ~~North~~ East application. If these details are not available at the time of SAP ~~North-East~~ application, a SAP amendment may be filed to address these elements when the school is ready to develop.

Finding 5. As indicated previously, this application seeks to revise the Master Plan by relocating the school from SAP North to SAP East. Changes to this Implementation Measure are included above. The forthcoming Planned Development Plan (PDP) application to the Development Review Board for the elementary school, will further address these elements.

CHAPTER 3 – PARKS & OPEN SPACE / OFF-STREET TRAILS & PATHWAYS

3.1 INTRODUCTION / PROPOSAL

The parks and open space plan is designed to provide a range of experiences for residents and visitors to Villebois. The goal is to offer a variety of opportunities that are engaging to all senses, through the provision of programming elements that allow for a wide variety of experiences. For example, sports fields and courts providing for organized play such as soccer, bocce ball, basketball and tennis are provided as well as numerous lawn areas for informal play, such as tag football, Frisbee or catch.

Parks and open spaces in Villebois will offer a wide variety of experience intensities. Experiences can be highly active, such as three-on-three basketball, or highly passive, such as reading on the grass in Hilltop Park. Areas of tranquility and areas of intense activity are distributed throughout the community, with care taken to minimize conflict between the two. On any given day, a resident or visitor to Villebois can choose to join the game of basketball going on near West Park or just as easily take a quiet walk through a wooded area. Park experiences are connected to one another through an interconnected trail and pathway system within Villebois. Residents and visitors to Villebois can easily access miles of trails, pathways, sidewalks and bike lanes throughout the community, as shown on Figure 5. Paths and trails connect through developed parks, meander along natural areas and connect destination points within Villebois and connect to the larger Wilsonville community. Existing natural features are celebrated in the parks, and enhanced through tree planting, wetland improvements, and the establishment of plantings as wildlife forage and habitat. Many of the edges of Villebois abut preserved natural areas, such as Coffee Lake Natural Area and the Graham Oaks Natural Area. Trails along and into these areas are provided as well as overlook points with seating for opportunities to stop and appreciate the natural areas. Many different uses and goals are continually competing within Villebois for limited space.

Some of these competing factors include the obligation to achieve at least 2,300 units within Villebois, the emphasis on connectivity resulting in an increase in the number of streets and paths provided, the provision of a mixed-use center, the protection of natural resources, stormwater detention and water quality as well as rainwater components and park space. In balancing all of these factors, choices must often be made between them. In preparation of this Master Plan, City guidance has emphasized a value on the provision of usable park spaces.

The provision of active or usable park spaces within Villebois has been balanced with the provision of rainwater features within the parks. In general, conceptual planning for the parks has placed greater value on the provision of active or usable park spaces, reducing opportunities for rainwater compliance. Detention and water quality facilities are integrated into the parks where required and rainwater components are provided where they will not interfere with possible usable park spaces.

On-street parking will be available for the parks, typically across the street or away from the immediate frontage of the park itself when views into and out of the park are to be preserved. There are some locations where on-street parking spaces are provided directly adjacent to the parks. This occurs in places where parking is necessary to serve the park and when important view corridors will not be compromised. Areas where on-street parking will be allowed around the parks can be seen on the Parks Capacity Analysis Drawings located in the Villebois Village Master Plan Technical Appendix as Appendix F.

The park and trail descriptions that follow generally describe each park space and provide details about the specific uses in each park. These park descriptions work in tandem with Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming to detail the recreational experiences located throughout Villebois.

PARK DESCRIPTIONS: Since design of each park occurs later in the development process (at the PDP/FDP application), dimensions are approximate and quantities of park features listed below are at a minimum level of development and subject to refinement. Determination of funding of parks is pending review of the Finance Plan and Development Agreements by the City and the Developers.

Neighborhood Parks (PRMP Category) Neighborhood parks are typically smaller than five acres and serve the surrounding neighborhood. They generally consist of both active and passive recreational activities. *NP-1:*

NP-1: Oak Park (1.53 acres) This park includes active and passive uses, and preserves several large oak trees. The Villebois Loop Trail runs along its southern edge. An open lawn area (110'x260') provides for informal play opportunities. The park will include a creative play area, paved walks, benches, and a picnic table. The park may also incorporate a stormwater/ rainwater feature into its design. Several houses will front on the park, benefiting from the amenity but also, providing a sense of security for the park.

NP-2: Cedar Park (1.00 acres) Located at a prominent gateway to the Villebois Village Center, this park preserves seven incense cedars and emphasizes the space they create. The park routes the Villebois Loop Trail on its eastern side (Costa Circle East) and will include an open lawn area (290'x80') for informal active play. The park will also provide a child creative play area, benches and picnic tables. Several homes will front on Cedar Park providing open space outside the front doors and giving a sense of security (neighborhood/visibility) to the park.

NP-3: West Neighborhood Park (1.80 acres) This park is the pivotal link between the Villebois Greenway and the Village Center Promenade, which leads to the Central Plaza. It also hosts a section of the Tonquin Trail. The southeast corner of the park will feature a neighborhood commons plaza space with a transit stop, restrooms, a drinking fountain, and a shelter with a barbeque, all adjacent to a large pond which will serve as an amenity for the park. The plaza will

support seating (with benches located on the plaza and around the pond) and gathering spaces. The western side of the park will have two play structures, a water jet play fountain, picnic tables, a large open lawn area (160'x150') with views both north up the Greenway and southeast down the Greenway. This area will support informal active play areas as well as providing an opportunity for larger gatherings and may incorporate a rainwater feature.

NP-4: Hilltop Park (2.90 acres) Existing healthy cedars and firs will be incorporated into the park design. The park features a bowled space easily adapted to an amphitheater, which can be used as a gathering and neighborhood performance space. An open lawn area (180'x140') will accommodate both active and passive use while providing views of Mt. Hood. Hilltop Park will be developed as an urban park with a restroom and potential features such as a water feature, a putting green, a play structure, an overlook shelter with a barbeque and drinking fountain, paved walks, benches, picnic tables, and may incorporate a stormwater/rainwater feature.

Figure 5 – Parks and Open Space Plan (See revised map in Exhibit 4.)

Figure 5A – Recreational Experiences Plan (See revised map in Exhibit 5.)

Figure 5B – Parks and Open Space Categories (See revised map in Exhibit 6.)

Table 1 – Parks Programming Matrix (See revised table in Exhibit 15.)

NP-5: Fir Park (1.00 acres) This park is situated along two minor pathways, providing connections to the Eastside Neighborhood Park to the southeast, Hilltop Park to the southwest, and the Villebois Greenway / Coffee Lake Natural Area to the north. This park will include areas for both active and passive recreation. Preliminary design includes a 100'x100' community garden, a lawn area (240'x50'), benches, a picnic table, drinking fountains, a multi-purpose court, and a horseshoe pit. This park will preserve two existing trees, one of them a 44" diameter Douglas fir.

NP-6: East Neighborhood Park (1.60 acres) This park space is centrally located in the Village's east neighborhood. The Villebois Loop Trail will pass around this park providing connections to the Coffee Lake Natural Area to the east and to the Villebois Greenway and the Graham Oaks Natural Area to the southwest. Additionally, minor pathways provide connections to Brown Road to the south, and the Village Center to the west and to Fir Park to the North *and to the elementary school to the south*. This park will be characterized by a neighborhood commons area and will include such things as a plaza, a transit stop, a generally level lawn area (110'x230') for informal play, a water feature, benches, picnic tables, a shelter, a barbeque, a drinking fountain, and may include a stormwater/rainwater feature. A play structure, a creative play feature, a basketball court, and a multipurpose sport court will be provided for active recreation opportunities.

Finding 6. The proposal is to relocate the school site from SAP-North to SAP-East. The relocation of the site requires a minor amendment to properties adjacent to NP-6: East Neighborhood Park. Proposed amendments are identified above.

NP-7: Village Center Plaza (0.52 acres) The plaza will be the heart of Villebois. The plaza is intended to promote community activities, such as festivals, outdoor movies, music and dining, children playing and people watching, all things that bring a mix of age groups together in public, and thus contribute to a greater sense of community. The plaza design will provide such elements as benches, shelter-covered tables, a drinking fountain, a water feature, a creative play area, bocce ball court, a transit stop, restrooms, and may include a stormwater/rainwater feature. A prominent architectural feature such as a bell tower with an overlook located on the opposite side of Barber Street will be a visual focal point from the plaza. The plaza design will help support pedestrian-

scaled forms of retail and restaurants, with tables and display carts spread into the square. The plans for the plaza allow for the streets surrounding the plaza to be closed off, allowing large festivals or events to spill over into the streets, making the adjacent streets become a part of the plaza area. During such events, the functional size of this plaza space will be greatly expanded.

Pocket Parks Small open spaces, or pocket parks, will be interspersed throughout the Villebois community. These spaces will incorporate important existing trees and provide recreational opportunities for residents. These open spaces will provide areas for community use that are convenient while helping to serve as a buffer between adjoining uses.

PP-1 & 2 (0.51 & 0.40 acres) Pocket Parks 1 and 2 serve as extensions of Oak Park (NP-1). These pocket parks provide several lawn areas (100'x40', 50'x60' and 140'x80') for active play as well as benches, and a picnic table. Each of the pocket parks may include a rainwater feature in their design.

PP-3: South Pocket Park (0.51 acres) South Pocket Park provides a neighborhood focal point and gathering spot. This pocket park provides an open lawn area (100'x130'), paved paths, a picnic table, benches, a play structure(s), and may incorporate rainwater features.

PP-4, PP-5, PP-14, PP-15 (0.18, 0.18, 0.25 & 0.13 acres) These four small pocket parks serve as green space in front of the homes and apartments that will surround them. Pocket Park 5 serves as a connection between West Park (NP-3) and the Village Center Promenade (LG-5A/B/C) and includes a lawn play area (100'x25'). These pocket parks provide trails, benches, landscaping, and may incorporate stormwater/rainwater features.

PP-6 (0.43 acres) This triangular shaped park will provide two lawn areas (80'x45' and 50'x80') for active play as well as a swing set, a play structure, and benches.

PP-7 (0.41 acres) Pocket Park 7 is located across from Oak Park and Cedar Park. This pocket park adds to the aesthetic appeal of the roundabout intersection including green space with lawn (230'x35') and large shade trees.

PP-8 (0.32 acres) Pocket Park 8 is located in the far southeastern corner of Villebois. This space includes a picnic table, benches, a play structure, and an open lawn area (30'x130').

PP-9 (0.21 acres) Pocket Park 9 serves as one of a series of stepping-stones between Fir Park and the Villebois Greenway with linear green spaces connecting these three parks. It also preserves a large existing oak tree. This small pocket park will provide creative play as well as benches and a pathway.

PP-10 & 11: Garden Parks (0.68 & 0.34 acres) Garden Park South (PP-10) and Garden Park North (PP-11) are pocket parks located along pathways leading to and from East Neighborhood Park (NP-6). These parks will provide spaces for recreation and informal play. Garden Park South includes swings, a play structure, picnic tables, benches, lawn plan (70'x60'), and may incorporate a rainwater element. These small parks serve the adjacent neighborhood, providing a continuous linear green connecting East Neighborhood Park with Fir Park to the north and the Villebois Loop Trail to the south.

Finding 7. The proposal to relocate the school site from SAP-North to SAP-East will locate the site immediately east of PP-10. The proposed relocation of the school site will not affect the

location of PP-10. Pocket parks are typically placed at significant locations. Schools should likewise be placed in significant locations within the heart of a neighborhood to enhance walkability. The proposed site will allow for a symbiotic relationship between the school and typical users of the park.

PP-12 (0.60 acres) Pocket Park 12 is located east of Hilltop Park. This park space includes a swing set, a play structure, benches, and existing trees.

PP-13 (0.42 acres) Pocket Park 13 provides space with both passive and active recreation opportunities. This park includes a play structure, an open lawn area (115'x70'), game tables, and benches.

Linear Greens Linear Greens are small park areas that provide connectivity among parks and through blocks. Linear Greens include trails.

LG-5A/B/C: Village Center Promenade (0.69 acres) This linear green will link the Village Center Plaza with West Neighborhood Park and the Villebois Greenway. This Promenade will provide benches along the walkway and may provide stormwater/rainwater elements. Homes will front onto the Promenade, continuing the "eyes on the street" concept that occurs in the Village Center and other more urban areas. The Promenade will thus become an extension or 'spur' of the Tonquin Trail in the Villebois Greenway leading pedestrians into the Village Center.

Miscellaneous Linear Greens (LG-1 through LG-4 and LG-5, LG6, LG7 LG8, LG9 through LG-22) (Total 4.81 acres) These linear green spaces provide important pedestrian connectivity through small appealing "back routes" strategically located around the community. They highlight the locations of important pathways like the Villebois Loop Trail and other trails that connect through the middle of blocks into surrounding neighborhoods and open spaces. Some linear green spaces include lawn areas, benches, drinking fountains, and may include rainwater elements. Some of these spaces will incorporate existing trees and rainwater features into their designs.

Finding 8. The proposal to relocate the school site from SAP-North to SAP-East will locate the site immediately north of LG-9. The proposed relocation of the school site does not include a request for the removal or relocation of LG-9. The future linear green will allow an opportunity for increased buffering of the site as well as opportunity to highlight safe routes to school.

Finding 9. The proposal to relocate the school to SAP-East will include a request to extend SW Brown Road north to intersect with SW Lisbon Street. The proposal will include the reconfiguration of Linear Green 7 (LG7) along the west side of the proposed right-of-way. The reconfiguration will maintain connectivity through the block and will include the re-use of existing materials.

Community Parks (PRMP Category) The only Community Park within Villebois is associated with the elementary school and is expected to serve the greater community around Villebois. This park provides the most formal active recreation space within Villebois.

CP-1: Elementary School Community Park (Minimum 3.00 acres) This Community Park facility will be a minimum of 3 acres and will be provided at the elementary school site in Specific Area Plan ~~North~~*East*. The elementary school and Community Park will be built out by the West Linn/Wilsonville School District, who is in review of the Master Plan. This facility will

include space for soccer fields that could be arranged to include one adult sized field (U-12 to adult) and one youth field (U-10 to U-12) or alternately three youth fields (U- 9) and one youth field (U-10 to U-12) or two youth fields (U-10) and one youth field (U-10 to U- 12). ~~The alternate arrangements are depicted on the capacity study drawing for this park located in Technical Appendix F, Sheet 1.~~ There is also a youth softball/little league baseball field (200'x200'), benches, picnic tables, a drinking fountain, and appropriately landscaped areas. A play structure and a multipurpose sport court will be located with the school. ~~The Community Park will be located adjacent to a part of the Villebois Greenway (RP-5), which will provide neighborhood common amenities as well as a skate plaza and a play structure.~~ Potential community use of the school gym and classrooms and restrooms is under discussion and pending a cooperative agreement with the school district.

Regional Park (PRMP Category) (Total 33.45 acres) The only regional park within Villebois is the Villebois Greenway. This park is expected to draw people from outside of Villebois. Villebois Greenway is made up of a series of eight contiguous areas, including West Neighborhood Park (NP-3, described above). The Villebois Greenway Regional Park provides a continuous band of park space, providing a significant portion of the park space within Villebois. The Greenway will include many of the major community recreation areas as described in each of the individual parks below. The Greenway will also serve as an important community link between the Tonquin Geologic area, a regionally significant open space to the north, Coffee Lake Natural Area (OS-4/5/6) to the east, and Graham Oaks Natural Area to the southwest of Villebois by way of the regional trail.

RP-1 (0.59 acres) Regional Park component 1 provides a direct connection to the Graham Oaks Natural Area in the southwest quadrant of Villebois. This facility includes picnic tables, benches, a large stormwater detention pond (Pond F – the area of which is not included in the acreage of the park), and an overlook into the natural area.

RP-2 (2.33 acres) Regional Park component 2 includes two stormwater detention ponds that serve as active recreational area during dry weather. The northerly stormwater/recreation facility will have a lawn area (270'x90') during dry weather. The southerly stormwater/recreation facility will have a sport court with half-court basketball, badminton, four-square, hopscotch, tetherball a tike track and child creative play. This park also includes a segment of the Tonquin Trail, preservation of existing trees, benches, a drinking fountain and picnic tables. This park provides a connection to the neighborhood commons facilities located immediately north in West Neighborhood Park (NP-3).

RP-3 (4.01 acres) Regional Park component 3 includes a private recreation facility (owned by the Homeowners Association) with an outdoor pool, at shelter, benches and tables, a weight room, and a meeting room. This facility will be approximately 5,000 square feet in size. This otherwise public park also provides a child play structure, a creative play area, a volleyball court, a large lawn area (200'x140'), benches, picnic tables, and may have stormwater / rainwater features. This park provides a connection to the neighborhood commons located immediately south in West Neighborhood Park (NP-3).

RP-4 (6.14 acres) Regional Park component 4 is contiguous to the Upland Forest Preserve (OS-2). The Villebois Loop Trail traverses the park. This park includes a creative play area, a basketball court, a multipurpose sport court, a horseshoe pit, and a large lawn area (160'x300').

In addition, the park includes a shelter with a barbeque, benches, picnic tables, a drinking fountain, and may have stormwater / rainwater features.

RP-5 (2.24 acres) Regional Park component 5 is located south of the *approximately 10-acre City owned parcel Elementary School* where a number of active recreation fields are located. Planning for the park includes a neighborhood commons area with a skate plaza, a transit stop, restrooms, picnic tables, benches, a barbeque, shelter, play structure, an overlook view to Mt. Hood, a drinking fountain, water feature, a lawn area (100'x500'), and may include a stormwater/ rainwater feature.

Finding 10. This application does not seek to make changes to RP-5. The proposal is limited to the relocation of the school site from SAP-North (immediately north of RP-5) to SAP-East. At this point in time, the former SAP-North school site (Tax Lots 3S1W15_1100, 01101 and 1102) will be retained by the City for future sale and/or development.

RP-6 (5.93 acres) Regional Park component 6 preserves several large groves of trees while also providing active and passive recreation opportunities. The park includes a two tennis court facility, a child play structure, a dog park, picnic tables, benches, a minor water feature and may include stormwater/rainwater features.

RP-7 (3.01 acres) Regional Park component 7 provides a connection to the Coffee Lake Natural Area. This area includes benches, a shelter, lawn area (100'x60'), picnic tables, and may include stormwater/ rainwater features.

RP-8 North/Middle/South (9.20 acres) Regional Park component 8 provides a continuation of the Villebois Greenway and a transition area between the residential areas of Villebois, the Coffee Lake Natural Area, and the Tonquin Geologic Area to the north. The eastern side of the Villebois Loop Trail will run through the park and connect to the Tonquin Trail in the north end of the park. This park will provide opportunities for both passive and active recreation. A basketball court, play structures and creative play, an adult recreation soccer field (100yds. x 50yds.) and lawn play areas (130'x430') will be available for active play. An Interpretive ~~Center~~ *Area* will be located within this park with numerous overlooks (several of which are shelters), benches, tables, and drinking fountains providing opportunities for seating and informal gatherings. There will also be restrooms associated with the interpretive ~~center~~ *area* and porta-potties associated with the soccer field for convenience. The design of this park will incorporate 2 wetlands with boardwalks as well as a series of stormwater/ rainwater features.

Open Spaces The Villebois land use plan incorporates abundant natural features, identified as nature preserves, covering over 101 acres of the site, including wetlands, forests and grasslands. These natural features are not considered "park" area, but will feature functional trails, bike paths and bridges, as permitted in Section 4.139.04 of the Wilsonville Code. These natural areas are integrated into Villebois and are recognized as significant assets to the community, providing opportunities for activities such as bird watching and nature walks.

The Villebois site's natural systems have been carefully inventoried and several areas are placed under the protection of the City's Significant Resource Overlay Zone (SROZ) regulations and incorporated into the plan to minimize impacts from development.

OS-1: Forested Wetland Preserve (5.07 acres) This natural preserve contains intact and functioning wetlands within the forested portion of the area and farmed wetlands to the north (any

work or impacts within the forested wetland preserve shall comply with the SROZ regulations). The Villebois plan includes restoration of the farmed wetlands. The wetlands in this area may be expanded to mitigate for other small wetlands throughout the site, which will be lost as drainage patterns are changed. Walking trails will be provided on the upland perimeter of the wetland area. This open space will also include child creative play, benches, picnic tables, and may include stormwater/rainwater features.

OS-2: Upland Forest Preserve (10.60 acres) This site is dominated by a large grove of conifer with some deciduous trees mixed in. The Villebois plan advocates removal of invasive species within this area (any work or impacts within the upland forest area shall comply with SROZ regulations). The forest is contiguous with the Villebois Greenway and the Villebois Loop Trail's Tonquin segment. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This second-growth forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Along the nature trails two benches for wildlife viewing and quiet contemplation will complement the undeveloped nature of this open space. Picnic tables, and a child play structure will provide recreation opportunities while complementing the existing site features.

OS-3: Future Study Area SROZ (23.20 acres) This area will be further defined by the developer of the Future Study Area during future planning for that property.

OS-4/5/6: Coffee Lake Natural Area (62.59 acres) Implementation Directive 11 of the *Villebois Village Concept Plan* (City File 02PC06) calls for development of "a wetland naturalization and enhancement plan" for the Coffee Lake wetland complex. The *Villebois Village Master Plan* includes Policy 7 and Implementation Measure 12 of Chapter 3 to encourage development of a naturalization and enhancement plan for the Coffee Lake wetland complex. Within Villebois, the Coffee Lake Wetland Complex is owned by a patchwork of different owners that include private individuals and developers, Metro and the Trust for Public Lands. Portions of the Coffee Lake Wetland Complex are also subject to a conservation easement for the wetland conservancy. The Coffee Lake Natural Area will eventually be linked via the Tonquin Trail, to Metro's Tonquin Geologic Area and the Tualatin River National Wildlife Refuge to the north, one of ten urban refuges in the National Wildlife Refuge System. Refuge habitats consist of emergent, shrub, and forested, wetlands; riparian forests; oak and pine grassland; meadows; and mixed deciduous/coniferous forests common to Western Oregon prior to settlement.

Parts of the Coffee Lake area west of the SROZ will provide for recreational opportunities such as hiking, bicycling, picnicking and wildlife viewing. These areas are categorized and described as Regional Park - 8 North/Middle/South that runs along the western edge of the Natural Area.

Trails and Pathways

Nature Trails: Nature Trails will be located within two of the large natural open spaces at Villebois. There are approximately 0.71 miles of nature trails within Villebois. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections.

Upland Forested Preserve (OS-2): The *Villebois Village Master Plan* includes 2,300 lineal feet of nature trails through the forested area connecting neighborhoods to the north and south as well as linking to the multi-use trail in the greenway.

Forested Wetland Preserve (OS-4, 5 and 6): The *Villebois Village Master Plan* includes 700 lineal feet of nature trails around the edge of the forested wetland, connecting the Future Study Area with the West Neighborhood Park and Greenway via a short sidewalk.

Minor Pathways: Minor pathways serve as pedestrian and bike connections between neighborhoods, traversing parks and linear greens. There are approximately 1.2 miles of minor pathways throughout Villebois. These are important contributors to the walkability and connectivity of Villebois. Minor pathways between neighborhoods are often accompanied by pocket parks, which are described above. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections - B.

Major Pathways:

Tonquin Trail / Villebois Loop Trail / Coffee Lake-Wood Trail There are several major pathways planned for Villebois: the Tonquin Trail, the Villebois Loop Trail and the Coffee Lake-Wood Trail. There are approximately 2.9 miles of major pathways throughout Villebois. These trails will have a 12 foot paved surface, or alternately a 10 foot paved section with a 3-foot soft path adjacent. The Villebois Loop Trail provides connections between the Tonquin Trail and the Coffee Lake-Wood Trail. The locations of these trails can be seen on Figure 5B.

In addition to providing an important linkage between the regionally significant Tonquin Geologic Region to the north and the Graham Oaks Natural Area to the south, the combined trails create a loop that links the major parks and open spaces in Villebois. The Villebois Loop Trail, comprised of the Tonquin Trail, and the Coffee Lake-Wood Trail, passes through the heart of each of the neighborhoods linking them. The trail provides an important function for school children, providing future access to both Boones Ferry Primary and Wood Middle Schools (through the future trail in the Graham Oaks Natural Area), as well as to the proposed elementary school in Villebois.

Finding 11. A portion of the Villebois Loop Trails is planned for the north edge of the proposed school site in SAP-East. The proposed Master Plan Amendment does not seek to relocate that trail. As provided in the statement above, the trail provides an important function for school children. Future development of the school site will require inclusion of the trail.

Sidewalks and Bike Lanes: Sidewalks are provided on all streets throughout Villebois and bike lanes are provided where appropriate to street function. These elements constitute approximately 42.70 miles of travel way, allowing for safe connections between all points within Villebois.

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3.2 PARKS & RECREATION MASTER PLAN COMPLIANCE ANALYSIS

The park areas in Villebois have been evolving since 1997, the time of DATELUP (Dammasch Area Transportation-Efficient Land Use Plan). At that time, the park area for the 520 acre study area included 12 acres of Neighborhood Parks, 100 acres in the Coffee Lake Greenway and 13 acres of a Wildlife Corridor. The park areas totaled approximately 25% of the gross project area.

In 2003, the Villebois Village Concept Plan was approved. This plan furthered the parks planning effort started with DATELUP, further defining specific park spaces and increasing the overall acreage of park areas to approximately 32% of the gross project area. In August of 2003, the Villebois Village Master Plan was approved. This plan maintained approximately 32% of the

gross Villebois planning area in parks and open spaces and expanded upon the park detail that had been provided in the Concept Plan

The Villebois Village Master Plan originally included an analysis of the parks and open space areas in comparison to the 1994 Wilsonville Parks and Recreation Master Plan. The City's Parks and Recreation Master Plan did not include the Villebois planning area, therefore the compliance analysis relied on standards of park acreage per population. This analysis determined that the Villebois Village Master Plan satisfied the recommended standards contained in the City's 1994 Parks and Recreation Master Plan for the categories of neighborhood parks, minor limited use/minor multi use recreation centers, nature trails, and minor and major pathways but did not fully satisfy the recommended standards for community parks, regional parks, major limited use and major multi use recreation centers. In 2005/2006, the City has been working on a Parks and Recreation Master Plan update that will address the categories that were not fully satisfied. After adoption of the original Master Plan, an effort began to further detail and define the park and open space areas. This effort reflects the desire of all parties involved to have greater clarity regarding parks and amenity requirements. Through a collaborative process between the Master Planner, City, Developers and various consultants, the focus shifted away from categorizing and comparing the park areas to those in the City's existing Parks and Recreation Master Plan, as originally done, to an experiential approach to the unique Villebois parks system. The experiential approach focuses on the park user, in an effort to create park spaces that are engaging to all of their senses and provide a broad range of intensities of activity, through the provision of programming elements that allow for a myriad of different experiences. With this change in approach, it was no longer logical to continue to use the standards in the 1994 Parks and Recreation Master Plan as guidelines to determine the adequacy of the park spaces in Villebois, although the plan uses some of the City's 1994 Parks and Recreation Master Plan terminology and categories.

3.3 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal: *The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.*

Policies

1. *Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.*
2. *An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.*
3. *Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.*
4. *Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.*
5. *Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).*
6. *Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas.*

Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.

Finding 12. The proposed school site in SAP-East is not within a SROZ area.

7. *Naturalization and enhancement of the Coffee Lake wetland complex is desirable to be achieved overtime. This land is currently under a combination of public and private ownership.*
8. *Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City, and affected property owners throughout subsequent planning and development stages relating to the elementary school to ensure the establishment of 3 acres of community park that includes sports fields, within the 10-acre elementary school site and to discuss the possibility of a joint school/community facility at the school site.*

Finding 13. The City and the school district were directly involved in the site selection and planning of the proposed elementary school site. The City has had several meetings with the Master Planner and with the affected property owners about the preliminary school site planning including the establishment of 3 acres of community park meeting the above policies. The forthcoming Preliminary Development Plan (PDP) and Final Development Plan (FDP) applications to the Development Review Board for the elementary school and parks will address these elements

9. *Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.*
10. *Integrated pest management practices, and other similar measures, shall be specified for the operation and maintenance of sports fields and other park uses in and adjacent to the floodplain.*
11. *On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.*

Implementation Measures

1. *Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).*
2. *The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 3 – Parks and Open Space of the Villebois Village Master Plan related to the detailed indoor and outdoor parks and recreation programming, and amenity package no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approvals.*
3. *Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.*

4. *Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.*
5. *Artwork is encouraged to be incorporated into parks.*
6. *The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.*
7. *The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.*
8. *Indoor/outdoor recreation areas and facilities associated with apartments and condominiums will be specified with each Preliminary Development Plan that includes apartments and/or condominiums and shall comply with the requirements of the Village zone.*
9. *The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the "Important" and "Good" tree rating categories, which are defined in the Community Elements Books. Trees rated "Moderate" shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.*
10. *Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.*
11. *Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan.*
12. *Through time, the Developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake wetland complex. These wetlands are adjacent to Coffee Creek and within the boundary of Villebois. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village.*
13. *The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.*
14. *A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).*
15. *Each child play area shall include uses suitable for a range of age groups.*
16. *Storage for seasonal activity equipment, as appropriate to the HOA, will be located with the Community Center, Homeowners Association buildings, or with restroom facilities in or near the Neighborhood Commons.*
17. *Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school. Recreational amenities associated with the school shall be addressed in the SAP ~~North East~~ application. If these details are not available at the time of SAP ~~North East~~ application, a*

SAP amendment may be filed to address these elements when the school is ready to develop.

Finding 14. As stated in the previous finding the City and the school district were directly involved in the site selection and planning of the proposed elementary school site. The City has had several meetings with the Master Planner and with the affected property owners about the preliminary school site planning including park planning meeting the above policies. The forthcoming Planned Development Plan (PDP) and Final Development Plan (FDP) applications to the Development Review Board for the elementary school and parks, in the opinion of staff, will address these elements

- 18. The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.*
- 19. Include the Villebois Master Plan area in all future updates of the 1994 Parks Master Plan.*
- 20. The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.*
- 21. In the Central SAP, the estimated cost of parks not within a PDP that are required to serve a PDP shall be bonded or otherwise secured on a pro rata, dwelling unit basis.*
- 22. The location of the Pocket Park in the general vicinity of Barber Street and Grahams Ferry Road in SAP North shall be further defined in the SAP North application. The park shall be located in the general vicinity of the child play icon on Figure 5A – Recreational Experiences Plan and be at least 0.50 acres in area.*
- 23. The half-court basketball facility located in Regional Park 2 will be subject to review one year after construction is complete on the facility. With this review, the Parks Board will asses, with input from the applicable Homeowners Association, the suitability of this facility within the neighborhood, taking into consideration use patterns, noise, and other issues as identified.*

CHAPTER 4 – UTILITIES

4.1 SANITARY SEWER

4.1.1 INTRODUCTION / PROPOSAL

On Figure 4-1 of the “City of Wilsonville Wastewater Collection System Master Plan” (hereafter referred to as the City Wastewater System Master Plan), the Villebois Village project is comprised of the Dammasch State Hospital site, the area designated as “UPA-2” and a small portion of the area designated as “SD-6”. The ultimate build-out of the Future Study Area will add some additional flows to the system. The site currently generates 158 gpm through it’s pump station, and an analysis of potential new uses within the site, determined that the maximum flow should not exceed the 158 gpm already included in the City Wastewater Master Plan for this site. City Wastewater Master Plan Table 4.3, Note 4, collectively refers to UPA-2 as including the Dammasch site, as well as the Future Study Area facility. Hereafter, UPA-2 is used to designate only this proposal.

Figure 6 – Conceptual Composite Utilities Plan: conceptually depicts the proposed sanitary system for Villebois and shows its points of connection into the City’s United Disposal Interceptor system. The larger portion of the project site will discharge sanitary wastewater to the

United Disposal Interceptor (UDI) at or near its intersection with Barber Street through a proposed trunk sewer line identified in the City Wastewater System Master Plan as CIP-UD2. A smaller portion will discharge to the existing line in Evergreen Drive, and thence to the UDI. The

remaining very small portion of the site is physically too low in elevation to reach either of the two other locations and must be discharged through existing facilities in the Park at Merryfield, and thence to the Wood School Interceptor.

While not specifically identified in the City Wastewater Collection System Master Plan, the City of Wilsonville has indicated that certain properties located along the west side of Grahams Ferry Road, south of Tooze Road and adjacent to UPA-2, are to be included in sanitary service planning for this project.

The City has indicated that flow from this area, subsequent to a future expansion of the Urban Growth Boundary, should be discharged through existing facilities in the Park at Merryfield. This project proposes that future service to the this area, as well as the Future Study Area, be through the Barber Main on the Villebois site, in exchange for the small portion of Villebois which must be discharged through Park at Merryfield. As a part of the development of Villebois, sanitary facilities will be extended along Tooze Road to serve the UPA-3 area north of Tooze Road.

4.1.2 WASTEWATER COLLECTION SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville updated its Wastewater Collection System Master Plan in January 2001. A Master Plan for the Villebois Village Project has been prepared which shows:

- The existing conveyance system in the immediate area.
- The proposed conveyance system.

This compliance analysis has been prepared to determine the state of compliance between the City Wastewater Collection System Master Plan and the Villebois Sanitary Sewer plan as proposed.

Figure 6 – Conceptual Composite Utility Map

(Note: This proposal does not includes changes to this map.)

RELEVANT DOCUMENTS

The referenced City Wastewater Collection System Master Plan is titled “City of Wilsonville Wastewater Collection System Master Plan – Ordinance No. 531, January 2001.” The Villebois Sanitary Sewer Master Plan is a portion of *Figure 6 – Conceptual Composite Utilities Plan*, which is a part of the submittal documents for the *Villebois Village Master Plan*.

METHODOLOGY

Relevant documents have been reviewed to determine compliance in terms of:

- (1) Wastewater flows

- (2) Points of Discharge
- (3) Flow Routing
- (4) Impacts
- (5) If the Villebois Sanitary Sewer Plan meets or exceeds the requirements of the City Wastewater System Master Plan.
- (6) What revisions to the City Wastewater Collection System Master Plan will be necessary to accommodate the Villebois Sanitary Sewer Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 1-4

Wastewater flows. When fully built-out, estimations shown in City Wastewater Collection System Master Plan Table 4-6 anticipate that UPA-2 will generate an average wastewater flow of 0.59 million gallons per day (mgd) and that UPA-3 will generate an average flow of 0.20 mgd. When combined, with peaking factor and Infiltration/Inflow (I/I) amounts added, the total flow from these areas is estimated to be 2.36 mgd, or about 1,641 gallons per minute (gpm). Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates that 122 gpm is to be anticipated from future development of the area west of Grahams Ferry Road, that 99 gpm is currently discharged into Evergreen Road and 81 gpm from Park at Merryfield. In addition, the City has requested capacity in the Barber main be provided for the 158 gpm from the Future Study Area (formerly LEC). Therefore, the total flow anticipated in the Study Area is 2002 gpm.

Points of Discharge

The following points of discharge have been identified for the above flows:

- 1. A new line in the extension of Barber Road (CIP-UD2).
- 2. The existing system in Evergreen Drive.
- 3. The existing system in the Park at Merryfield.

Flow Routing

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates anticipated flow routing as follows:

Barber Street:	1,294 gpm (from UPA-2 & 3)
Evergreen Road:	347 gpm (from UPA-2)
Park at Merryfield:	<u>361 gpm</u> (158 from Future Study Area + 122 from west 2,002 gpm of Grahams Ferry + 81 from Park at Merryfield)

Proposed routing:

Barber Street:	1,829 gpm (minimum from UPA-2 & 3 + 158 from Future Study Area + 122 from Grahams Ferry area)
Evergreen Road:	114gpm (maximum = 99 existing flows + 15from UPA-2)
Park at Merryfield:	<u>129 gpm</u> (81 from Park at Merryfield + 48 from UPA-2) 2,072gpm

Impacts

UDI system: All discharge points, described above, ultimately connect into the UDI, in which the City Wastewater Collection System Master Plan has identified deficiencies under build-out conditions at UD_5,9,11,12,14,15,18 and 28. Because build-out will occur over an unknown length of time, most of the required remedial improvements can be deferred, and completed on an

as needed basis. Some of these improvements are already funded or under construction. The Finance Plan will reflect planned project phasing and address the timing and sequence of specific improvements.

Barber Street: This system will connect directly to the UDI, and is addressed by the UDI discussion above.

Evergreen Road: The existing system has a limiting capacity of 537 gpm, in one reach, which is downstream of the planned connection point at about Brown Road. The system has an existing flow of 99 gpm at this location; thus, the addition of the 15 gpm identified above will not exceed existing capacity.

Park at Merryfield: The supplemental City Wastewater Collection System Master Plan information, previously described, identifies 3 downstream reaches where existing capacity would be exceeded by the 45 gpm additional discharge anticipated at total build-out of the tributary properties. Directing flows from the Future Study Area and the area west of Grahams Ferry Road to the Barber Street sewer extensions of the UDI will eliminate the anticipated surcharging of the system.

COMPLIANCE ANALYSIS CONCLUSION

The Villebois Village Sanitary Sewer Plan meets or exceeds the requirements of the City of Wilsonville Wastewater Collection System Master Plan.

4.1.3 WASTEWATER COLLECTION SYSTEM MASTER PLAN POLICY ANALYSIS

The City's stated goal is: *"To provide a functioning wastewater conveyance system at a reasonable cost."*

Policy 1: *"The City of Wilsonville shall prevent sanitary sewer overflows (SSO) in accordance with Oregon Administrative Rules (OAR) 340-041-120 which prohibits SSOs during the winter season (November 1 through May 21) except during a storm event greater than the five-year, 24-hour duration storm."*

Implementation Measure 1.1: *"The City will undertake an assessment of its current wastewater collection system as an update to the Master Plan. This assessment will include the use of engineering tools, maintenance logs, and flow monitoring. The assessment will result in identifying capacity restrictions within the conveyance system. Improvements to alleviate the identified capacity restrictions will be recommended in order of priority. These improvements will become part of the Capital Improvements Program (CIP) in order to allocate funds for these projects or addressed through the City's Maintenance Program."*

Response: No system capacity deficiency has been identified which would result in this occurrence. Participation in the City wide build-out capacity needs will be addressed in the Finance Plan.

Implementation Measure 1.2: *"Sewers within natural or environmentally sensitive areas shall be inspected on a regular basis to determine pipe condition with a goal of minimizing inflow/infiltration and identifying structural defects that may lead to SSOs."*

Finding 15. Until the Coffee Creek trunk line is extended sanitary sewer will not be available to the current elementary school site (City property) in SAP-North. This is not an immediate concern because development is not anticipated until the sewer line is extended, however, this necessitates the relocation of the school site due to excessive infrastructure costs. The sanitary sewer line in Lisbon Street abutting the SAP-East site can serve the proposed Villebois elementary school site; therefore, the applicant is proposing the relocation of the site. The extension of the Coffee Creek trunk line will become available meeting IM 1.2. Public lines are included in the City's inspection program.

City Policy 2: *"The City of Wilsonville shall maximize the use of the existing wastewater collection system to minimize the need for improvements and extend the life of the existing system."*

Implementation Measure 2.1: *"The City will allow limited surcharge to increase pipe capacities. These levels of surcharge will provide a sufficient factor of safety to prevent sewer backups in basements and surface overflows for the conditions stated in OAR 340-041-120."*

Finding 16. All proposed systems that will serve the proposed elementary school site will operate within acceptable performance standards as defined by the City Wastewater Collection System Master Plan meeting IM 2.1.

Finding 17. Until the Coffee Creek trunk line is extended sanitary sewer will not be available to the current elementary school site (City property) in SAP-North. This is not an immediate concern because development is not anticipated until the sewer line is extended. The proposal includes a request to convert the existing site into residential use.

Implementation Measure 2.2: *"The City will divert wastewater flow to interceptors with excess capacity from interceptors with capacity limitations through the use of diversion manholes. This will reduce or eliminate the need to improve capacity in the capacity-limited interceptors."*

Response: No such opportunities have been identified.

Implementation Measure 2.3: *"The City will use appropriate engineering tools to analyze the wastewater collection system, such as spreadsheet models, fully dynamic models, flow monitoring devices, maintenance logs, etc."*

Finding 18. For both the current school site (City property), SAP-North, and the proposed elementary school site, SAP-East, the City has used appropriate modeling techniques as described in the City Wastewater Collection System Master Plan meeting IM 2.3.

Policy 3: *"The City of Wilsonville shall provide adequate wastewater collection system capacity for future growth at build-out development conditions."*

Implementation Measure 3.1: *"The City will use appropriate land use projections to determine future growth. These projections will be based on best available information provided by the Planning Department. In order to maximize the planning efforts for the wastewater conveyance system, the future growth scenario will be that which is expected at ultimate build-out."*

Finding 19. For both the current school site (City property) and the proposed elementary school it assumes ultimate build-out conditions for the study areas meeting IM 3.1.

Implementation Measure 3.2: *“The City will include Urban Planning Areas (UPA). Rather than use a completely separate and independent conveyance system, wastewater flows from the UPAs will flow through interceptors which currently convey flows from within the existing service area.”*

Finding 20. This proposed elementary school will serve UPA-2 and UPA-3 from existing interceptors within the existing service area.

Policy 4: *“The City of Wilsonville shall use appropriate unit flow factors to account for actual and anticipated conditions in order to assure an adequately sized wastewater conveyance system.”*

Implementation Measure 4.1: *“The City will assess current system conditions according to current water usage in order to provide an accurate picture of current average dry weather flows. The current conditions unit flow factors will be determined by water usage according to broad categories, i.e. residential, commercial, and industrial. These unit flow factors will be verified based on flow monitoring results.”*

Finding 21. IM 4.1 has been met and documented in the City Wastewater Collection System Master Plan, June 2001.

Implementation Measure 4.2: *“As part of the analysis under future build-out development, the City will increase the build-out unit flow factors. This will allow proper planning for future water-intensive industrial and commercial enterprises that may locate to Wilsonville when water usage restrictions are no longer in place.”*

Finding 22. No such uses are anticipated within the Villebois Village.

Implementation Measure 4.3: *“The City will continue flow monitoring during wet and dry weather conditions to verify unit sanitary flow rates and infiltration/inflow (I/I) rates.”*

Finding 23. This requirement continues to be met by the City Public Works Department.

Policy 5: *“The City of Wilsonville shall fund the capital improvements with monies collected in accordance with existing laws, rules, and regulations.”*

Implementation Measure 5.1: *“The City will fund projects related to current capacity limitations with system development charges (SDC) within the existing service area. New development is prohibited by State Law from funding projects to alleviate current system problems.”*

Finding 24. This elementary school project will participate in the SDC program, and overall funding will be addressed in a Finance Plan. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 5.2: *“The City will fund projects related to growth with SDCs, both within the current service area and in urban planning areas as development occurs in areas needing improvements.”*

Finding 25. The proposed elementary school project will participate in the SDC program, and overall funding will be addressed in a Finance Plan. Development of the current school site (City property) is not anticipated in the immediate future.

Policy 6: *“The City of Wilsonville shall coordinate conveyance system improvements with other CIP projects, such as roads, water, storm sewer, to save construction costs and minimize public impacts during construction.”*

Finding 26. The elementary school project will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction. Development of the current school site (City property) is not anticipated in the immediate future.

Policy 7: *“The City of Wilsonville shall allow for wastewater collection system basin boundary revisions and out-of-basin flow transfers.”*

“General. Wastewater flows developed in the master planning process is based on the land use contained within the sub-basin boundaries. Flow from each sub-basin is then conveyed by a specific interceptor sewer. There are five major interceptors in the City’s collection system. Similarly, there are five major basins with 24 sub-basins contributing wastewater flow to the interceptors. However, wastewater flow can be transferred between major basins by flow diversions or pump stations. These out-of-basin transfers impact the planning assumptions used to evaluate the capacity of the interceptors by essentially revising the sub-basin or basin boundaries. At a minimum, the following items need to be addressed when evaluating the viability of an out-of-basin transfer:

Implementation Measure 7.1: Flow Generation

- *Land Use in the affected areas.*
- *Unit flow factors for the various land use categories and I/I contributions.*
- *Peak Flow and peaking factor.*

Finding 27. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.2: Hydraulic Evaluation

- *Identify the effect of peak flow on the existing collection system using the current condition spreadsheet model.*
- *Identify the percent capacity and HGL status of the affected pipes.*
- *Identify the effect of peak flow on the existing collection system with revised build-out flows using the build-out condition spreadsheet model.*
- *Identify the percent capacity and HGL status of the affected pipes.*

Finding 28. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.3: Evaluate Recommended System Improvements

- Determine if the recommended system improvements noted in the Master Plan are developed to convey the increased (transferred) flows.
- Determine if the flow removed from the original basin removes the need for any of the system improvements recommended in the 2001 Master Plan.

Finding 29. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.4: Identify Needed System Improvements

- Based on the Hydraulic Evaluation and the impact on the Recommended System Improvements noted in this Master Plan, develop system improvement recommendations to convey the transferred flows. System improvement recommendations will also identify Master Plan improvements that can be removed as a result of the basin transfer.

Finding 30. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.5: Prepare Addendum to the Master Plan

- Summarize the flow generation, hydraulic analysis and system improvement recommendations to convey the out-of-basin flow transfer.
- Digitally revise the sub-basin and basin boundaries.
- Update the Build-out Condition and Recommended System Improvement spreadsheet models.

Finding 31. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.6: Planning Commission Approval

- The Addendum must be approved by the Planning Commission as an Amendment to the Master Plan and as a component of the Comprehensive Plan.

Finding 32. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.7: City Council Approval

- Upon Planning Commission approval, City staff will take the addendum before the City Council for its approval.

Finding 33. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

4.1.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal. The Villebois Village shall include adequate sanitary sewer service.

Policy

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

Implementation Measures

1. Implement the following list of policies and projects of the City of Wilsonville Wastewater Master Plan:
 - Policies: 1-7; and
 - Projects: CIP-UD2.
2. Incorporate the construction of CIP-UD2 into the Finance Plan.
3. Insure the 537 gpm capacity of the Evergreen Road sewer line is not exceeded with Specific Area Plan – South application.
4. Insure the 340 gpm capacity of the Park at Merryfield sewer line is not exceeded with Specific Area Plan – South application.

4.2 WATER

4.2.1 INTRODUCTION / PROPOSAL

The Villebois Village project is comprised of the Dammasch State Hospital site and that portion of Urban Planning Area 41 south of Tooze Road as shown on Figure 2-2 in the City of Wilsonville Water System Master Plan (hereafter referred to as the City Water System Master Plan). *Figure 6 – Conceptual Composite Utilities Plan* conceptually depicts the proposed water system for Villebois and shows its points of connection to the City's existing system. It consists of a network of 12-inch to 48-inch transmission mains, which will deliver water for domestic and fire protection purposes for the Villebois Village and adjacent areas.

4.2.2 WATER SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville updated its Water System Master Plan (City Water System Master Plan) on January 24, 2002. A Villebois Village Water Plan has been prepared which shows:

- The existing transmission water line system in the immediate area
- The proposed water transmission lines.

This Compliance analysis has been prepared to determine the state of compliance between the City Water System Master Plan and the Villebois Village Water Plan as proposed.

RELEVANT DOCUMENTS

The referenced City Water System Master Plan is titled "Water System Master Plan – Ordinance No. 531, adopted January 24, 2002" including Sections 1 through 10, and the Executive Summary. The Villebois Water Plan is a portion of *Figure 6 – Conceptual Composite Utilities Plan*, which is a part of the submittal documents for the Villebois Village Water Master Plan.

METHODOLOGY

Relevant documents have been reviewed to determine compliance in terms of:

- (1) Alignment
- (2) Capacity (main size)
- (3) Points of connection
- (4) Water quality
- (5) Fire flow adequacy
- (6) Materials of construction
- (7) Right-of-Way acquisition needs
- (8) Construction Methods, including traffic control, construction safety (including trench safety (OSHA)), noise control (time of construction), dust abatement, and general aesthetic considerations (tree removal and replacement, etc.)
- (9) Future maintenance requirements for the City
- (10) Water storage capacities, pumping capacities, system design (pressure zone arrangement).
- (11) Water production capacity
- (12) If the Villebois Village Water Plan meets or exceeds the requirements of the City Water System Master Plan.
- (13) What revisions to the City Water System Master Plan will be necessary to accommodate the Villebois Village Water Plan.

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 1 & 2 CAPITAL IMPROVEMENT PROJECTS

The City Water System Master Plan is a very broad brushed master plan dealing with city wide, and semi-regional water issues and supply options. This master plan does not deal with distribution water mains, except in very general terms. The master plan deals with transmission water mains in terms of Capital Improvement Programs (CIP) at five-year intervals from 2005 to 2020. These CIP projects are tabled and delineated on Table ES-4 and Figure ES-3 in the Executive Summary in the City's Water System Master Plan. These are duplicates of Table 9-1 and Figure 9-1 in section 9 of the City's Water System Master Plan, "Summary of the Capital Improvement Program." These plans and tables deal only with transmission line alignment and capacity in terms of pipe diameter. This comparison will deal only with those issues, on a CIP by CIP basis.

2005 CIP Capital improvement projects in the City Water System Master Plan includes:

- 18-inch main in Evergreen from Kinsman Road to Brown Road
- 48-inch main from WTP in Kinsman Road from Barber Street to Boeckman Road /95th Avenue.

The main within Kinsman Road has already been constructed as a 48-inch main from Wilsonville Road to Barber Street.

The Villebois proposed water plan includes:

- 18-inch main in Barber St. from Kinsman Road to Brown Road
- 48-inch main from WTP in Kinsman Road from Barber Street to Boeckman Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2005 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2010 CIP

Capital improvement projects in the City Water System Master Plan includes:

- 24-inch main in Boeckman Road from Kinsman Road to 110th Avenue
- 18-inch main in 110th Avenue from Boeckman Road to Evergreen Avenue
- 18-inch main from 110th Avenue to Grahams Ferry Road
- 18-inch main in Grahams Ferry Road

The Villebois proposed water plan:

- 24-inch main in Boeckman Road from Kinsman Avenue to Villebois Drive
- 18-inch main in Villebois Drive from Boeckman Road to Barber Street
- 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
- 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road
- 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
- 12-inch main in Grahams Ferry from the Future Study Area to Barber Street
- 12-inch main connections from Barber Street to Evergreen Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2010 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2015 CIP

Capital improvement projects in the City Water System Master Plan includes:

- 30-inch main in Tooze Road from 110th Avenue to Grahams Ferry Road

The Villebois proposed water plan:

- 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2015 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2020 CIP

There are no mains in the 2020 Capital Improvement Program that are within project boundaries. Therefore, nothing is required of this project to bring it into compliance with the City Water System Master Plan for the 2020 Capital Improvement Program.

SUMMARY - CAPITAL IMPROVEMENT PROJECTS

The proposed Water Plan for Villebois Village will meet or exceed all requirements of the City Water System Master Plan, in terms of water transmission main size and location, for all four Capital Improvement Project years listed in the City Water System Master Plan. This completes our analysis of points 1 and 2 under "Methodology" above.

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 3 THROUGH 10

Concerning "Methodology" Item 3, adequate water supply points of connection are available to accommodate the school project based on system modeling done with the City Water System Master Plan. Connection points proposed by our project meet the requirements of the City Water System Master Plan based on location and pipe size.

For the current elementary school site (City property) in SAP-North (proposed to be converted into residential), and for the proposed elementary school site in SAP-East, "Methodology" Items 6, 8, and 9, "materials of construction, construction methods, and future maintenance requirements for the City" are not addressed directly by the City Water System Master Plan. However, these items will be addressed and accommodated by the construction plans and specifications, which will be prepared to the satisfaction of the City and in accordance with the City's Public Work Standards. Therefore, by virtue of the City's plan check and permitting procedures being in compliance with the City Water System Master Plan, the school project will meet or exceed all requirements of the City Water System Master Plan. Concerning "Methodology" Items 4, 5, 7, and 10, "Water quality, Fire flow adequacy, right-of-way acquisition, and Water storage capacities, pumping capacities, system design (pressure zone arrangement)," the City of Wilsonville Water System Master Plan anticipated land uses for the project area which match the demand resulting from the proposed project. Therefore; water quality, fire flow adequacy, right-of-way acquisition, water storage capacities, pumping capacities, system design (pressure zone arrangement), have not been affected. Consequently, the project will meet or exceed all requirements of the City Water System Master Plan.

The current elementary school site in SAP-North and for the proposed elementary school site in SAP-East, concerning "Methodology" Item 11, there will be no change in overall City production capacity requirements. The planned expansion of the Water Treatment Plant is anticipated in 2012 and the City will analyze that during evaluation of the infrastructure required with each phase of Villebois development.

COMPLIANCE ANALYSIS CONCLUSION

The *Villebois Village Master Plan* meets or exceeds the requirements of the City of Wilsonville Water System Master Plan.

4.2.3 WATER SYSTEM MASTER PLAN POLICY ANALYSIS

Implementation measures are specified in the City of Wilsonville Water System Master Plan on pages ES-11 through ES-14 in the Executive Summary. Pages 10-2 through 10-4 in Section 10 - "Conclusions and Recommendations" are exact duplicates of ES-11 through ES-14, with one very minor inconsequential exception. This report will address implementation measures on a policy-by-policy basis.

Policy 1: *"The City of Wilsonville shall continue a comprehensive water conservation program to make effective use of the water infrastructure, source water supply and treatment processes."*

Finding 34. The City Water System Master Plan, which incorporates existing City codes, establishes criteria for water conservation, water infrastructure and source supply that were used as the basis for those provisions in the proposed elementary school project and for the current elementary school site (city property).

Policy 2: *“The City of Wilsonville shall make effective use of the existing water system facilities to reduce the need for improvements and extend the life of the existing system.”*

Finding 35. The City Water System Master Plan, specifically Figure ES-3 and Figure 9-1, titled “Capital Improvement Program Pipelines” specify a pipe layout of proposed transmission water mains, and existing transmission and distribution water mains, which comprise an integrated plan of existing and proposed water pipeline systems. The *Villebois Village Master Plan* for the proposed elementary school project and for the current elementary school site (city property) complies with the requirements of the City Water System Master Plan. Therefore, this project meets the requirements of Policy 2.

Policy 3: *“The City of Wilsonville shall provide adequate treated water supply and distribution system capacity for future growth to build-out development conditions.”*

Finding 36. The City of Wilsonville Water System Master Plan includes proposed transmission water mains transmitting treated water, connected to existing water mains outside this project, through the proposed school project at Lisbon Street, and extending out the far side of our project to serve the farthest reaches of the service area, with provisions to serve areas outside the present service area that may possibly be annexed into the service area in the future. The City’s Water System Master Plan has been used as the basis of the project Water Plan, and, therefore, the proposed elementary school project and for the current school site (City property) meet the requirements of Policy 3.

Policy 4: *“The City of Wilsonville shall maintain an accurate user demand profile to account for actual and anticipated demand conditions in order to assure an adequately sized water system.”*

Finding 37. The City Water System Master Plan has generated appropriate demand patterns based on historical data, which have been used as the basis for the projected demands of the proposed elementary school project and for the current school site (City property)

Policy 5: *“The City of Wilsonville shall fund the capital improvements with monies collected in accordance with existing laws, rules, and regulations.”*

Finding 38. The proposed elementary school project will participate in the SDC program, and overall funding will be addressed in a Finance Plan.

Policy 6: *“The City of Wilsonville shall coordinate distribution system improvements with other CIP projects, such as roads, wastewater, storm sewer, to save construction costs and minimize public impacts during construction.”*

Finding 39. The proposed elementary school project will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction. Development of the current school site (City property) is not anticipated in the immediate future.

Policy 7: *“The City shall have a master plan that can be adjusted for changes in water requirements.”*

Finding 40. The Water System Master Plan for Villebois Village including the proposed school site has not proposed changes in planning areas, service areas or main sizes. Development of the current school site (City property) is not anticipated in the immediate future.

4.2.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Implementation Measures

1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:
 - Policies: 1-7
 - Projects:
 - 1) 18-inch main in Barber Street from Kinsman Road to Brown Road
 - 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road
 - 3) 24-inch main in Boeckman Road from Kinsman Road to Villebois Drive
 - 4) 18-inch main in Villebois Drive from Boeckman Road to Barber Street
 - 5) 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
 - 6) 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road.
 - 7) 12-inch main in Grahams Ferry Road from the Future Study Area to Barber Street
 - 8) 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road
 - 9) 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
 - 10) 12-inch main connections from Barber Street to Evergreen Road
2. Incorporate the construction of the above referenced projects into the Finance Plan.

4.3 STORM DRAINAGE

4.3.1 INTRODUCTION / PROPOSAL

The *Villebois Village Master Plan* is designed to minimize impacts from this development on the three watersheds into which the site historically drains. The following four components, incorporated into the design of Villebois, are derived from and are in conformance with the City of Wilsonville Stormwater Master Plan:

- 1) Onsite water quality and onsite stormwater detention facilities to provide treatment and maintain predevelopment runoff levels up to the 25 year storm for the Arrowhead Creek and Mill Creek basins;

- 2) Onsite water quality facilities to provide treatment for stormwater for the Coffee Lake Creek basin;
- 3) Stormwater release without detention for the Coffee Lake Creek basin, and
- 4) Construction of Project CLC-10 within the Graham Oaks Natural Area.

The onsite water quality and onsite detention facilities required will perform at or above all performance standards of the City of Wilsonville Stormwater Master Plan, and will not require offsite facilities to meet this standard requirement. Per the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR for the City on October 25, 2005, the memorandum from HDR dated November 13, 2005, and the Technical Memorandum from inter-fluve, inc., dated November 3, 2005, onsite detention facilities for Villebois are not required for the Coffee Lake Creek basin. These documents conclude that releasing stormwater from Villebois without detention will have no significant impact on water levels in Coffee Lake Creek or downstream facilities and may actually have negative impact on the wetlands due to lower magnitude, longer duration flows.

Implementation Measure 9.5.2.2 from the City of Wilsonville Stormwater Master Plan states that “exemptions to the on-site detention requirements could be considered for situations in which properties discharge directly to the Willamette River, properties discharge directly to open water bodies that have no capacity limitations, areas where detention in downstream reaches could increase peak stormwater flow rates, and other areas or unique circumstances as identified by the City Engineer.” The reports specified above support removal of detention in Coffee Lake Creek under the second exemption listed in this implementation measure, “properties which discharge directly to open water bodies that have no capacity limitations”.

Project CLC-10 was included in the City of Wilsonville Stormwater Master Plan, and is included in the design of Villebois, solely to reduce flows currently being discharged by the existing 36-inch outfall pipe down to periodic overflows only occurring in large storm events. This is a partial correction of the basin area diversion caused by the Dammasch State Hospital construction many years ago.

A third component incorporated into the design seeks to further reduce impacts from this development for smaller storms not addressed in the City of Wilsonville Stormwater Master Plan. Rainfall data indicates that 90% of all storms in this area have a 24-hour rainfall total of less than 0.50 inches. These storms are easily conveyed by standard storm drainage facilities designed for much larger storm events, but the incremental increase in runoff is detrimental to natural drainage courses. Evidence suggests that the increased runoff during these frequent small rains has a detrimental effect on streambed health and aquatic habitat. A Rainwater Management Program has been incorporated into the project to minimize this impact, and the facilities and programs will be constructed onsite.

Villebois Village is that area identified on Figure 2-1 in the City of Wilsonville Stormwater Master Plan as the Dammasch Basin and the area directly east including Seely Ditch (hereafter referred to as Coffee Lake Creek). *Figure 6 – Conceptual Composite Utilities Plan* shows the improvements to the headwaters of Arrowhead Creek and the outfall reconstruction and partial flow redirection for the drainage from the former Dammasch State Hospital. This work is identified as Capital Improvement Project CLC-10 and is the only improvement directly related to Villebois Village addressed in the City Stormwater Master Plan. *Figure 6A – Onsite Stormwater Facilities* shows the location of the onsite water quality and stormwater facilities.

Figure 6A – Onsite Stormwater Facilities (See revised map in Exhibit 7.)

Figure 6B – Onsite Rainwater Management (See revised map in Exhibit 8.)**4.3.2 STORMWATER MASTER PLAN COMPLIANCE ANALYSIS**

The City of Wilsonville Stormwater Master Plan analyzes the City's existing watersheds and storm system to identify Capital Improvement Projects (CIP's) and prescribe stormwater management policies. The *Villebois Village Master Plan* will show compliance with site related CIP's and recommended policies.

RELEVANT DOCUMENTS

The *Villebois Village Master Plan* references the "City of Wilsonville Stormwater Master Plan, June 2001", including the Executive Summary and Sections 2-10. Section 1 addresses authorization and scope for the preparation of the City Stormwater Master Plan and is not related to the *Villebois Village Master Plan*. *Figure 6 – Conceptual Composite Utilities Plan*, is a part of the submittal documents for the *Villebois Village Master Plan* and depicts the location of CLC-10 in relation to the Villebois site. *Figure 6A – Onsite Stormwater Facilities* shows the location of the onsite water quality and stormwater facilities. *Figure 6B – Onsite Rainwater Management* shows the area included in the Villebois Village Rainwater Management Program.

METHODOLOGY

Relevant documents have been reviewed to determine compliance with relation to:

- (1) Study Area;
- (2) Study Methods;
- (3) Existing Stormwater System;
- (4) Basin Analysis;
- (5) Improvement Options;
- (6) Recommended System Improvements;
- (7) Capital Improvement Program;
- (8) If the Villebois Village Master Plan meets or exceeds the requirements of the City Stormwater Master Plan; and
- (9) What revisions to the City Stormwater Master Plan are necessary to bring it into compliance with the Villebois Village Master Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEM 1 THROUGH 5

Concerning "Methodology" Item 1, the study area for the City Stormwater Master Plan was determined using existing topography and boundaries. The Villebois site encompasses an area within the City limits and a designated Urban Growth Area for the City and was therefore included in the study area for the City's Stormwater Master Plan. This study identified drainage basins, wetlands and riparian corridors, geological hazards, soils and land uses. The existing natural conditions of the Villebois site remain the same today as at the time of the study. Land use designations for the site have evolved to the uses proposed with the *Villebois Village Master Plan*, but maintain the essential mix discussed in the City's Stormwater Master Plan. Therefore, the *Villebois Village Master Plan* is in compliance with this Methodology. Concerning "Methodology" Item 2, the methods for hydrologic analysis, runoff modeling, conveyance system modeling and water quality analysis used by the City in developing the City Stormwater Master Plan remain standard in the industry. Thus, where the *Villebois Village Master Plan* draws conclusions based on these methods those conclusions are valid and inherently in compliance with the City's Stormwater Master Plan.

Concerning “Methodology” Item 3, the stormwater system around the Villebois site has not seen an appreciable change from the condition in which it was analyzed at the time the City Stormwater Master Plan was prepared. The drainage conveyance facilities, water quality facilities and problem areas affecting the Villebois site as presented in the City Master Plan will be complied with in the *Villebois Village Master Plan*.

Concerning “Methodology” Item 4, the proposed Villebois land uses are comparable to those used in the hydraulic analysis of the Coffee Lake Creek and Arrowhead Creek basins in the City’s Stormwater Master Plan. Therefore, the impacts of Villebois Village on the hydraulics analysis in these basins are consistent with those used in the calculations. The City of Wilsonville has commissioned a detailed study of Coffee Lake Creek as part of the Boeckman Road extension project. This study is referenced as the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004 and will be used in the design of stormwater facilities required as part of that road extension and with the detention and water quality design for areas draining into Coffee Lake Creek. A study of Arrowhead Creek capacity will be utilized in the evaluation of detention and water quality facilities for the Arrowhead and Mill Creek basins. The Arrowhead Creek capacity study will also be used in the evaluation of potential changes to CLC-10, which are further discussed in the Compliance Analysis for Methodology Items 5-7.

SUMMARY – METHODOLOGY ITEMS 1 THROUGH 4

The Villebois Village Stormwater Master Plan will meet or exceed the standards associated with this portion of the City Stormwater Master Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 5 THROUGH 7

The City Stormwater Master Plan evaluated numerous improvement options to alleviate problems identified with the analysis of Sections 1-4. These improvement options were broken down into two categories: Conveyance Improvement Options and Water Quality Improvement Options. There are no Water Quality Improvement Options with relevance to the Villebois site included in the City Master Plan. The Dammasch Basin/Arrowhead Creek Improvement Option is further addressed in Chapter 7, “Recommended System Improvements” as CLC-10.

Capital Improvement Project CLC-10 as discussed in the City Stormwater Master Plan consists of four elements:

- 1) Installation of a diversion structure on the 36” Dammasch outfall;
- 2) Expansion of the wetlands on the Metro Wilsonville Tract;
- 3) Installation of two-30” culverts at the bike path crossing; and
- 4) Repairs to Mill Creek Outfall.

Many decades ago, construction of the Dammasch State Hospital created a drainage basin transfer from Arrowhead Creek and Coffee Lake Creek to Mill Creek. CLC-10 partially corrects this transfer with the installation of a diversion structure on the existing 36” storm drain. This structure would return a portion of the runoff to its historic Arrowhead Creek drainage basin. This diversion would have the benefit of recharging the wetlands and reducing erosion in the Mill Creek basin. At a minimum, the *Villebois Village Master Plan* will comply with CLC-10 as presented in the City Stormwater Master Plan. However, there are options that have the potential to improve upon the intent of CLC-10. The *Villebois Village Master Plan* proposes the following options to modify CLC-10 in Arrowhead Creek for further evaluation and consideration:

Option A would correct the basin transfer in full by redirecting the entire historic flow to Arrowhead Creek and Coffee Lake Creek drainage basins.

Option B, a blend of CLC-10 and Option A, seeks to restore as much of the historic flows as possible. Potential elements of this option include detention on the Graham Oaks Natural Area, additional detention within Villebois, and continued discharge at reduced rates to Mill Creek. Prior to the consideration of Option A or B, supplemental analysis would be performed to further study impacts of restoring historic flows above those anticipated by CLC-10. This analysis would include areas identified in the initial study, including the pedestrian path crossing at Wood Middle School, the Wilsonville Road crossing and the Jobsey Lane crossing of Arrowhead Creek. Improvement projects and other implications resulting from this study will be coordinated with the City of Wilsonville and affected property owners. Neither option would move required onsite water quality and stormwater detention facilities onto offsite property, unless agreed to by the City, property owners and other applicable parties. Table 2 lists components of the options and Table 3 lists advantages and disadvantages of the options.

	CLC-10 (minimum standard)	CLC-10 modified by Option A	CLC-10 modified by Option B
Location	Graham Oaks Natural Area	Graham Oaks Natural Area	Graham Oaks Natural Area,
Receiving Drainage Basin	Arrowhead Creek and Mill Creek	Arrowhead Creek and Coffee Lake Creek	Arrowhead Creek, Coffee Lake Creek and Mill Creek
Stormwater Improvements	Diversion structure for low flows to Arrowhead Creek; install two 30" culverts	Diversion structure not necessary due to redirection of full historic flows; install appropriate sized culverts downstream	Analyze need for diversion structure; detention basins on Graham Oaks Natural Area and/or Villebois; install appropriate sized culverts downstream
Expanded Wetlands	Expand wetlands with CLC-10 restoration project	Expand wetlands per CLC-10 restoration project	Expand wetlands per CLC-10 restoration project
Mill Creek Outfall	Restore surrounding area but do not remove outfall	Remove outfall and restore surrounding area	Analyze ability to remove outfall and restore surrounding area

Table 3: Analysis of Basin Transfer		
	Advantages	Disadvantages
CLC-10 (minimum standard)	<ul style="list-style-type: none"> <input type="checkbox"/> Project identified and analyzed in City's Stormwater Master Plan <input type="checkbox"/> Removes low flows from Mill Creek outfall, and includes repairs of outfall and minimizing erosion in Mill Creek <input type="checkbox"/> Project appears to be consistent with the wetland restoration goals for the proposed Graham Oaks Natural Area <input type="checkbox"/> Minimizes impacts to downstream properties on Arrowhead Creek 	<ul style="list-style-type: none"> <input type="checkbox"/> Out-of-basin transfer is not fully corrected with this project <input type="checkbox"/> Maintains peak flows to Mill Creek, which will require modifications of outfall to minimize future added degradation <input type="checkbox"/> No existing stormwater easement outside existing 30-foot easement
CLC-10 modified by Option A	<ul style="list-style-type: none"> <input type="checkbox"/> Out-of-basin transfer corrected with this project <input type="checkbox"/> Removes flows (low and peak) and outfall structure from Mill Creek, which will allow for full restoration of creek and outfall area <input type="checkbox"/> Expansion of wetlands may be consistent with the wetland restoration goals for the Graham Oaks Natural Area 	<ul style="list-style-type: none"> <input type="checkbox"/> Project not identified or analyzed in City's Stormwater Master Plan <input type="checkbox"/> Potentially significant impacts to downstream properties on Arrowhead Creek will require downstream improvements to mitigate <input type="checkbox"/> Potential impacts (i.e. increased water level) to existing wetlands from returning full historic flows <input type="checkbox"/> No existing stormwater easement outside existing 30-foot easement
CLC-10 modified by Option B	<ul style="list-style-type: none"> <input type="checkbox"/> Removes low flows and some peak flows from Mill Creek outfall, and includes repairs of outfall minimizing erosion in Mill Creek <input type="checkbox"/> Reduces flows to Mill Creek outfall <input type="checkbox"/> Expansion of wetlands may be consistent with the wetland restoration goals for the Graham Oaks Natural Area 	<ul style="list-style-type: none"> <input type="checkbox"/> Project not identified or analyzed in City's Stormwater Master Plan <input type="checkbox"/> Out-of-basin transfer is not fully corrected with this project <input type="checkbox"/> Potential impacts to downstream properties on Arrowhead Creek will require downstream improvements to mitigate <input type="checkbox"/> Potential impacts (i.e. increased water level) to existing wetlands from locating detention basin (discharge) on Graham Oaks Natural Area <input type="checkbox"/> No existing stormwater easement outside existing 30-foot easement

The *Villebois Village Master Plan* proposes to further analyze these options and determine their potential. The final determination will be coordinated with the City of Wilsonville/Villebois and Metro, will be made in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). Concerning "Methodology" Item 7, the City Stormwater Master Plan rates the items recommended in Section 6 and estimates costs for these improvements. Project CLC-10 is established as a low priority and "Dammasch Stormwater Improvements" are not included in the City's funding program. The *Villebois Village Master Plan* will comply with the City Stormwater Master Plan by implementing CLC-10 or one of the options outlined above.

SUMMARY – METHODOLOGY ITEMS 5 THROUGH 7

At a minimum, the *Villebois Village Master Plan* will implement CIP project CLC-10 as identified in the City Stormwater Master Plan, thereby complying with the City Stormwater Master Plan. A more complete restoration of historic drainage basins might be achieved through one of the proposed options. These options will be further evaluated in cooperation with the City and property owners and if selected, will be incorporated into the City Stormwater Master Plan during the City's next scheduled update.

COMPLIANCE ANALYSIS CONCLUSION

The *Villebois Village Master Plan* meets or exceeds the requirements of the City of Wilsonville Stormwater Master Plan.

4.3.3 STORMWATER MASTER PLAN POLICY ANALYSIS

Implementation measures for the City's Stormwater Master Plan are specified in Section 9 of the City's Master Plan. This report addresses these policies on a policy-by-policy basis.

9.1 Current Regional Standards

9.1.1 Metro Title 3: *On June 18, 1998, the Metro Regional Council adopted the Stream and Floodplain Protection Plan (Ordinance 98-730). This plan is also known as Title 3 of Metro's Urban Growth Management Functional Plan (UGMFP). Title 3 addresses and sets standards for regional water quality in the Metro area. These standards include protection of floodplains, buffering of rivers, streams and wetlands with vegetation, erosion control and hazardous material storage. The City of Wilsonville has prepared a Natural Resources Plan which provides specific requirements for wetlands and riparian areas, meeting requirements of Statewide Planning Goal 5, Title 3 of the UGMFP, and the Endangered Species Act. Many of these are currently contained in Wilsonville's Public Works Standards.*

Finding 41. The *Villebois Village Master Plan* meets all setback and buffer requirements, erosion control, vegetation of streams and wetlands and hazardous material storage standards as defined by the City's Significant Resource Overlay Zone (SROZ) and Public Works Standards in compliance with Title 3 and the Goal 5 program.

9.1.2 Federal Clean Water Act: *The National Pollutant Discharge Elimination System (NPDES) was established in 1972 by the Clean Water Act. This program controls "point source" pollution and requires a permit from the Oregon Department of Environmental Quality (DEQ). The Clean Water Act was re-authorized in 1987 to address "nonpoint source" pollution, which subsequently required municipalities to obtain an NPDES permit. The City of Wilsonville currently has an active permit with several other jurisdictions issued in December 1995 and is awaiting approval on their renewal application submitted in 2000.*

Finding 42. The *Villebois Village Master Plan* will follow City guidelines and standards developed for compliance with the Clean Water Act and the NPDES permit and, therefore, is in compliance with this policy.

9.2 General Stormwater Management Policies

Policy 9.2.1: *"The City of Wilsonville shall manage stormwater on or as close as is practical to the development site in order to mitigate water quantity and water quality discharge impacts near the source."*

Finding 43. Proposed stormwater facilities for water quality and detention for Arrowhead Creek and Mill Creek basins to achieve pre-developed levels will be within the Villebois project boundaries, except for Project CLC-10. The City of Wilsonville anticipated this school project, therefore, the *Villebois Village Master Plan* complies with this policy.

Policy 9.2.2: *"The City of Wilsonville shall assure that stormwater management has, to the maximum extent practicable, no negative impact on nearby streams, wetlands, groundwater or other water bodies."*

Finding 44. Stormwater management for the proposed elementary school project will follow the City guidelines and standards set by the City of Wilsonville. In addition, Villebois is undertaking development standards referred to as "Rainwater Management." The Rainwater Management

Program prescribes guidelines and goals for reducing the increase in runoff from the 90th percentile rain event, 0.50" in a 24-hr period. By addressing the 90th percentile storm event, Villebois Village will succeed in minimizing the development "footprint" on the hydrological cycle. The Villebois Rainwater Management Program will be defined and implemented as part of the Specific Area Plan. With these goals, the *Villebois Village Master Plan* meets and exceeds the requirements of this policy.

Policy 9.2.3: *"The City of Wilsonville shall preserve existing open surface water facilities and encourage the expansion of surface facilities where practical."*

Finding 45. Surface water facilities, defined as stormwater conveyance facilities, onsite will be maintained and protected to the maximum extent practical. The only identified open surface water facility on Villebois Village is Coffee Lake Creek, which will remain a wetland.

Policy 9.2.4: *"The City of Wilsonville shall require that the maintenance of water quality control facilities be the responsibility of the private or public owner."*

Finding 46. Water quality control facilities will be maintained by private owners, a homeowners association, or as arranged with the Finance Plan. The *Villebois Village Master Plan* is in compliance with this measure.

Policy 9.2.5: *"The City of Wilsonville shall assure that all stormwater facilities receive adequate maintenance."*

Finding 47. The City of Wilsonville Stormwater Master Plan identifies several maintenance standards and performance measures for ensuring adequate maintenance of stormwater facilities. Since the stormwater facilities in Villebois Village will either be publicly maintained or held to public standards if a private system, the *Villebois Village Master Plan* is in compliance with this policy.

Fish Passage Culverts:

Policy 9.2.6: *"The City of Wilsonville shall require the use of culvert designs that meet Oregon Department of Fish and Wildlife Guidelines and Criteria for Stream-Road Crossings."*

Response: All culvert designs shall be reviewed by the City Engineer to determine their overall effectiveness in meeting the fish passage requirements specified by the State or Federal agencies.

Development Review:

Policy 9.2.7: *"Based on the need to demonstrate protection of habitat and water quality and quantity for endangered species listed as threatened under section 4(d) of the ESA, design and construction of stormwater facilities shall be reviewed by the Planning Division through a Class II administrative review process, as may be amended. However, such administrative process shall be expedited when time is of the essence in planning and constructing necessary facilities. Review of a facility may also be accomplished as part of an application for development review by the Development Review Board (DRB) or City Council."*

Finding 48. Review of proposed stormwater quality facilities in Villebois Village will follow the planning guidelines developed in this policy, thereby complying with this policy.

Erosion Control Policies:

Erosion control is important in terms of both water quantity and quality. The City's Erosion Control Ordinance (Ordinance No. 482) was adopted in April 1997. Its requirements are based on the February 1994 Erosion Prevention and Sediment Control Plans – Technical Guidance Handbook, prepared by the City of Portland and the Unified Sewerage Agency.

Policy 9.2.8: *“The City of Wilsonville shall take steps to minimize erosion resulting from land use and development activities.”*

Finding 49. Construction on Villebois Village and the proposed elementary school will conform to the City of Wilsonville Public Works Standards for erosion control and applicable DEQ 1200C permit, meeting the requirements of this policy.

9.3 Stormwater Quality Policies:

Policy 9.3.1: *“The City of Wilsonville shall, as much as is practical, assure that the quality of stormwater leaving the site after development will be equal to or better than the quality of stormwater leaving the site before development.”*

Design Standards:

Wilsonville's current standards for stormwater facility construction are contained in the City's Public Works Standards. These standards provide construction details and design criteria for water quality facilities.

Finding 50. Stormwater facilities in the Villebois Village are being given extra attention in the design process to create a facility that emulates a natural system both in function and appearance.

The design of these facilities will meet or exceed the design criteria contained in the City's Public Works Standards and these facilities will comply with monitoring and enforcement policies developed by the City. Therefore, the *Villebois Village Master Plan* meets the requirements of this policy.

Onsite Water Quality Facilities:

Studies have shown that development increases the concentration in runoff of suspended sediment, oil and grease, and nutrients. Because existing development includes few or no water quality facilities, proposed regional facilities are targeted downstream of existing development where suitable to protect existing wetland and riparian areas.

Policy 9.3.2: *“The City of Wilsonville shall use a combination of regional and onsite facilities to achieve the recommended pollution reduction outlined in this Stormwater Master Plan.”*

Finding 51. The Villebois storm system will utilize a variety of onsite water quality facilities for treatment. Large greenway corridors were master planned into the site for the purpose of providing treatment, detention and open space. In addition to these, smaller facilities will be dispersed throughout the site to provide more localized treatment. Facilities utilized by Villebois Village will range from elaborate “stream and pond” systems to more traditional swales and ponds to planter boxes and other new technologies. In addition, master planning for water quality

treatment has been based on historic flow regimes for the site and will support restoration of historic flows to pre-development basins. This variety of treatment measures meets and exceeds the requirements of this policy.

Source Controls for Development

Policy 9.3.3: *"The City of Wilsonville shall continue to require onsite facilities to serve new or expanding developments, subject to prescribed standards."*

Finding 52. Villebois Village will be providing onsite facilities to achieve water quality treatment. These facilities shall meet construction and maintenance standards developed by the City of Wilsonville, and shall comply with additional measures as required for discharge directly into wetlands or other sensitive areas. The *Villebois Village Master Plan* complies with this policy.

Shading of Water Bodies

Policy 9.3.4: *"The City of Wilsonville shall require shading of surface facilities in order to reduce water temperatures in existing and new surface water facilities."*

Finding 53. Surface water quality facilities within Villebois Village will provide shading to meet City standards and, therefore, the *Villebois Village Master Plan* meets the requirements of this policy.

9.4 Landscaping Policies:

Policy 9.4.1: *"The City of Wilsonville shall require landscaping in conjunction with stormwater facilities."*

Finding 54. The City Stormwater Master Plan identifies several implementation measures regarding landscaping. Stormwater systems for Villebois Village are master planned to be a prominent, attractive and unique asset to the site. Each system will be carefully designed to address these issues. Landscaping will provide the density and height necessary to shade shallow water quality facilities and provide treatment. Materials utilized in landscaping of these facilities will be native when possible and shall be maintained in compliance with this policy. Storm facilities will be designed to provide accessible slopes of 3:1 or greater, and where not possible, fencing will be considered only as necessary for safety. Access to the facilities will also be addressed on an individual basis while retaining the ability to create a unique facility. Adequate irrigation to assure survival will be provided. The *Villebois Village Master Plan* therefore meets the requirements of this policy.

9.5 Stormwater Quantity Policies

Design Standards:

The City of Wilsonville's Public Works Standards provide standards for hydrology and hydraulic design, as well as construction details and design criteria for pipes and channels. The City's standards also address the conveyance design storm event and guidelines for determining upstream and downstream impacts.

Policy 9.5.1: *"The City of Wilsonville shall continue to utilize Public Works Standards that provide a comprehensive set of requirements for surface water management facilities."*

Finding 55. Utilization of the “Santa Barbara Urban Hydrograph method” has become an accepted industry standard practice for hydrologic analysis. This method will be used on the Villebois site with the approval of the City Engineer. Stormwater quantity facilities in Villebois Village will utilize, as a minimum, the City of Wilsonville *Public Works Standards* for design and construction specifications. In addition, requirements for onsite detention will follow the guidelines established with this policy. The preliminary drainage report that was prepared for the *Villebois Village Master Plan* is in compliance with the design standards of the City’s Stormwater Master Plan and Public Works Standards. Therefore, the *Villebois Village Master Plan* is in compliance with this policy.

Onsite Stormwater Detention:

The proposed regional stormwater facilities were limited by geographical and financial constraints and will not by themselves be able to maintain future-condition flows at existing levels. As stream bank erosion is affected by both the frequency and magnitude of increased flows, runoff from both small and large storms must be controlled, managed on or as close as is practical to the development site in order to mitigate water quantity and water quality discharge impacts near the source. Consequently, onsite detention facilities for new development City-wide are recommended but financial participation in regional facilities will be considered as well as other creative alternatives to onsite detention facilities.

Policy 9.5.2: *“The City of Wilsonville shall continue to require onsite detention facilities to serve new or expanding developments, subject to prescribed standards.”*

Finding 56. Policy 9.5.2 includes two Implementation Measures regarding detention.

Implementation Measure 9.5.2.1 specifies design standards for onsite detention facilities. The Arrowhead Creek and Mill Creek basins will provide onsite detention and will follow the design requirements identified in this policy. Implementation Measure 9.5.2.2 allows for exemptions to onsite detention for situations where properties discharge directly to open water bodies that have no capacity limitations, areas where detention in downstream reaches could increase peak stormwater flow rates, and other areas or unique circumstances as identified by the City Engineer. Per the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005, onsite detention facilities for Villebois are not required for the Coffee Lake Creek basin. These documents conclude that releasing stormwater from Villebois without detention will have no significant impact on water levels in Coffee Lake Creek or downstream facilities and may actually have a negative impact on the wetlands due to lower magnitude, longer duration flows. These conclusions meet the criteria identified in 9.5.2.2 to remove the requirement for onsite detention in the Coffee Lake Creek basin. In addition to stormwater detention, the Rainwater Management Program will strive to reduce the increased runoff from the 90th percentile of rainfall. Villebois Villager will develop design guidelines for achieving this goal as part of each Specific Area Plan, thereby meeting and exceeding the requirements of this policy.

9.6 Property Acquisition Policies

Policy 9.6.1: *“The City of Wilsonville shall continue to acquire property in fee or easement for stormwater facilities.”*

Finding 57. Public stormwater facilities constructed within Villebois Village will be granted to the City of Wilsonville either in fee or easement. Every developer must obtain the necessary easements for the construction of any off-site facilities proposed. The *Villebois Village Master Plan* is therefore in compliance with this policy.

REVIEW OF IMPLEMENTATION PLAN CONCLUSION

The *Villebois Village Master Plan* addresses and complies with the policies and implementation measures of the City Stormwater Master Plan.

4.3.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal: The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

Policy

1. The onsite storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.
2. Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.
3. Villebois Village shall integrate rainwater management systems into parks and open space areas.

Implementation Measures

1. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 4 – Utilities of the Villebois Village Master Plan related to stormwater management and rainwater on the site no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analyses to address this issue as appropriate. Such amendments shall apply to pending and future SAP and PDP approvals.
2. Application for a revised SAP South rainwater management plan and program shall be submitted by March 1, 2006. The final plat for PDP 4 – South shall not be approved until said plan and program are approved by the City.
3. Implement the following list of City Stormwater Master Plan policies and facilities:
 - Policies: 9.1-9.6
 - Projects: CLC-10

At a minimum CIP Project CLC-10 shall be complied with. Alternatives to CLC-10 shall be explored to additional restoration of historic flows. These alternatives, Options A and B, seek to restore historic flows to Arrowhead Creek thereby correcting the out of basin transfer that occurred with the construction of the Dammasch State Hospital. Analysis of these alternatives will be coordinated with the City, METRO, and affected property owners.

4. Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality and detention into the site's natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking predevelopment hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.
5. Construct CLC-10 as defined or implement Option A or B as proposed. Construction of CLC-10, or selection of an option to modify CLC-10, is to occur in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).
6. Incorporate the construction of CLC-10 or as modified by Option A or B into the Finance Plan.
7. Insure that on-going costs to maintain rainwater systems in public rights-of-way are
 1. included in Finance Plan.
8. The City shall prepare a study of Coffee Lake Creek drainage basin in conjunction with the Barber Street and Boeckman Road extension projects.
9. The City shall prepare design for fish passage culverts in the Barber Street and Boeckman Road extension projects.
10. Historic flows will be redirected to the Coffee Lake Creek basin without detention. This is supported by conclusions drawn in the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005. This requirement shall be addressed with the next SAP or PDP application that includes the Coffee Lake Creek basin.
11. Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village.
12. Complete the study of Options A and B with regard to CIP Project CLC-10 in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). The study shall consider at least the following actions, which are required to obtain approval of the City Engineer:
 - Coordinate design of culvert at Arrowhead Creek/ Wilsonville Road crossing with the Wilsonville Road Capital Improvement Project and the City of Wilsonville.
 - Prepare additional study of culvert at Jobsey Lane crossing of Arrowhead Creek and identify construction recommendations to mitigate capacity and erosion problems.
 - Design plan for removal, reconstruction or abandonment of Dammasch 36-inch outfall at Mill Creek.
 - Coordinate with and obtain approval of Metro and the City of Wilsonville for integration of a potential detention facility into the design of the Graham Oaks Natural Area. Obtain appropriate easements as required for said facility.

- Prepare additional study of Arrowhead Creek to locate where Arrowhead Creek flows into Seely Ditch.
 - Prepare additional detailed study of impact of added flows on functioning of wetlands and prevention of overflow onto Wood Middle School and forested wetlands.
 - Obtain overall approval of drainage report.
13. The City shall include the Villebois Village Master Plan, including the finalized concept of CLC-10, in future updates of the City of Wilsonville Stormwater Master Plan.

CHAPTER 5 – CIRCULATION

5.1 INTRODUCTION / PROPOSAL

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a system of public and private streets and trails that will connect users of the various modes to the major activities inside and outside the community. All public streets are connected without dead-ends or cul-de-sacs, except in those rare cases where required by topography or natural features. The circulation plan will also meet all ADA requirements. *Figure 7 - Street Plan* shows the planned transportation system. *Figure 8 – Proposed Arterial & Collector System* shows the planned Arterial and Collector street system, and *Figures 9A & 9B – Street & Trail Sections* show the planned cross-sections for the streets and trails.

5.2 TRANSPORTATION SYSTEMS PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville recently adopted its Transportation Systems Plan (TSP). A Master Plan for Villebois has been prepared for evaluation under the TSP, which shows:

- The proposed street plan;
- The proposed Arterial/Collector system; and
- The proposed street sections.

RELEVANT DOCUMENTS

The referenced City transportation plan is titled “City of Wilsonville Transportation Systems Plan, June 2, 2003.” The *Villebois Village Master Plan* consists of *Figure 7 – Street Plan*, *Figure 8 – Proposed Arterial & Collector System*, and *Figures 9A & 9B – Street & Trail Sections*.

METHODOLOGY

Figure 7 - Street Plan of the *Villebois Village Master Plan* shows a system of Residential, Collector and Arterial streets that interconnect between modes and activities within and outside Villebois Village. The *Villebois Village Master Plan* is generally consistent with the Wilsonville TSP in that it:

- Retains the north-south Collector through the site in a modified alignment of Brown Road-110th Avenue;
- Retains the east-west Arterial connection on the northern boundary of the site by providing a through connection from Kinsman Road to Grahams Ferry Road;

- Maintains a hierarchy of streets within and adjacent to Villebois, while providing the TSP required spacing of Arterial, Collector, and Residential streets;
- Provides acceptable levels of service at all street intersections;
- Adheres to the City's access spacing policy on all streets, with minor exceptions as discussed below; and
- Provides safe movements for all travel modes, by complying with City policies and standards including AASHTO standards.

Figure 7 – Street Plan (See revised map in Exhibit 9)

Figure 8 – Proposed Arterial/Collectors Street System
(Note: This proposal does not include revisions to this map.)

Figure 9A – Street and Trail Sections – A
(Note: This proposal does not include revisions to this map.)

Figure 9B – Street and Trail Sections – B
(Note: This proposal does not include revisions to this map.)

The following areas identified below are discussed in greater detail within this Section 5.2:

- Street designations;
- Roundabouts;
- Parking on Collectors;
- Access control on Minor Arterials;
- Continuity of streets and trails; and
- Curb Extensions.

COMPLIANCE ANALYSIS

Street Designations

The roadway classifications included in the *Villebois Village Master Plan* are generally consistent, with some variations from those in the Wilsonville TSP. As in the Wilsonville TSP, the *Villebois Village Master Plan* has streets classified as Arterials, Collectors and Residential streets. The *Villebois Village Master Plan* includes alternative cross-sections for the Collector and Residential street classifications, as defined in Table 5 in Section 5.3, below.

Implementation

The street designations and standards prepared for the Villebois Village generally meet the standards specified in the Wilsonville TSP. Alternative street sections allow use of a Residential street section with no parking, and widths to be exceeded for medians, planter strips and sidewalks on street sections as identified in Table 5 of Section 5.3, below.

Roundabouts

Roundabouts will be used at locations identified on *Figure 7 – Street Plan* and will be designed to effectively manage traffic at acceptable levels of service without the need for traffic control signals, as defined in the Wilsonville TSP. Accordingly, roundabout-controlled intersections would operate at LOS “D” or better during peak hours.

Implementation

Roundabouts will be used in the locations shown on *Figure 7 – Street Plan* of the *Villebois Village Master Plan*.

Parking on Collectors

On-street parking will be provided on all internal streets, with a few exceptions where adjacent land uses do not create the need for parking. Villebois Village will be developed with front doors facing the street. On-street parking is an important community characteristic for both visitors and residents when driveways are located at the back of the house since it encourages activity on the street and provides convenient access to homes. The presence of parking along Collector streets will encourage moderate travel speeds. These street sections have been designed to enable safe parking and un-parking maneuvers so as not to adversely affect the safety of pedestrians and bicyclists or affect the function of a Collector street.

The TSP references a book whose basic principles should be a guide for Wilsonville. The referenced book, entitled *Creating Livable Streets: Street Design Guidelines for 2040* (Metro, June 2002), states that:

On-street parking is permitted and provided on many of the best streets. Proportionately, parking is provided on more good streets than not. At today's car ownership levels onstreet parking cannot by itself meet all of the demand created by adjacent land use. Nevertheless, on-street parking:

- 1. supports local economic activity of merchants, by providing access to local uses, as well as visitor needs in residential areas*
- 2. increases pedestrian safety by providing a buffer for pedestrians from automobile traffic*
- 3. increases pedestrian activity, in general, on the street. Since people rarely find parking in front of their destination, they walk, providing more exposure to ground floor retail and increasing opportunities for social interactions*
- 4. increases local economic activity by increasing the visibility of storefronts and signs to motorists parking on street*
- 5. supports local land use by reducing development costs for small business by reducing needs for onsite parking*
- 6. provides space for on-street loading, increasing the economic activity of the street and supporting commercial uses*

The Villebois Village plan strives to meet these goals through its provision of on-street parking for Residential and Collector streets.

Implementation

Collector streets that allow on-street parking shall be designed in consideration of the safety of pedestrians and bicyclists and shall be reviewed by the City Engineer.

Access Control on Minor Arterials

Implementation

Requests for major alternatives to allow less than 600 foot access spacing on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). (*Note: This issue has been resolved. The approved SAP South street system reflects the appropriate access spacing on Grahams Ferry Road.*)

Continuity of Streets and Trails

With the exception of situations where physical constraints prohibit, streets and trails are connected. The *Villebois Village Master Plan* provides vehicular connection to all existing streets that currently stub to the property (including Montebello Drive, Serenity Way, Brown Road and Yosemite Street) to assure neighborhood circulation and connectivity consistent with City and Metro requirements. As described in the Wilsonville TSP, all streets should connect except in situations where physical constraints do not permit.

Implementation

The *Villebois Village Master Plan* conforms to the connectivity and circulation standards prescribed in the Wilsonville TSP.

Curb Extensions

The Villebois Village circulation plan includes curb extensions in locations of high pedestrian activity. Curb extensions serve to minimize speeds and the length of exposure for pedestrians crossing streets, and also provide protection for on-street parked cars. It is recognized that curb extensions may restrict the ability for larger vehicles to turn at street corners. The following basic principles shall be used for the placement and design of curb extensions:

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb street width for public streets should be 22 feet, in order to accommodate delivery and garbage truck movements.
- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Implementation

By following these basic design standards, streets within the Villebois Village will be able to meet or exceed safety and capacity standards as prescribed in the Wilsonville TSP and AASHTO standards. Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

5.3 TRANSPORTATION SYSTEMS PLAN POLICY ANALYSIS

The Villebois circulation plan is generally consistent with the policies and implementation measures of the Wilsonville TSP and AASHTO standards. The following section describes many of the policies and implementation measures that the Villebois plan either supports or proposes to alter.

TSP Goal 4.1: To provide an interconnected motor vehicle system that will safely and efficiently provide for vehicle circulation and enhanced mobility.

Finding 58. The *Villebois Village Master Plan* provides enhanced mobility and connectivity for all travel modes. For motor vehicle circulation, all public streets are connected without dead-ends or cul-de-sac's except in those rare cases where required by topography or natural features. The

Villebois Village Master Plan includes a hierarchical system of Arterial, Collector and Residential streets within and through the site that meets the intent and long-term needs of the Wilsonville TSP. The streets and intersections in Villebois will provide acceptable levels of service as defined in the Wilsonville TSP (LOS “D” or better).

TSP Section 4.4.6: Access Management and Table 4.0: Access Management Guidelines.

Response: The minimum access spacing for each functional classification and whether the *Villebois Village Master Plan* is in compliance is shown in the table below:

Table 4: Functional Classification Comparison

Functional Classification (Wilsonville TSP-April 2003 Public Draft)	Functional Classification (Figure 7 – Street Plan of the VVMP)	Minimum Access Spacing (Wilsonville TSP-April 2003 Public Draft)	VVMP Compliance (Yes or No)
<i>Major Arterial</i>	None	1,000 ft.	N/A
<i>Minor Arterial</i>	Minor Arterial	600 ft.	Yes*
<i>Major Collector</i>	Major Collector	100 ft.	Yes
<i>Minor Collector</i>	Minor Collector	50 ft.	Yes
<i>Residential Street</i>	Residential	Access to each lot permitted	Yes

* See Section 5.4 (Villebois Village Master Plan Implementation) Implementation Measure 4.

TSP Section 4.7 Implementation Measures

Implementation Measure 4.1.1.b Use the Roadway Design Standards (Section 4.4.1 and Figures 4.12 through 4.22) as the standard for designing all street improvements in the city.

The TSP provides (subsection 4.1.1.b.3):

For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include but are not limited to changing the number of lanes, moving a sidewalk from the property-line to the curb-line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include but are not limited to narrowing of lanes to moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

TSP Figures 4.12 through 4.22: Street Classification, Widths and Names.

Finding 59. The *Villebois Village Master Plan* street classifications and widths are shown in Table 5 below, together with the appropriate TSP section. Alternatives to the standards are described in detail following Table 5.

Table 5 provides a comparison of each relevant TSP figure with the correlating street sections proposed in the *Villebois Village Master Plan*. The TSP figures are noted by italics in the unshaded areas of Table 5. The *Villebois Village Master Plan* (VVMP) street sections are shown by standard text within the shaded areas of Table 5. The *Villebois Village Master Plan* street sections are depicted on *Figures 9A and 9B – Street & Trail Sections*. The locations where these street sections are planned to be used are illustrated on *Figure 7 – Street Plan*.

Table 5: Street Cross-Section Standards Comparison

Street Classification	Right-of-way	Face-of-Curb to Face-of-Curb Section	Sidewalk Width (ft)	Planter Strip Width (ft)	Parking Width (ft)	Bike lane Width (ft)	Travel Lane Width (ft)	Center Median/Turn Lane Width (ft)
<i>Minor Arterial (TSP Figure 4.20)</i>	71-77	50	5	8 ½	-	6	12	14
Minor Arterial w/ Median (VVMP Section A)	78	50	5	8 ½	-	6	12	14 (continuous turn lane on Grahams Ferry Road)
Minor Arterial (VVMP Section B)	77	50	5	8 ½	-	6	12	14
<i>Major Collector (TSP Figure 4.18)</i>	71-77	50	5	8 ½	-	6	12	14
Major Collector (VVMP Section C)	77	50	5	8 ½	-	6	12	14
<i>Major Collector w/ On-Street Parking (TSP Figure 4.19)</i>	85-87	64	5	6 ½	8	5	12	14
Major Collector w/ Median (VVMP Section D)	92	65	5	8	7	6	12	15
<i>Minor Collector w/ On-Street Parking (TSP Figure 4.17)</i>	69-73	50	5	6 ½	8	5	12	None
Minor Collector Standard (VVMP Section E)	76 ¹	50 ³	5 ^{3,7}	7 ½ ³	7	6	12	None
<i>Residential Street (TSP Figure 4.14)</i>	47-51	28-32	5	4 ½	Not striped	Shared w/ cars	Not striped	None
Residential Village Loop (VVMP Section G)	76 ¹	50 ²	5 ³	7 ½ ³	7	6	12	None
Residential Village Center (VVMP Section H)	55-67	34	5 ½-13 ½	4 ½ ^{3,7}	Not striped	Shared w/ cars ⁸	Not striped	None
Residential Village Center w/ Swale (VVMP Section I)	62	34	5	6 ½-10 ½	Not striped	Shared w/ cars	Not striped	None
Residential Standard (VVMP Section J)	59	20-34	5-8	5-14	Not striped	Shared w/ cars	Not striped ⁶	None
Residential Minimum (VVMP Section K)	55	20-32	5-6	5-12	Not striped	Shared w/ cars	Not striped ⁶	None
Residential Parking One Side (VVMP Section L)	49-55 ¹	28 ²	5 ³	5-8 ³	Not striped	Shared w/ cars	Not striped	None
Residential No Parking (VVMP Section M)	32-43 ¹	20 ²	5 ³	6 ³	Not striped	Shared w/ cars	Not striped ⁶	None

- Notes:
1. The right-of-way shall be reduced to 12" behind face of curb where adjacent to open spaces.
 2. When adjacent to open space, parking on that side is optional.
 3. When adjacent to open space, planting strip and sidewalk are optional.
 4. The Villebois Village Master Plan depicts a proposed alternative to have a 13' wide median in lieu of planter strips. The Master Planner is evaluating this alternative. If this alternative is not utilized, another approved street section for Villebois will be used.
 5. When the 20' wide curb-to-curb section is used, no parking will be allowed.
 6. Villebois has a number of local street designations (refer to *Figure 7 - Street Plan* and *Figures 9A & 9B - Street & Trail Sections*). In all cases, each of these designations has a cross-section with a minimum of 32-ft. curb-to-curb section where parking is allowed on both sides; each section is a minimum of 28 feet where parking is allowed on one side, and those sections allowing no parking on either side are a minimum of 20 feet. A 20-ft. section is the minimum allowed for fire access purposes. All sections have a minimum 5-ft. sidewalk, minimum 5-ft. planter (except where adjacent to open space or park). Only the local streets - Village Loop and Village Center - with Median designations have striped bike lanes; in all other cases bike lanes are shared with motor vehicles and not explicitly striped for either travel lanes or bike lanes.
 7. In the Village Center, the sidewalk may be widened to include the plating area when adjacent to retail/commercial uses.
 8. 6' bike lanes on Villebois Drive from Costa Circle to Ravenna Loop.

Implementation

Pursuant to TSP Implementation Measure 4.1.1.b(3), the following major alterations are included in the Villebois Village Master Plan. A brief description of the major alteration is also provided below.

- *On-street parking on Major Collector (VVMP Street Section D) and Minor Collector (VVMP Street Section E).*

On-street parking will be provided on Barber Street (Major Collector & Minor Collector), the portion of the Loop Road (Minor Collector) between Barber Street and Villebois Drive, and the portion of Villebois Drive (Major Collector) between the Loop Road and Boeckman Road. Villebois Village will be developed with front doors facing the street. On-street parking is an important community characteristic for both visitors and residents when driveways are located at the back of the house, since it encourages activity on the street and provides convenient access to homes. These street sections have been designed to enable safe parking and unparking maneuvers so as not to adversely affect the function of a Collector street.

- *Increase planter to 8' and median to 15' on Major Collector (VVMP Street Section D), which increase right-of-way to 92' and curb-to-curb to 65'. Planter strip and median widths are increased on the portion of Barber Street between 110th Avenue and Coffee Lake Creek Drive and on Villebois Drive between the Loop Road and Coffee Lake Creek Drive. The wider planter strips and medians will allow larger canopied trees to be planted throughout the Village. Larger canopied trees will contribute to reductions in "heat island effect." Wider planter areas also will allow for greater variety in street trees by increasing size options. Thus, wider planter strips will contribute to the sustainability and diversity of the community.*
- *Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP Street Section G), which increases curb-to-curb and right-of-way widths. The wider planter strip will allow larger canopied trees to be planted (see above discussion). Parking and bike lanes will be striped due to the high level of activity expected along this street.*
- *Increase sidewalk widths on Residential Streets (VVMP Street Sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP Street*
- *Sections I, J, K and L). Sidewalk widths on these streets will be increased due to the higher level of pedestrian activity anticipated on these streets. The wider planter strips will allow larger canopied trees to be planted (see above discussion).*
- *Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP Street Sections J, K and M).*

This street section will be used where abutting land uses do not require on-street parking. The reduced street widths will minimize impervious areas, increase park areas and protect trees.

TSP Figure 4.8 through 4.12: Major Street System Improvements.

Finding 60. Figure 8 – Arterial/Collector Street System shows the street system in Villebois. This street system provides the east-west and north-south Arterials and Collectors as is prescribed in the TSP Figure 4.8, with the following additions. The alignment of Barber Street (Major Collector) between Brown Road and 110th Avenue is slightly altered with the *Villebois Village Master Plan* and the link between 110th Avenue and Grahams Ferry Road (Minor Collector) is shown. The alignment of Villebois Drive (Major Collector) between 110th Avenue and Boeckman/Tooze Road is slightly altered with the *Villebois Village Master Plan*. Proposed lanes on all Villebois Streets and intersections will provide acceptable traffic operations and safety as required in the Wilsonville TSP. Therefore, the planned capacity and connectivity of the Wilsonville TSP is retained in the proposed revised *Villebois Village Master Plan* that includes the proposed elementary school site in SAP-East and the current 10 acre site (City) in SAP-North.

Implementation

Future amendments to the TSP will include the new alignments for Barber Street, west of Brown Road and Villebois Drive, between 110th Avenue and Boeckman/Tooze Road as shown on *Figure 8 – Proposed Arterial/Collector System* of the *Villebois Village Master Plan*.

TSP Figure 5.3a 2002 Bicycle Map & Proposed Bicycle/Pedestrian Projects

Response: *Figure 5 – Parks & Open Space Plan* shows the proposed pathway system in Villebois. *Figures 9A* and *9B* illustrate the proposed cross-sections for pathways and streets with bike lanes. This bicycle and pedestrian system provides alignments that are slightly altered from those shown in the TSP and add alignments to those shown in the TSP. The proposed system provides connectivity for pedestrians and bicyclists among the neighborhoods of Villebois and the surrounding area..

Implementation

Future amendments to the TSP will include the new Bicycle/Pedestrian pathways as shown of *Figure 5 – Parks & Open Space Plan* and *Figures 9A and 9B – Street and Trail Sections* of the *Villebois Village Master Plan*.

5.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal: The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Policy

1. The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

Implementing Measures

1. Include the Villebois Village Master Plan Arterial and Collector street system (Figure 8) and bicycle/pedestrian system (Figure 5) in future updates of the 2003 TSP.
2. The Villebois Village Master Plan includes the following alternative street sections. Any proposed alternative street sections not included in the list below shall follow the review procedure established in the 2003 TSP.

- On-street parking on Major Collector (VVMP street section D) and Minor Collector (VVMP street section E).
 - Increase planter to 8' and median to 15' on Major Collector (VVMP street section D), which increase right-of-way to 65' and curb-to-curb to 92'.
 - Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP street section G), which increases curb-to-curb and right-of-way widths.
 - Increase sidewalk widths on Residential Streets (VVMP street sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP street sections I, J, K and L).
 - Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP street sections J, K and M).
3. Roundabout options at intersections not already identified on Figure 7 – Street Plan of the Villebois Village Master Plan shall be reviewed through the major alternative process.
 4. Requests for major alternatives for access spacing less than 600 feet on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). If this major alternative request is approved, access standards shall be resolved. For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include, but are not limited to, changing the number of lanes, moving a sidewalk from the property line to the curb line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include, but are not limited to, moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

(Note: This issue has been resolved. The approved SAP South street system reflects the appropriate access spacing on Grahams Ferry Road).

5. Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:
 - A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb public street width should be 22 feet, in order to accommodate delivery and garbage truck movements.
 - Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
 - Passenger car turning movements shall be able to stay within the street centerline on all streets.
 - Bike lanes shall not be forced into vehicle travel lanes.
 - Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

6. Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans.
7. Pedestrian and bicycle connectivity shall be provided between public and private street termination points and adjacent trails/pathways at the discretion of the City Engineer.
8. Along Villebois Drive between Ravenna Loop and Barber Street is where the "bicycle boulevard" street section will be located:
 - 1) The on-street bicycle striping is omitted with proper signage at the beginning and ending of the removed section as required.
 - 2) The smooth asphalt street surface is replaced with a modified street texture providing the following:
 - a. 20-year minimum design life;
 - b. Adequate bicycle "ride" without resulting in an unsafe operating condition.

GLOSSARY

Circulation Framework: The system for pedestrian and vehicular movement including streets, alleys, lanes, walks and multi-use trails.

Community Elements Book: A planning document prepared by the Master Planner in conjunction with a Specific Area Plan (SAP) that is used to establish the type and location of community elements within the SAP. Community elements include the following: lighting, street trees, site furnishings and tree protection standards.

Community Housing: Property and related equipment that are used or could be used to house chronically mentally ill persons as defined and required by ORS 426.508.

Connectivity: Physical connections between neighbors, within the village itself, and into other parts of the region and the world, that foster social interaction and facilitate ease of travel through a variety of transportation methods.

DATELUP: The Dammasch Area Transportation-Efficient Land Use Plan dated January 31, 1997 is a conceptual master plan for the 520-acre site that is now the subject of the *Villebois Village Concept Plan*.

Design: The conceptualization of the built environment in response to specific sets of human needs and desires.

Design Principles: The fundamental concepts that support the objectives of the *Villebois Village Master Plan* and determine the intrinsic qualities of the built environment within the Village Zone. Design Principles are enacted through conformance with the Design Standards of the Village Zone.

Design Standards: Criterion established for use in the initial design or construction of buildings to guide the selection and arrangement of common building elements to achieve a minimum level of quality and consistency in the finished product. Design Standards are applied through the Village Zone.

Development Standards: Criterion established for initial planning of any change to improved or unimproved real estate that determines the relative size and arrangement of common building elements in order to achieve a certain level of quality and consistency in the built environment. Development Standards are applied through the Village Zone.

Diversity: A vibrant choice of housing styles, types and levels of affordability, a healthy mixture of employment opportunities and offices, and a variety of available goods and services.

Environmental Sustainability: Using, developing, and protecting natural resources at a rate and in a manner that enables people to meet their current needs while providing that future generations can meet their own needs.

Estate: This land use accommodates large detached houses with private yards. Garages will be front-loaded or by alley, as per location.

Flex-Space: Ground floor units of a multi-family or mixed-use building that can be converted to office/retail or residential uses.

Future Study Area: The area of the former Living Enrichment Center.

Governor's Quality Development Objectives: Signed into executive order December 1997 and amended August 2000, *Use of State Resources to Encourage the Development of Quality Communities*, articulates seven "quality development objectives" (QDOs) that serve to guide and coordinate state agency actions and investments in community development for increased livability and for efficient use of public resources.

Integrated Pest Management: An ecologically based pest-control strategy that relies on natural mortality factors, such as natural enemies, weather, cultural control methods, and carefully applied doses of pesticides.

Large: This land use accommodates large detached houses with large private yards. Located at the periphery of Villebois, these homes will often have front-loaded garages.

Little League Baseball/Youth Softball field: This facility is designed with a 200-foot foul line length. This dimension will accommodate Little League Baseball as well as youth Softball (U12 through U18 league classifications). (Source: Eric Graves, Program Coordinator with Tualatin Hills Park and Recreation District)

Master Planner: Villebois LLC; selected by the City of Wilsonville and the State of Oregon in accordance with ORS 426.508 to master plan the area prescribed in DATELUP.

Major Water Feature: A water feature in the form of a fountain and/or basin (naturalistic or urban). Major water features differ from minor water features by their larger scale and have water present year-round. Examples include re-circulating pools, entry fountain features, swimming pools, and large scale play fountains.

Medium Detached: This land use accommodates modestly sized detached houses with small private yards and alley parking access.

Minor Water Feature: A water feature in the form of a small fountain or sculpted element functioning in an aesthetic and/or interactive form of water play. Minor water features may range from a continuous trickling of water to an intermittent/user generated flow evoking play. Examples may include: water generated from a hand pump or water cycling in a fountain feature.

Mixed-use Development: Development characterized by buildings that combine more than one use; for example, commercial and residential.

Multi-Modal Transportation: A circulation system that accommodates a wide range of user groups including bicycles, vehicles, pedestrians and buses.

Neighborhood Apartments: This land use designation is intended to provide for-rent multi-family units in a neighborhood setting. Buildings will be mostly two or three stories and of a character compatible with detached homes. In designated locations, this land use provides for neighborhood commercial uses at ground level.

Neighborhood Center: An area of commercial uses at or near the center of a neighborhood, not exceeding 3,500 SF to provide nearby residents with convenient access to goods and services. Neighborhood Centers may only be located within a Neighborhood Commons.

Neighborhood Commons: A site at or near the center of a neighborhood for use by the local residents which includes a Neighborhood Center, a transit shelter and a tract of open public land. Meant to provide a social gathering place and a safe waiting place for transit riders.

Open Space: Land that is not covered by buildings, paving, or other hard surfaces, unless such hard surfaces are part of an approved landscape plan.

ORS 426.508: Oregon Revised Statute authorized the sale of F. H. Dammasch State Hospital including its fair market value, the redevelopment of the property and the reservation of property for community housing. Passed in 1999 by the Oregon legislature, the statute requires redevelopment of the property to be consistent with the DATELUP adopted concept plan.

Pattern Book: An illustrative document that depicts the architectural character of a proposed development, submitted as proof of compliance with the Design Principles and Design Standards. A Pattern Book is prepared by the Master Planner in conjunction with a Specific Area Plan (SAP).

Plaza: As located and described in the *Villebois Village Master Plan*, the plaza is a public space at the intersection of important streets set aside for civic purposes and commercial activity.

Power of Ten: A concept originated by the Project For Public Spaces. This is a place-making concept that encourages the provision of at least ten different uses and activities within or near gathering places with the goal of promoting sociability and an active and thriving space.

Rainwater Management Systems: Infrastructure and procedures for the collection, filtration, and conveyance of rainwater within the Villebois Village Master Plan area.

Residential-Village (R-V) Comprehensive Plan Designation: The area within which the *Villebois Village Master Plan* applies.

Row House: A form of Single Family Dwelling where fee-simple, for-sale multi-story units are arranged in an unbroken row with no side yards and with or without an accessory dwelling unit or building.

Significant Resource Overlay Zone (SROZ): An overlay zone within the City of Wilsonville that is intended to implement the goals and policies of the City's Comprehensive Plan relating to natural resources, open space, environment, flood hazard and the Willamette River Greenway (see Section 4.139 of the City's Planning and Land Development Ordinance).

Specific Area Plan (SAP): A series of detailed plans covering distinct portions of the *Villebois Village Master Plan* (VVMP) area. These plans provide a higher level of analysis and detail than the *Villebois Village Master Plan* within a specified area of the *Villebois Village Master Plan*.

Small Detached: This land use accommodates small, detached houses with alley parking access. In some instances, houses may be arranged around a central yard or parking court.

Standard Detached: This land use accommodates detached houses with private yards and alley parking access.

Stormwater/Water Quality/Rainwater Element (Features, Ponds and Swales): A basin or swale that serves a functional purpose of conveying, detaining, and/or treating onsite stormwater and/or rainwater. Water quality/rainwater features typically function in conjunction with plant material. These are typically naturalistic water features that blend into the designed landscape and may function as an educational element on water quality. Stormwater features can function with or without a plant material component.

Sustainability: Developing and protecting resources at a rate and in a manner that enables people to meet their current needs and also provides that future generations can meet their own needs. Sustainability requires simultaneously meeting environmental, economic and community needs.

Village Center: An area located on the *Villebois Village Concept Plan* and *Villebois Village Master Plan*, characterized by the relative increased density of both residential and commercial uses. The Village Center occurs at the intersection of three neighborhoods and is the focal point of civic and commercial activity in Villebois.

Village (V) Zone: The zoning district that is applied to areas designated Residential Village on the Wilsonville Comprehensive Plan map. The Village zone implements the Residential- Village designation and the *Villebois Village Master Plan*.

Villebois Village Concept Plan (VVCP): A plan that depicts the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for Villebois. This plan, while not completely engineered, includes detail sufficient to illustrate the inherent features of the site and the probable development pattern for a community that will develop in successive stages or subdivisions. This plan replaced DATELUP as the conceptual plan for the plan area.

Villebois Village Master Plan (VVMP): The document depicting the general organizational structure and concepts of the Residential-Village Comprehensive Plan designation, including but not limited to the form and location of public open spaces, types and alignment of the various thoroughfares, and land use types and locations. The Master Plan will serve as a basis for Village zone development standards.

PLANNING AND LAND DEVELOPMENT ORDINANCE

(for Master Plan Amendments for the Property at SAP-North and the Proposed School Site at SAP-East.:)

Section 4.003. Consistency with Plan and Laws.

Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations may now or hereafter provide.

Finding 61. The proposed revised Master Plan amendments will have no substantive bearing on the Comprehensive Plan, or applicable state, regional or federal laws. This criterion is met.

Section 4.008. Application Procedures - In General.

- (.01) *The general application procedures listed in Sections 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:*

Finding 62. All appropriate application procedures listed in Section 4.008 through 4.024 have been followed and carried out for developing and hearing this legislative proposal. The application complies with this section of the Wilsonville Code. This criterion is met.

Section 4.009. Who May Initiate Applications.

- (.01) *Except for a Specific Area Plan (SAP), applications involving specific sites maybe filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply. Changes to the Comprehensive Plan or zoning may also be initiated by the City Council, Planning Commission, or Development Review Board, acting by motion. Applications involving a Specific Area Plan shall be initiated as provided in Section 4.125(.18)(C) and (D). [Amended by Ord. 557 adopted 9/5/03]*

Finding 63. There are two sites involved in the Master Plan Amendments. The City has initiated the proposed amendments to the Master Plan. The City owns the current 10 – acre school site in SAP-North proposed for residential at Villebois and will be the owner of the proposed 10 –acre site in SAP-East and is the appropriate party to initiate a Master Plan amendment. This criterion is met.

Section 4.032. Authority of the Planning Commission.

- (.01) *As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use and transportation policy issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:*

A. *Legislative zone changes and changes to the text of Chapter 4 of this Code;*

Finding 64. The Planning Commission will opened the public hearing on the proposed Villebois Master Plan amendments at their meeting of May 12, 2010. The Planning Commission will forward a recommendation to the Council with modifications consistent with the authority granted to this body by the Comprehensive Plan and Development Code. This criterion will be met.

Section 4.033. Authority of City Council.

(.01) *Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:*

B. *Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.*

Finding 65. Following the Planning Commission review of this application, the City Council will hold public hearings and will render a final decision. This criterion is met.

Section 4.125. V – Village Zone

(.01) **Purpose.** *The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.*

A. *The Village zone provides for a range of intensive land uses and assures the most efficient use of land.*

B. *The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities.*

C. *The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.*

Finding 66. The proposed Villebois Master Plan amendment supports the intent of the purpose statement of the Village Zone code. This section is satisfied.

Section 4.198: Comprehensive Plan Changes:

Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.

- (.01) *Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:*
 - A. *That the proposed amendment meets a public need that has been identified;*
 - B. *That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
 - C. *That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
 - D. *That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*
- (.02) *Following the adoption and signature of the Resolution by the Development Review Board or Planning Commission, together with minutes of public hearings on the proposed Amendment, the matter shall be scheduled for public hearing before the City Council.*
- (.03) *Notice of the Council's consideration of the matter shall be provided as set forth in Section 4.012.*
- (.04) *Upon conclusion of its public hearing on the matter, the Council shall adopt its decision by ordinance, authorizing the Planning Director to amend the official zoning map, Comprehensive Plan Map or the text of Chapter 4 as set forth in Section 4.102.*
- (.05) *In cases where a property owner or other applicant has requested an amendment to the Comprehensive Plan map and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the Comprehensive Plan map shall be changed.*

Finding 67. This legislative land use application is being reviewed by the Planning Commission. After conducting a public hearing and considering all of the testimony and information contained in the public record, the Commission will forward a recommendation to the City Council. Following the Council consideration and deliberation, this criterion will be satisfied.

Other Applicable Plans for the Property at SAP-North and the Proposed School Site at SAP-East.:

- Villebois Village Master Plan
- Wilsonville Comprehensive Plan
- Applicable Statewide Planning Goals 1, 2, 8, 10, 11, 14;
- Metro Urban Growth Management Functional Plan;
- Oregon Revised Statute 426.508
- SAP-East, Villebois
- SAP-North, Villebois
- Transit Master Plan
- Bicycle and Pedestrian Master Plan
- Parks and Recreation Master Plan
- Transportation Systems Plan
- Stormwater Master Plan

WILSONVILLE COMPREHENSIVE PLAN:*Standards for Approval of Plan Amendments:*4. *Standards for approval of Plan Amendments.*

In order to grant a Plan amendment, the City Council shall, after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

- a. *The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.*
- b. *The granting of the amendment is in the public interest.*
- c. *The public interest is best served by granting the amendment at this time.*
- d. *The following factors have been adequately addressed in the proposed amendment:*
 - *the suitability of the various areas for particular land uses and improvements;*
 - *the land uses and improvements in the area;*
 - *trends in land improvement;*
 - *density of development;*
 - *property values;*
 - *the needs of economic enterprises in the future development of the area;*
 - *transportation access;*
 - *natural resources; and*
 - *the public need for healthful, safe and aesthetic surroundings and conditions.*
- e. *Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.*

Finding 68. The Villebois Master Plan is an ancillary document to the Comprehensive Plan. The findings responding to the Villebois Village Master Plan demonstrate that the amended Master Plan is in conformance with the applicable sections of the City's Comprehensive Plan. Amending the Master Plan is in the public interest in that it provides additional detail about the proposed new location for the elementary school in SAP-East. More definition in these areas generally results in a better Master Plan. The amended master plan has addressed issues related to the above factors, and the proposal will not result in conflicts with applicable Metro standards. These criterion are met.

GOAL 1.1 **To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.**

Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

Finding 69. Public notice was mailed to Federal, State and local agencies, special districts, all owners of property within 250' of the site boundaries, as well as to a lengthy list of individuals interested in Villebois. Public notices were posted at three locations around the City, and printed in the newspaper. This notification encourages participation by a wide variety of individuals. This measure is satisfied.

Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

Implementation Measure 1.1.1.f Establish and maintain procedures that will allow any interested parties to supply information.

Finding 70. The City's legislative public hearing process before the Planning Commission and City Council provides a procedure for interested parties to supply information. This measure is satisfied.

Compact Urban Development-

Implementation Measure 4.1.6.b The Villebois Village Master Plan shall contain the following elements:

1. *An integrated plan addressing land use, transportation, utilities, open space and natural resources.*
2. *Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within proposed development as well as to the remaining Wilsonville environs.*
3. *Identification of opportunities for employment and services within a village core area to reduce vehicle trip lengths.*
4. *Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.*
5. *Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 2300 housing units is accommodated.*
6. *Direction for provision of community housing consistent with Oregon Revised Statute 426.508.*

7. *Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.*

Finding 71. The proposed master plan amendments will not alter the ability to implement the Villebois guiding elements consistent with the intent of the adopted Concept Plan. This measure is satisfied.

Applicable Statewide Planning Goals: Applicable Statewide Planning Goals 1, 2, 8, 10, 11 and 14:

Goal 1 Citizen Involvement: Public notice was mailed to Federal, State and local agencies, special districts, all owners of property within 250' of the site boundaries, as well as to a lengthy list of individuals interested in Villebois. Public notices were posted at three locations around the City, and printed in the newspaper, which is involving Planning Commission and City Council public hearings. This notification encourages participation by a wide variety of individuals. Goal 1 is satisfied.

Goal 2 Land Use Planning: The proposed application involves amendments to the Villebois Village Master Plan. The City's legislative public hearing process before the Planning Commission and City Council provides a procedure for interested parties to supply information. Goal 2 is satisfied.

Goal 8 Recreational Needs: The adopted Villebois Village Master Plan includes a parks and recreation plan which is Plan is an ancillary document to the Parks and Recreation and to the Master Plan Comprehensive Plan. The proposed amendments will shift park activities to new locations but it will not diminish the recreational needs of Villebois. Goal 8 is satisfied.

Goal 10 Housing: The adopted Villebois Village Master Plan includes a Land Use Map which is an ancillary document of the Comprehensive Plan that shows the planned locations, residential densities and diversity of housing types for single family, row-houses, condominiums, apartments and mixed use condos. The Land Use Map must not build below 2300 housing units and not below 10-units per acre. Goal 10 is satisfied.

Goal 11 Public Facilities: The adopted Villebois Village Master Plan includes a Utilities Chapter which is an ancillary document of the Comprehensive Plan. The Utilities Chapter is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the proposal, a technical analysis of the proposal's compliance with the relevant City Master Plan, and an analysis of the proposal's compliance with the City's implementation measures of the relevant Master Plan. The *Villebois Village Master Plan* is consistent with the City's Wastewater Collection System Master Plan and the City's Water System Master Plan. The *Villebois Village Master Plan* is consistent with the City's Stormwater Master Plan, and exceeds the standards of City's Stormwater Master Plan with the addition of the proposed Rainwater Management Program.

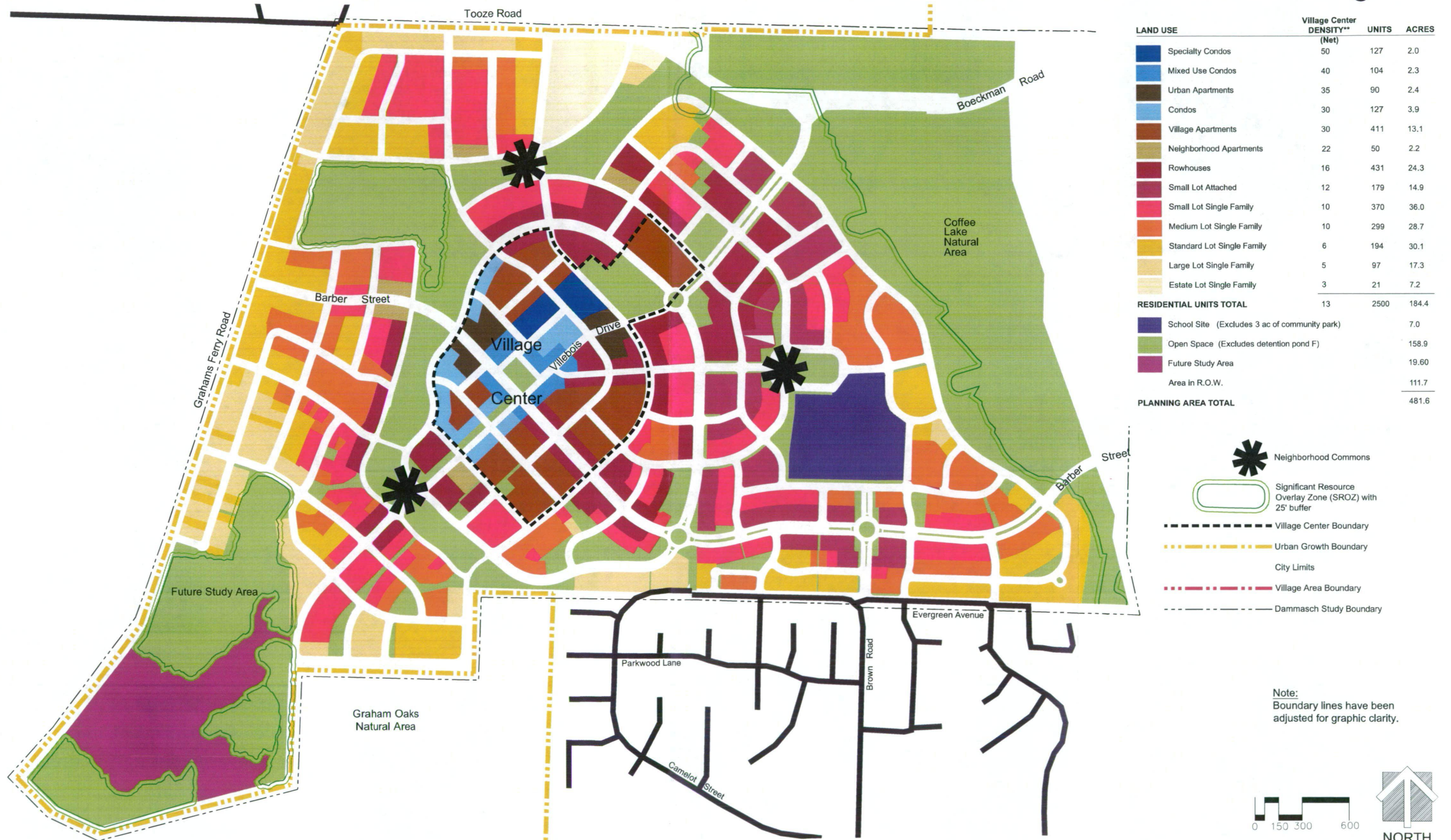
The *Villebois Village Master Plan* will receive an extensive public review that includes public hearings before the City of Wilsonville Planning Commission and City Council. This *Villebois Village Master Plan* will be a supporting document to the City of Wilsonville Comprehensive Plan. Goal 11 is satisfied.

Goal 14 Transportation: Villebois is included in the City Transportation Systems Plan (TSP) which is an ancillary document of the Comprehensive Plan. The proposed plan amendments would have a minimal impact on the street system in Villebois as it would only remove or create local residential streets. Arterials and collectors would not be affected. The Circulation Chapter of the Villebois Village Master Plan compares the proposed street system for Villebois with the provisions of the City's Transportation Systems Plan. The analysis contained in the Circulation Chapter identifies the consistencies and differences between the *Villebois Village Master Plan* and the City's TSP. This Chapter recommends implementation measures that will assure that identified differences are addressed through the appropriate review process for the alternatives proposed with the Villebois street system. Goal 14 is satisfied.

Exhibit 1

Figure 1: Land Use Plan

Figure 1



NOTES:
 The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

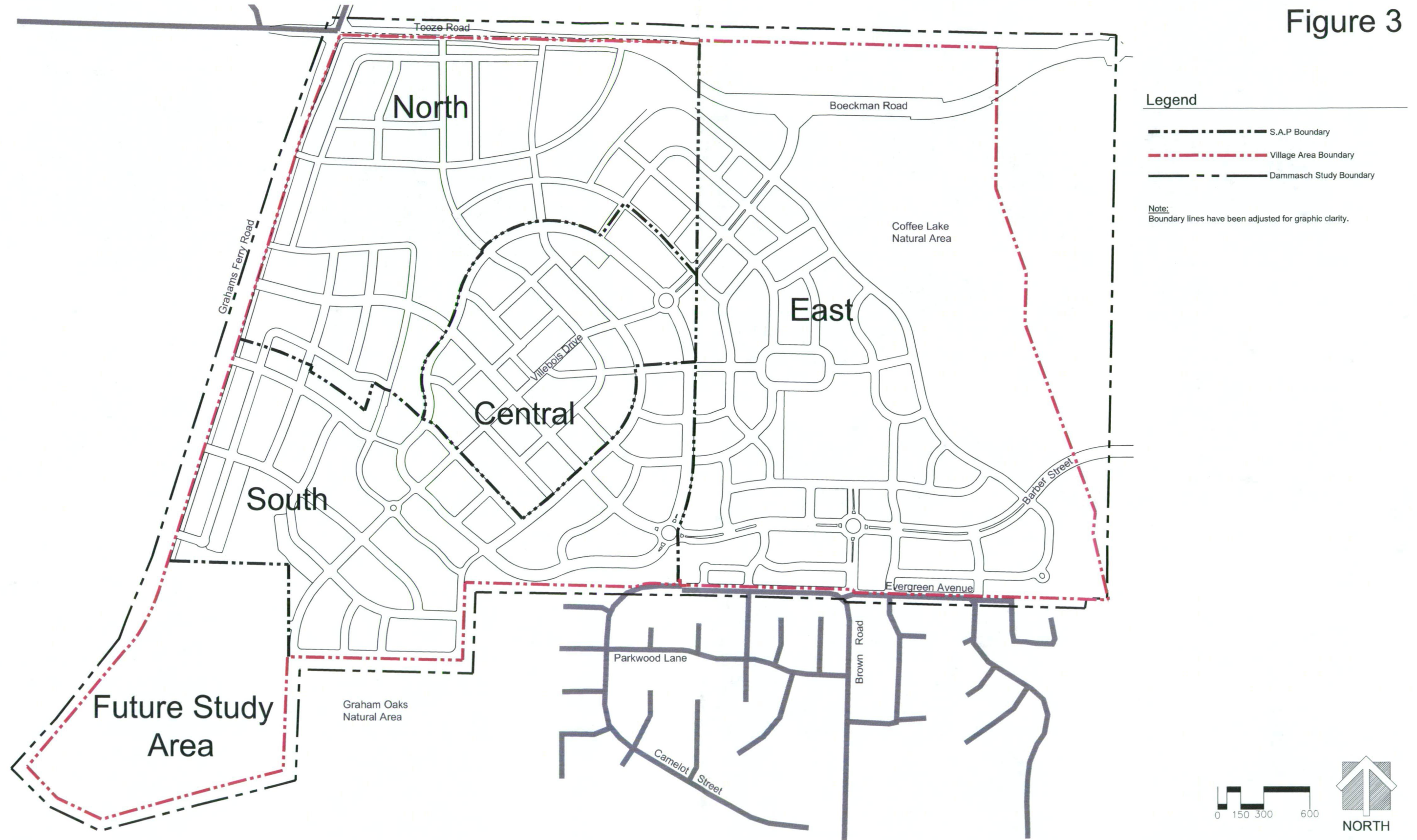
** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Note:
 Boundary lines have been adjusted for graphic clarity.

0 150 300 600
 NORTH

Exhibit 2
Figure 3: Conceptual Specific Area
Plan Boundaries

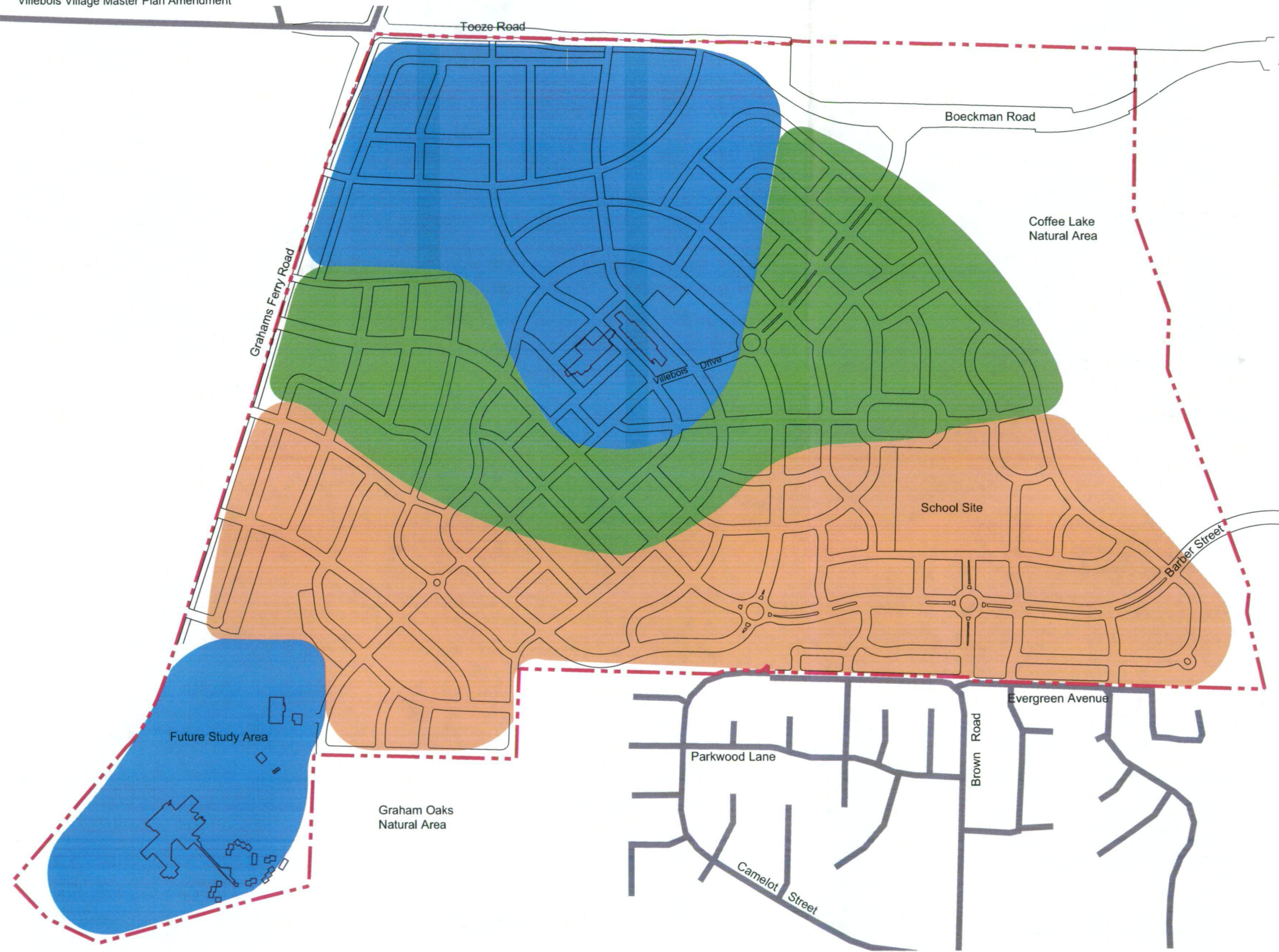
Figure 3



Conceptual Specific Area Plan Boundaries

Exhibit 3
**Figure 4: Conceptual Sequence of
Development**

Figure 4



Legend

- Early Phases - 0 to 3 years
- Middle Phases - 2 to 6 years
- Later Phases - 5 to 9+ years
- Village Area Boundary

* Phasing dates are based on original Master Plan approval dated August 18, 2003



Conceptual Sequence of Development

MAY 12, 2010

Exhibit 4

Figure 5: Parks and Open Space Plan

Legend

- Neighborhood Commons
- PP** Pocket Park
- LG** Linear Green
- UP** Urban Plaza
- Villebois Proposed Major Pathways
- Villebois Proposed Minor Pathways
- Villebois Proposed Nature Trails
- Wetland Delineation
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)
- Significant Resource Overlay Zone (SROZ) with 25' buffer
- Elementary School Site: includes minimum 3 acre Community Park

- Tree Rating**
- Important
 - Good
 - Moderate
 - Poor
 - Tree Canopy Unspecified

NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.
 Classification Method:
 Trees were rated based on the following considerations:
 1. Health
 2. Species (natives with habitat and ecosystem value)
 3. Compatibility with development
 4. Form / Visual Interest / Mature Size

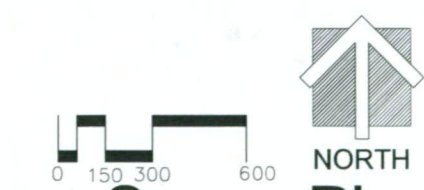
- Trees in the important category rated high in all four areas.
- Trees in the good category had good health and were a desirable species, but had irregular form or less compatibility with development.
- Trees in the moderate category had good to moderate health and form, but were a less desirable species or may be less compatible with development.
- Trees in the poor category had poor health and/or substantial damage.

NOTES:
 The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations. Flood Insurance Rate Map 410025-0004-C dated February 19, 1987 shows the northerly limit of the detailed study area having an elevation of 143 (Ft. NGVD). This elevation has been used to approximate the flood plain limits within the project limits. Development in and around wetlands will be done per all applicable federal, state and local wetland regulations.



- Neighborhood Parks - 21.42 acres**
- East Neighborhood Park - 1.60 acres
- Cedar Park - 1.00 acre
- Oak Park - 1.53 acre
- Fir Park - 1.00 acre
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 5.57 acres
- (LG)Linear Greens with Pathways- 4.81 acres
- (LG)Village Center Promenade- 0.69 acres
- Community Parks - minimum 3.00 Acres**
- Elementary School
- Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres**
- Villebois Greenway - 33.45 acres
- Open Space - 101.46 acres**
- Forested Wetland Preserve - 5.07 acres
- Future Study Area - 23.20 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.59 acres
- Total amount of Parks= 57.87 acres**
- Total amount of Open Space= 101.46 acres**
- Total amount of Parks & Open Space= 159.33 acres**
- Trails and Pathways - 47.51 miles**
- Nature Trail - 0.71 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles (Tonquin Trail/Villebois Loop Trail/ Coffee Lake-Wood Trail)
- Bike Lane - 9.90 miles
- Sidewalks - 32.80 miles

- Park Legend**
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
 - Owned and maintained by HOA with public access.
 - Coffee Lake Open Space- To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).



Parks and Open Space Plan
 MAY 12, 2010

Exhibit 5
Figure 5A: Recreational Experiences
Plan



- Legend**
- Stormwater/Rainwater Feature: Pond, Swale
 - Minor Water Feature
 - Major Water Feature
 - Shelter
 - Restrooms
 - Overlook
 - Private Recreation: Pool, Weight Room, Meeting Room
 - School Gym: Meeting Room
 - Drinking Fountain
 - Bench
 - Picnic Table
 - Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
 - Child Play: Creative Play, Play Structures
 - Lawn Play: Lawn Areas, Dog Park
 - Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
 - Neighborhood Commons: Transit Stop, Plaza/Gathering
 - Existing Trees
 - Parks & Open Space
 - SROZ

- Circulation**
- Major Path
 - Minor Path
 - Nature Trail
 - Major Pedestrian Connections
 - Minor Pedestrian Connections
 - Sidewalks
 - On Street Bike Lane



Recreational Experiences Plan

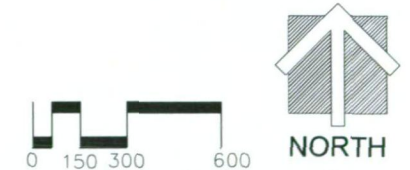
MAY 12, 2010

Exhibit 6
Figure 5B: Parks & Open Space
Categories

Figure 5B

LEGEND

- NP Neighborhood Parks
- PP Pocket Parks
- LG Linear Green
- RP Regional Parks
- OS Open Space
- CP Community Park
- Major Trail
- Significant Resource Overlay Zone (SROZ) with 25' Buffer



Parks & Open Space Categories

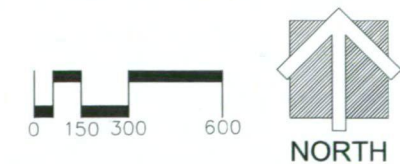
MAY 12, 2010

Exhibit 7
Figure 6A: Onsite Stormwater
Facilities

Figure 6A



- Onsite Water Quality
- Onsite Stormwater/ Recreation Facilities
- Onsite Stormwater/ Water Quality Facilities/ Rainwater
- Urban Growth Boundary
- Village Area Boundary
- Dammasch Study Boundary
- SROZ and Buffer Boundary
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)



NOTES:
 The Villebois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

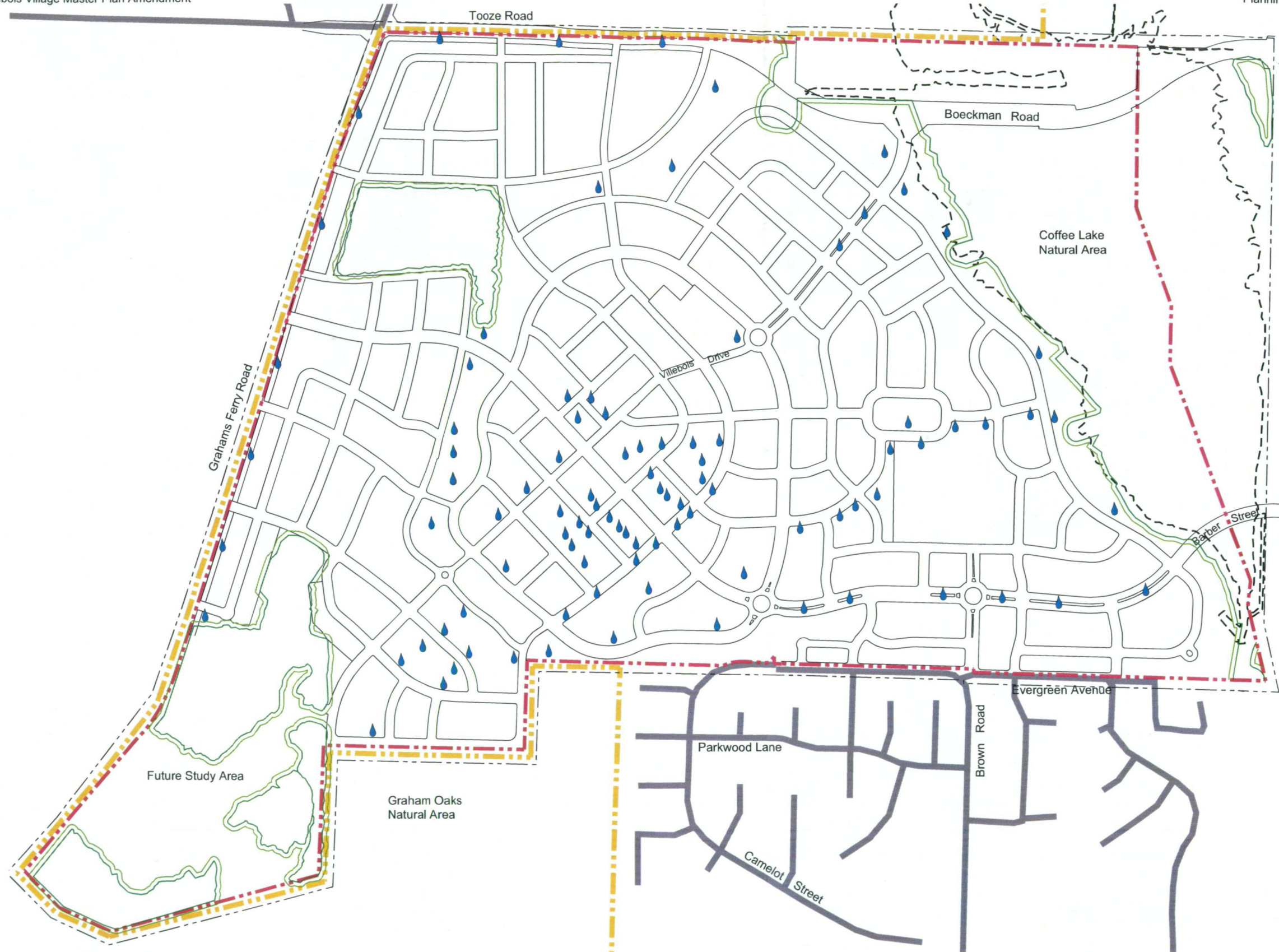
Onsite Stormwater Facilities







MAY 12, 2010

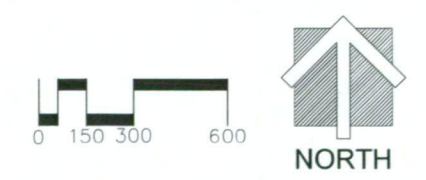
Exhibit 8

Figure 6B: Onsite Rainwater Management

Figure 6B



-  Opportunities for Rainwater Management Components
-  Urban Growth Boundary
-  Village Area Boundary
-  Dammasch Study Boundary
-  SROZ and Buffer Boundary
-  Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)



NOTES:
 The Villebois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

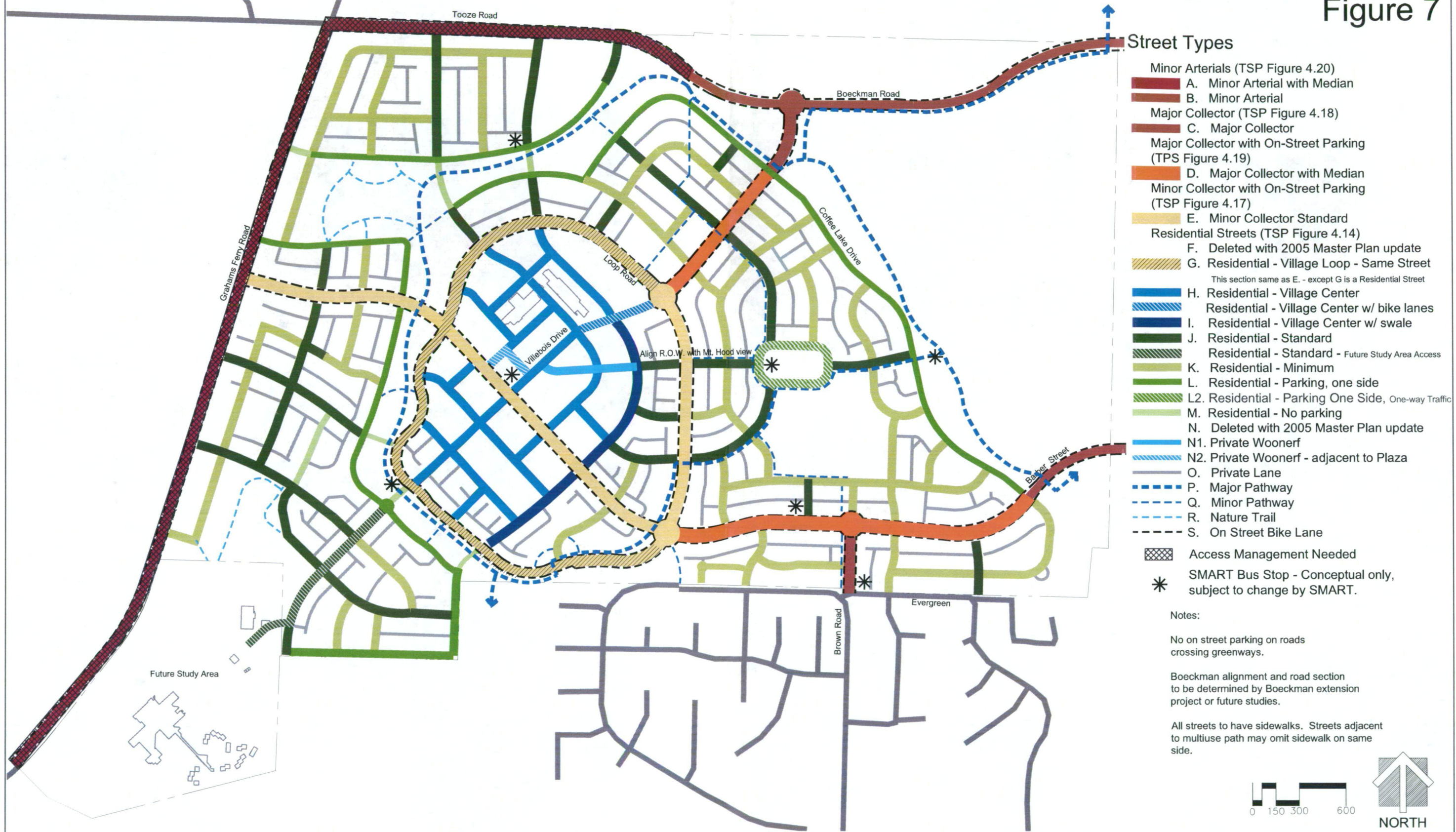
Onsite Rainwater Management

MAY 12, 2010

Exhibit 9

Figure 7: Street Plan

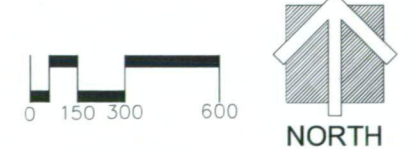
Figure 7



- Street Types**
- Minor Arterials (TSP Figure 4.20)
 - A. Minor Arterial with Median
 - B. Minor Arterial
 - Major Collector (TSP Figure 4.18)
 - C. Major Collector
 - Major Collector with On-Street Parking (TPS Figure 4.19)
 - D. Major Collector with Median
 - Minor Collector with On-Street Parking (TSP Figure 4.17)
 - E. Minor Collector Standard
 - Residential Streets (TSP Figure 4.14)
 - F. Deleted with 2005 Master Plan update
 - G. Residential - Village Loop - Same Street
This section same as E. - except G is a Residential Street
 - H. Residential - Village Center
 - I. Residential - Village Center w/ bike lanes
 - J. Residential - Village Center w/ swale
 - K. Residential - Standard
 - L. Residential - Standard - Future Study Area Access
 - M. Residential - Minimum
 - N. Residential - Parking, one side
 - L2. Residential - Parking One Side, One-way Traffic
 - M. Residential - No parking
 - N. Deleted with 2005 Master Plan update
 - N1. Private Woonerf
 - N2. Private Woonerf - adjacent to Plaza
 - O. Private Lane
 - P. Major Pathway
 - Q. Minor Pathway
 - R. Nature Trail
 - S. On Street Bike Lane
 - Access Management Needed (hatched box symbol)
 - SMART Bus Stop - Conceptual only, subject to change by SMART. (asterisk symbol)

Notes:

- No on street parking on roads crossing greenways.
- Boeckman alignment and road section to be determined by Boeckman extension project or future studies.
- All streets to have sidewalks. Streets adjacent to multiuse path may omit sidewalk on same side.



NOTES:
 The Villebois Village Master Plan shall comply with the city of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

Street Plan

MAY 12, 2010

Exhibit 10

Bus Stop Exhibit



9600 SW Oak, Suite 230
Portland, OR 97223
[T] 503-452-8003 [F] 503-452-8043
www.alphacommunity.com

REVISIONS	
NO.	DATE

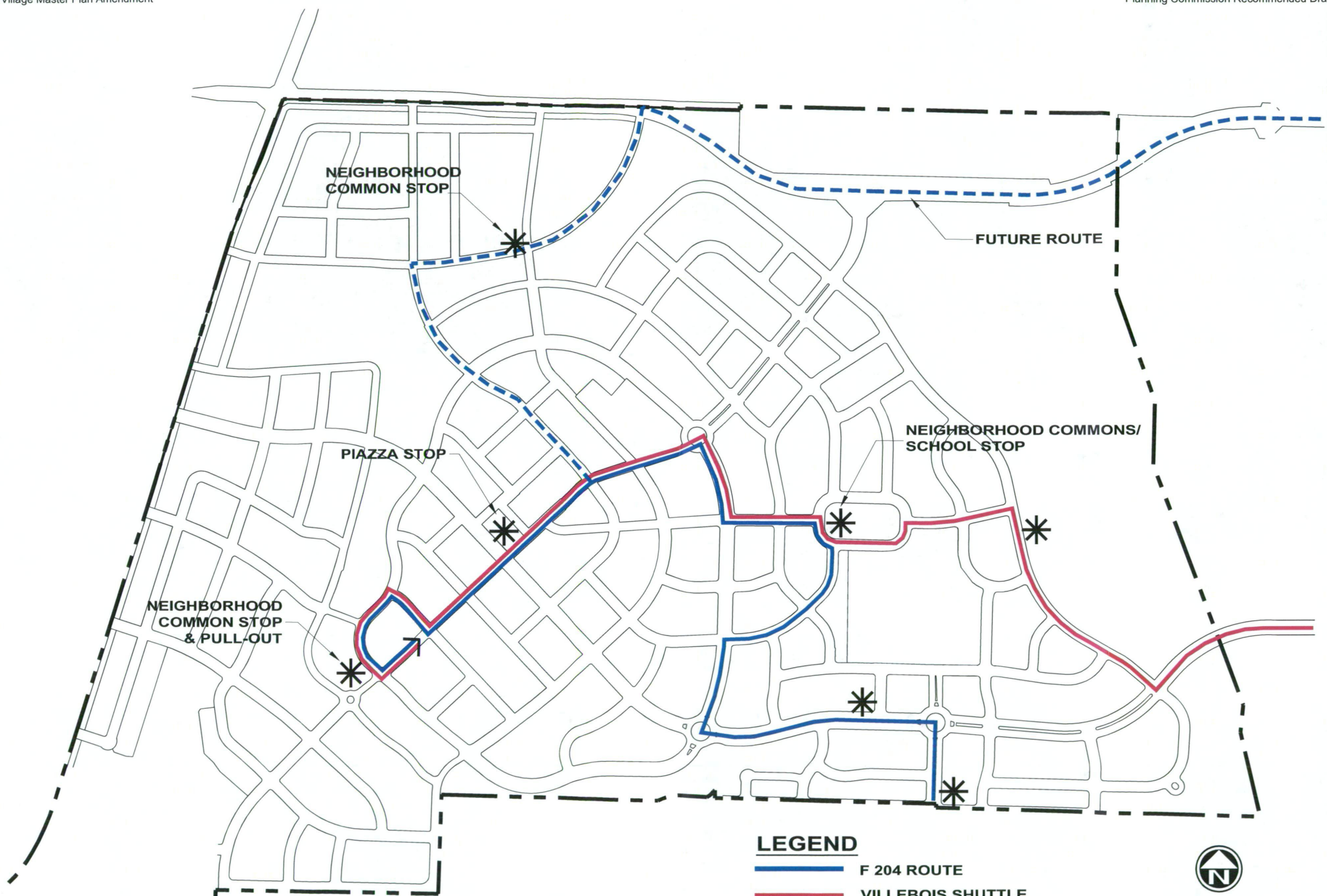
VILLEBOIS

BUS STOP EXHIBIT



PROJECT NO.:
TYPE:
DATE: 8/16/05
REV. 3/16/06

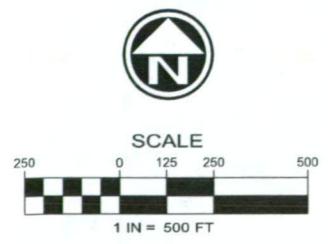
REVISED BY CITY -
MAY 12, 2010



NOTE:
FOR ILLUSTRATIVE PURPOSES ONLY, FINAL ROUTES
AND STOP LOCATIONS TO BE DETERMINED.

LEGEND

-  F 204 ROUTE
-  VILLEBOIS SHUTTLE
-  FUTURE ROUTE
-  BUS STOP



SCALE
250 0 125 250 500
1 IN = 500 FT

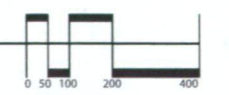
Exhibit 11
Technical Appendix:
Recreational Opportunities &
Experiences

- Stormwater/Rainwater Feature: Pond, Swale
- Minor Water Feature
- Major Water Feature
- Shelter
- Restrooms
- Overlook
- Private Recreation: Pool, Weight Room, Meeting Room
- School Gym: Meeting Room
- Drinking Fountain
- Bench
- Picnic Table
- Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
- Child Play: Creative Play, Play Structures
- Lawn Play: Lawn Areas, Dog Park
- Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
- Neighborhood Commons: Transit Stop, Plaza/Gathering
- Existing Trees
- Parks & Open Space
- SROZ

- Major Path
- Minor Path
- Nature Trail
- Major Pedestrian Connections
- Minor Pedestrian Connections
- Sidewalks
- On Street Bike Lane



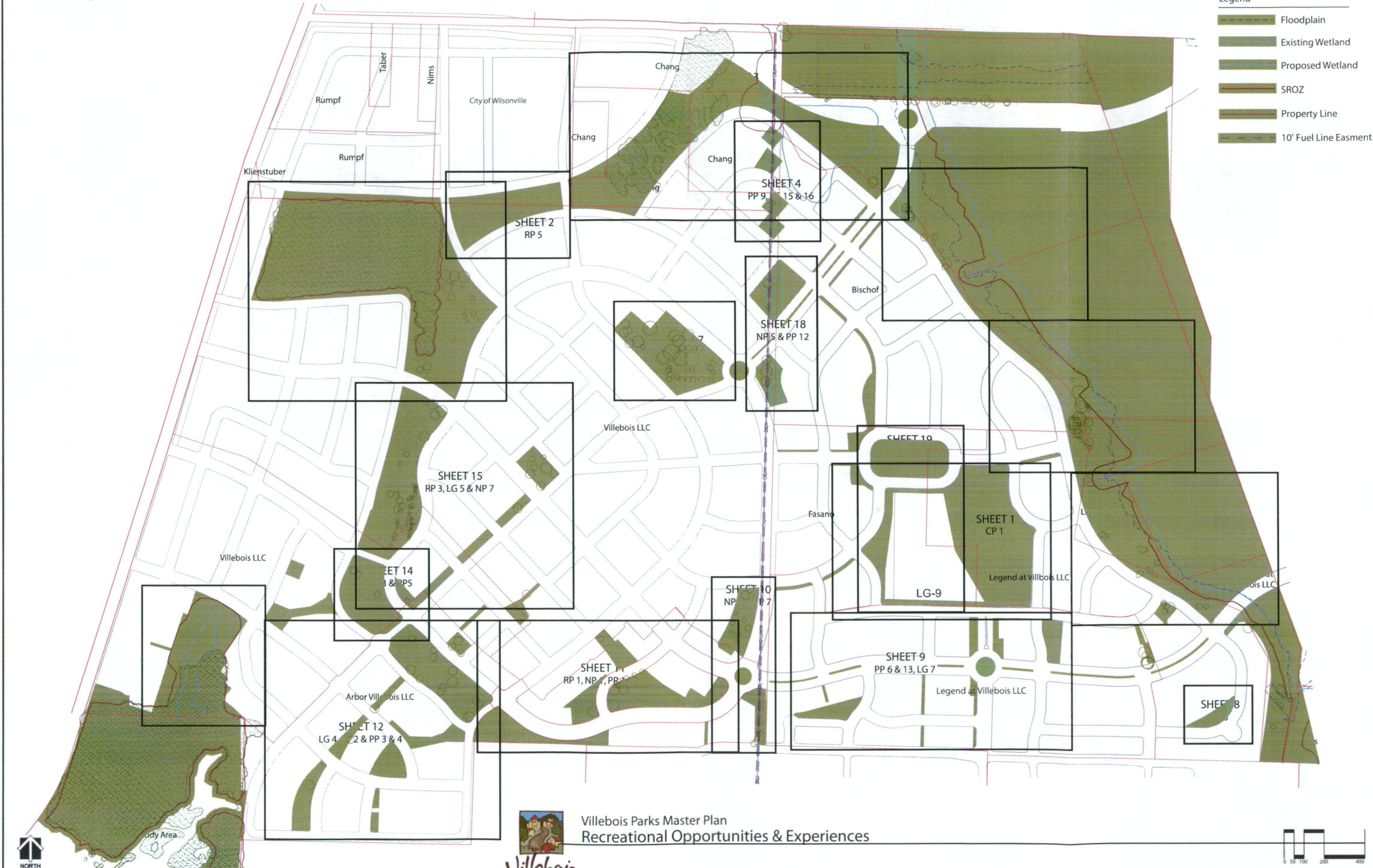
Villebois Parks Master Plan
Recreational Opportunities & Experiences



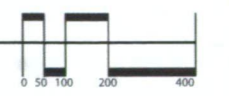
05.12.10

Exhibit 12
Technical Appendix:
Recreational Opportunities &
Experiences (Key)

- Legend
- Floodplain
 - Existing Wetland
 - Proposed Wetland
 - SROZ
 - Property Line
 - 10' Fuel Line Easment



Villebois Parks Master Plan
Recreational Opportunities & Experiences



5.12.2010

Exhibit 13
Technical Appendix:
Sheet 1 – Community Park 1

April 23, 2010

Community Park 1 (Minimum of 3.00 AC)

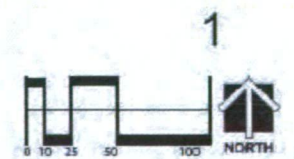
- Benches
- Picnic Tables
- Drinking Fountain: 1
- Sport Courts: Multipurpose Court (with school building)
- Sports Fields: 2-4 Soccer Field, Little League Baseball & Youth/Adult Softball
- Child Play Structure: 1 (with school building)
- School Gym:
*Pending cooperative agreement with School District



Villebois Parks Master Plan - Feasibility Plan
Community Park 1

Plan by Dull Olson Weekes Architects and City of Wilsonville

Villebois



1

5.12.2010

Exhibit 14
Technical Appendix:
Sheet 9 –
Pocket Park 6 & 13, Linear Green 7

Pocket Park 6 (0.43 AC)

Benches

Child Play Structures: 2

Lawn Play: 0.17 acres (80' x 45') (50' x 80')

Pocket Park 13 (0.42 AC)

Benches

Game Tables: 2

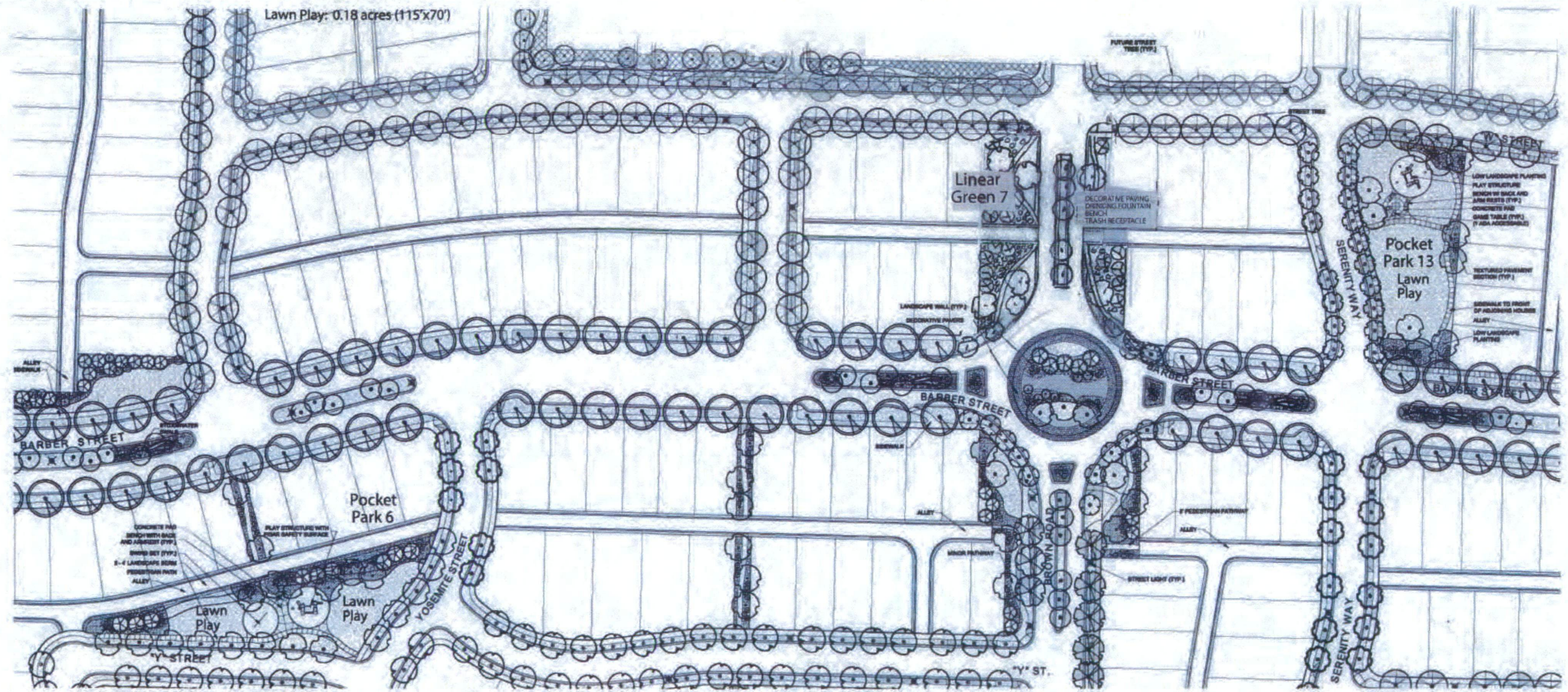
Child Play Structure: 1

Lawn Play: 0.18 acres (115'x70')

Linear Green 7 (0.22 AC)

Benches

Drinking Fountain: 1



Villebois Parks Master Plan - Final Development Plan
 Pocket Park 6 & 13, Linear Green 7

Plan by Western Planning for Matrix Development Corporation
 Amended by City of Wilsonville 5.12.2010

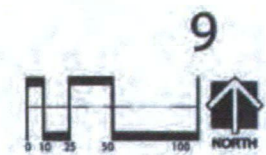


Exhibit 15

Table 1 – Parks Programming Matrix

Table 1: Park Programming Matrix (revised May 12, 2010)

7/14/2006	NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Collina Park	NP 5 - Fir Park	NP 6 - East Neighborhood Park	NP 7 - Piazza Villebois	PP 1	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various (2, 4, 5, 7, 9, 11, 12, 14, 15)	LG 5 A,B,C - The Promenade	LG - Various	CP 1 - School Community Park ***	RP 1 - Villebois Greenway	RP 2 - Palermo Park	RP 3 - Villebois Greenway	RP 4 - Villebois Greenway	RP 5 - Villebois Greenway	RP 6 - Villebois Greenway	RP 7 - Villebois Greenway	RP 8 - Villebois Greenway	OS 1 - Forested Weiland Preserve	OS 2 - Upland Forest Preserve	OS 3 - Future Study Area SROZ	OS 4, 5, 6 - Coffee Lake Natural Area	TOTAL AMENITIES (dots represent presence, not quantities)	Units			
Park Area (acres)	1.53	1.00	1.80	2.90	1.00	1.60	0.52	0.51	0.51	0.43	0.32	0.68	0.42	2.70	0.69	4.81	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	23.20	62.59	159.33	Acres			
Amphitheater				.																											1			
Barbeque											5			
Child Play:																																		
structure					19		
creative			10			
Community Garden					.																										34	Plots		
Drinking Fountain						15		
Lawn Play, general				10.85	Acres	
Lawn Play, sport field:																																		
little league baseball & youth/adult softball																	.														1	Fields		
soccer																	.								.						3-5	Fields		
Lawn Play, dog park																															1			
Mailboxes **																																3		
Neighborhood Commons			.			.																											12	
Overlook				.		.											.																	
Seating: benches					
Tables, seating					
Tables, game													.																			2	Tables	
Parking: On-street					
Private recreation:																																		
swimming pool (outdoor)																																1		
weight room																																1		
meeting room																																2		
Restrooms											5		
School Gym																																1		
Shelter								12		
Sport Court:																																		
half court basketball						.																.										4	Courts	
full court basketball																																0	Court	
tennis courts																								.								2	Courts	
volleyball court																																1	Courts	
bocce ball							.																									1	Court	
horseshoe pit					.																	.										2	Pits	
multipurpose court*					.	.																									4	Courts		
skate plaza																																1		
putting green				.																														
Transit Stop			.			.	.																										4	
Water experiences:																																		
storm / rainwater elements					
minor water feature				.		.																												
major water feature			.			.																												

Legend:
 CP = Community Park,
 LG = Linear Green
 NP = Neighborhood Park
 OS = Open Space
 PP = Pocket Park
 RP = Regional Park

* Multipurpose court consists of wall ball, four square, tether ball, other similar facilities able to function within approx. 1,000 sf area.
 ** Location and grouping of mailboxes to be determined.
 *** Ammenities to be determined pending discussions with school district.

Exhibit 16
Technical Appendix:
Sheet 6B – Regional Park 8
(Coffee Lake Middle)
with Interpretive Area

Villebois Village Master Plan Amendment
 This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

April 23, 2010

Regional Park 8 (9.20 AC total) (Coffee Lake Middle)

Stormwater/Rainwater Features: Cells/Swales

Benches

Tables

Overlooks: 2

Shelter: 1

Drinking Fountain: 1

Restroom: 1

Child Play Structures: 2

Interpretive Area:

* The exact location and layout will be determined in the PDP for this site. The location shown is a suggestion based upon current information. As planning advances, the Interpretive Area may be relocated to another location within RP 8.

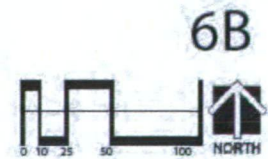
* The Interpretive Area will include:

- 1 to 2 restrooms with external access, 1 drinking fountain
- approximately 25 on-street diagonal parking spaces



**Villebois Parks Master Plan - Feasibility Plan
 Regional Park 8 (Coffee Lake Middle) with Interpretive Area**

Plan by Alpha Community Development for Costa Pacific Communities
 Amended by City of Wilsonville - May 12, 2010

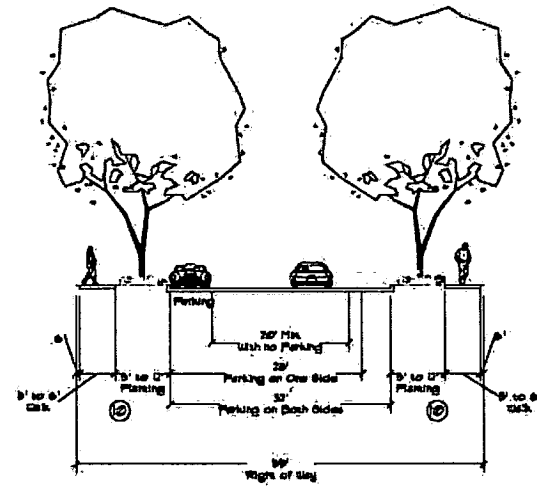


5.12.2010

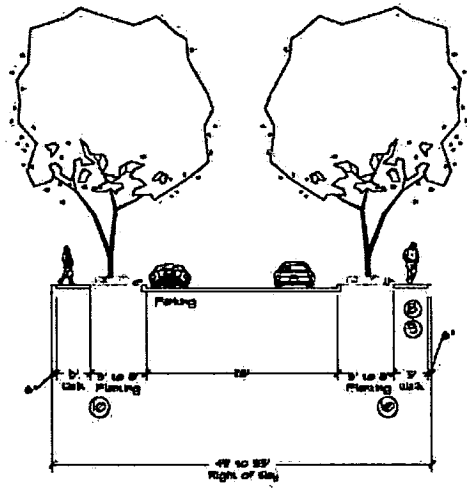
Exhibit 17

Figure 9B: Street and Trail Sections

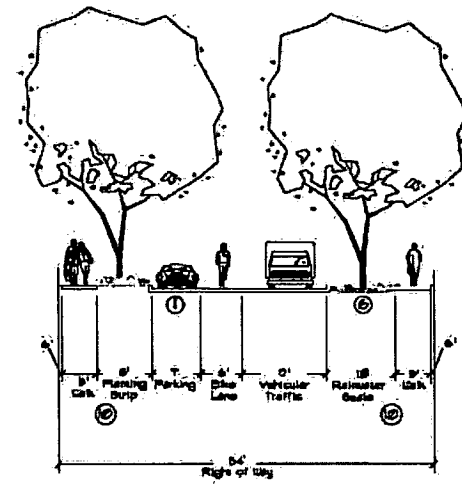
Figure 9B



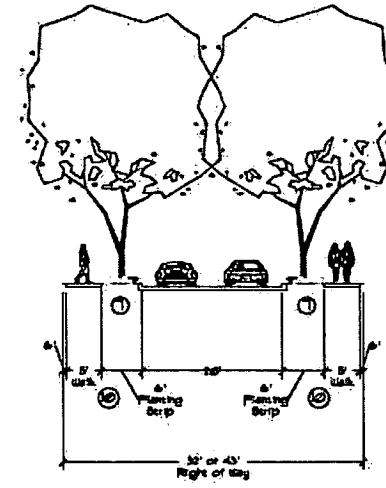
K. Residential - Minimum
Scale: 1" = 20'
(TSP Figure 4.14)



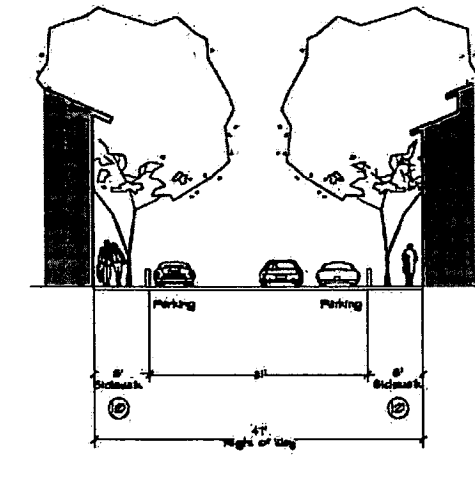
L. Residential - Parking One Side
Scale: 1" = 20'
(TSP Figure 4.14)



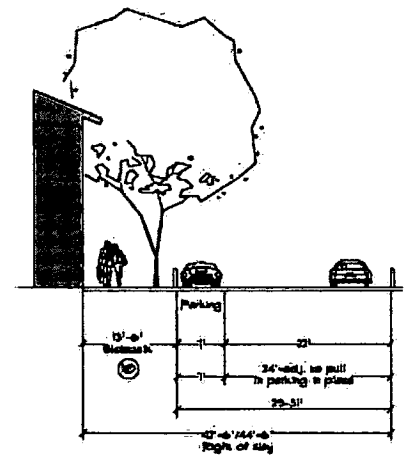
L2. Residential - Parking One Side, One-way Traffic
Not to Scale



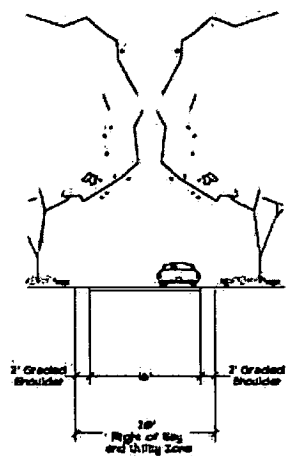
M. Residential - No Parking
Scale: 1" = 20'
(TSP Figure 4.14)



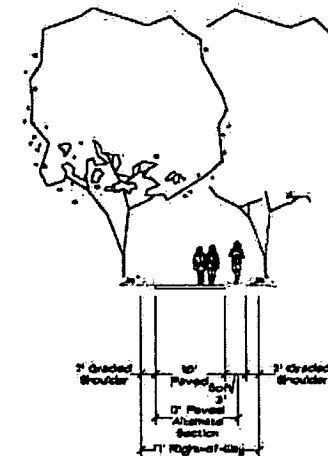
N1. Private Woonerf
Scale: 1" = 20'



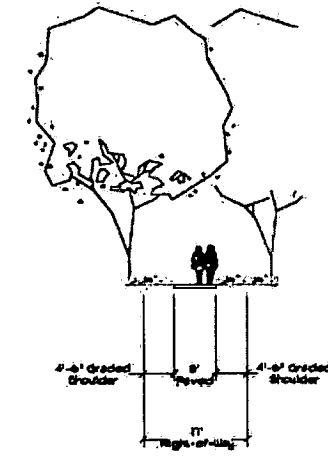
N2. Private Woonerf - adjacent to Plaza
Scale: 1" = 20'



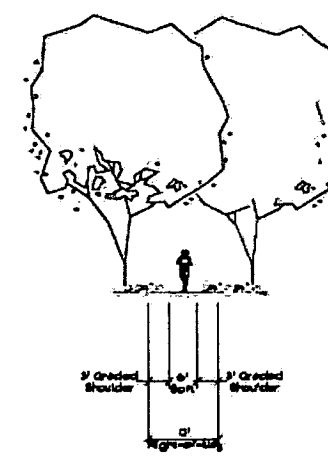
O. Private Lane
Scale: 1" = 20'



P. Major Pathway
Scale: 1" = 20'



Q. Minor Pathway
Scale: 1" = 20'



R. Nature Trail
Scale: 1" = 20'

NOTES:
1. No parking where trees are required at intersections or at Graham's Ferry Road.
2. Minimum width shall be maintained for streets with grades in excess of 5%.
3. Section to be determined by easement extension projects or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to residential units.
5. Sidewalks over 120' shall have a mid-block pedestrian crossing. The same area shall provide 20 feet clear for vehicle passing on crossing streets.
6. See Block Subdivision for utility locations.
7. No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk free back of curb.
8. Sidewalk and planting strip optional when adjacent to multi-use trails.

9. The Right of Way shall be reduced to 10' behind face of curb where adjacent to open spaces.
10. Dry utilities in sidewalk and planter area where necessary. Individual utility services to be in private lane where available.
11. 54' width for LBC access road may be reduced with the O&P Plan to a 30' access road.
12. Continue turn lane at Graham's Ferry Road.
13. 45' width strip adjacent to Linear Green.
14. Sidewalk becomes 5.5'; planting strip is removed and Right of Way becomes 67' when adjacent to Commercial.
15. Section P deleted with 2009 Master Plan update.
16. Section N deleted and replaced with Sections N1 & N2.

Street and Trail Sections - B
May 12, 2010

ORD 681

First	Last	Company	Address	City	State	Zip	Email
Nancy and Steve	Andersen		10669 SW London Lane	Wilsonville	OR	97070	READ3777@comcast.net
Jane	Barber		29467 SW Milano Lane	Wilsonville	OR	97070	ibarber38@yahoo.com
John and Kimie	Carroll						the.carrolls@gmail.com
Jim	Chapman	Legend Homes	12755 SW 69th Avenue #100	Portland	OR	97223	jchapman@legendhomes.com
Norman R.	Dull	Dull, Olson, Weekes Architects	907 SW Stark Street	Portland	OR	97205	normd@dowa.com
Steve	Goodwin		12009 SW Lausanne St	Wilsonville	OR	97070	sgoodwin@viclink.com
Nancy	Hart						nancy@harts.us
J.P.	Haynes		11810 SW Palermo St.	Wilsonville	OR	97070	haynesjustin@comcast.net
Keith	Liden, AICP	Parsons Brinckeroff	400 SW 6th Avenue, Suite 802	Portland	OR	97204	liden@pbworld.com
Mary	Pettenger		11972 SW Lausanne St	Wilsonville	OR	97070	pettengm@wou.edu
Jane	Schuessler		12331 SW Moffitt Drive	Wilsonville	OR	97070	
Allison	Sherman						allison@sherman.me
Dan	Sherman		29507 SW Venezia Lane	Wilsonville	OR	97070	oneteam@gmail.com
Michael R.	Travis, Senior Vice President	Special Situations Group Wells Fargo	600 California St., 19th Floor	San Francisco	CA	94108	michael.travis@wachovia.com
Bob	Walliker						bobwalliker@gmail.com
Gary	Wappes		11688 SW Palermo St.	Wilsonville	OR	97070	gwappes@ohcc.org
Sherma	Wenner		65 - 6th Avenue	Seaside	OR	97138	shermawenner@gmail.com
Jeff	Williams						jeff.williams@farmingtonconcente
Tim	Woodley	West Linn-Wilsonville School District	PO Box 35	West Linn	OR	97068-0035	woodley@wlwv.k12.or.us
Wei	Zou						weizou.wi@gmail.com
Kendra and Richard	Van Patten		11742 SW Grenoble				rkvanpat@gmail.com
Kyle	Sawyer						kyle.s@jvnw.com

ORDINANCE NO. 680

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE CITY – PUBLIC FACILITY (PF) ZONE TO VILLAGE (V) ZONE ON APPROXIMATELY 11.67 ACRES IN THE EAST CENTRAL PORTION OF VILLEBOIS VILLAGE IN TAX LOT 2914, AND THE SOUTHERLY PORTION OF TAX LOT 2911 SECTION 15, T3S-R1W, CLACKAMAS COUNTY, OREGON. POLYGON NORTHWEST COMPANY, APPLICANT.

WHEREAS, Polygon Northwest Company has requested a Zone Map Amendment of certain property described in Attachment 1 of Attachment 1 of this ordinance; and

WHEREAS, the Wilsonville Planning Staff analyzed the request and prepared a staff report, with conditions, to the Development Review Board dated May 17, 2010, wherein it reported that the request is consistent with and meets requirements for approval of a Zone Map Amendment; and

WHEREAS, the Development Review Board Panel 'B' held a public hearing on this request on June 28, 2010, and after taking testimony, gave full consideration to the matter and recommended approval of the request; and

WHEREAS, on July 19, 2010, the Wilsonville City Council held a public hearing regarding the above described matter, considered the record before the Development Review Board and the staff report, took testimony, and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the city's land development code,

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

Section 1. Findings. The City Council adopts as findings and conclusions the forgoing recitals and the Development Review Board staff report in this matter labeled Attachment 2 and the supplemental staff report labeled Attachment 3 which are attached hereto and incorporated herein as if fully set forth.

Section 2. Order. The official City of Wilsonville Zone Map is hereby amended in Zoning Order DB10-0006, attached hereto, from *Public Facility (PF)* zone and *Public* to *Village (V)* zone on Tax Lot 2914 and a portion of Tax Lot 2911, Section 15, T3S-R1W, Clackamas County, Oregon, as depicted on the attached map depicting the zone map amendment (Attachment 2 of Attachment 1), Clackamas County, Wilsonville, Oregon.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 19th day of July, 2010, and scheduled for second reading at a regular meeting thereof on the 2nd day of August, 2010 commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR.

Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the ____ day of August, 2010, by the following votes: Yes: ____ No: ____.

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this ____ day of _____, 2010.

TIM KNAPP, MAYOR

Mayor Knapp

Councilor Hurst

Councilor Kirk

Councilor Núñez

Councilor Goddard

Attachments:

1. Zoning Order DB10-0006
Attachment 1: Legal Description
Attachment 2: Map depicting zone map amendment
2. DRB Amended and Adopted Staff Report, June 28, 2010, labeled Exhibit A1
3. Planning Division Staff Report to City Council, July 19, 2010

**BEFORE THE CITY COUNCIL OF
CITY OF WILSONVILLE, OREGON**

In the Matter of the Application of
Polygon Northwest Company
for a Rezoning of Land
and Amendment of the City of Wilsonville
Zoning Map incorporated in Section
4.102 Wilsonville Code.

ZONING ORDER DB10-0006

The above-entitled matter is before the Council to consider the application of Polygon Northwest Company, for a Zone Map Amendment and an order amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

It appears to the Council that the property, which is the subject of this application, is described as follows: Tax Lot 2914 and portion of Tax Lot 2911, in Section 15, T3S-R1W, Clackamas County, Wilsonville, Oregon, and such property has heretofore appeared as *Public Facility (PF)* on the official Zoning Map.

The Council having heard and considered all matters relevant to the application and including the Development Review Board record and recommendation, and found that the criteria in Wilsonville Code 4.197(.02)A through G are met, finds that the application should be approved, and it is therefore,

ORDERED that approximately 11.67 acres of Tax Lots 2914 and 2911, in Section 15, T3S-R1W, Wilsonville, Clackamas County, Oregon, more particularly shown in proposed zone map amendment map, Attachment 2 of Attachment 1 and described in Attachment 1 of

Attachment 1 to this Order, is hereby rezoned to *Village (V)*, and such rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: This ___ day of August, 2010.

TIM KNAPP, MAYOR

APPROVED AS TO FORM:

Michael E. Kohlhoff, City Attorney

ATTEST:

Sandra C. King, MMC, City Recorder

Attachment 1 of Attachment 1: Legal Description
Attachment 2 of Attachment 1: Map depicting zone map amendment

PLANNING DIVISION
STAFF REPORT & RECOMMENDATION
Quasi-Judicial Public Hearing

DATE: July 19, 2010
TO: Honorable Mayor and City Councilors
FROM: Blaise Edmonds, Manager of Current Planning
SUBJECT: The applicant (Polygon Northwest Company) and the property owner (Villebois, LLC) are seeking approval of a zone map amendment to change the City Public Facility (PF) Zone to the Village (V) Zone.

DESCRIPTION OF ACTION:

The City Council is being asked to review a proposal to amend the Wilsonville Zoning Map for approximately 11.67 acres that carry the Comprehensive Plan Map designation of '*Residential-Village*'. A Zone Map Amendment would initiate the development permitting process for Preliminary Development Plan – 6 of SAP-South of Villebois.

SUMMARY:

On June 28th, DRB Panel B recommended approval of the proposed Zone Map Amendment from the City of Wilsonville Public Facility (PF) zone to the Village (V) zone in Villebois. The findings and conclusions in Exhibit 'A1' support the Development Review Board decision for approval. The DRB also approved Requests A, B, D through H which includes:

A. DB10-0004: Preliminary Development Plan for Polygon at Villebois No. 6. PDP #6 comprises 81 residential lots on 11.67 acres including 2.12 for parks and open space tracts. At the pre-application meeting staff informed the applicant of the advantages of the recent Council adoption of Ordinance No. 667 that amended zoning code standards in sections 4.001.7, 4.113(.11) and 4.125(.07), for Accessory Dwelling Units (ADU's). The applicant considered this but choose to not include accessory dwelling units (ADU's) with this application.

B. Tentative Subdivision Plat. The applicant is proposing the subdivision of PDP-6 into 81 residential lots, Tracts A through N and associated site improvements.

32	Medium Lots
49	Small Lots
81	Total

D. Type C Tree Removal Plan

E. Final Development Plan (FDP). The FDP area includes 2.12 acres of private parks, open space and linear greens, more specifically Tracts B, F, K, H, I, M and N.

F. Five (5) Year Temporary Use Permit. The proposed five-year Temporary Use Permit meets the City criteria in Subsection 4.163 Temporary Use Permits, and the Signage and Way Finding Plan for SAP South.

G. Two Refinements to SAP-South. The application includes two refinements as listed below:

1. The approved PDP application includes a refinement to the mix of units and to the density approved with the SAP South application. The refinement to the location and mix of residential land use types results is a 10 units decrease in the total number of lots in Phase 6, for a total of 2,483 units in Villebois from 2,493 units. The overall total change is 2.29 %. This is well within the 10% allowance for refinements for a PDP. The result is a ten-unit decrease in the number of housing types that provide affordable housing opportunities.
2. The second refinement modified the distribution of parks throughout the PDP-6 area.

H. Variance to reflect changes to Lots 23 – 26 due to the additional 3 feet in alley Tract ‘L’ of the adjacent Arbor Villebois Phase 1. Lots 23-26 continue to comply with the lot sizes and dimensions applicable to Small lots shown in the Pattern Book on page B4.

Requests A, B, D through H are contingent upon City Council approval of the proposed Zone Map Amendment Request C – DB10-0006. General background documents for the above approvals are included in the City Council packet.

The staff report was included in the DRB record. The Development Review Board adopted staff recommendations and findings included as Exhibit A1 as amended.

DISCUSSION:

- No areas in the proposed project are designated Significant Resource Overlay Zone (SROZ).
- The proposed Zone Map Amendment meets Wilsonville Code 4.197(.02)A through G and with the goals, policies, and implementation measures of Wilsonville Comprehensive Plan and with the Villebois Master Plan.

- Primary facilities, i.e., roadways, water and sanitary sewer, are or shortly will be available and are of adequate size to serve PDP6. Thus, adequate facilities can be provided.
- The public interest is best served by granting the Zone Map Amendment at this time because there is a demand for affordable single-family housing.

See the Planning Division Staff Report, Attachment 2 (Exhibit A1) as amended, for additional detail and findings of fact.

RECOMMENDATION:

Staff respectfully recommends that the City Council act favorably on the Development Review Board recommendation of June 28, 2010 to approve the Zone Map Amendment request. Appropriate Council action would be adoption of proposed Zone Map Amendment Ordinance.

ORDINANCE NO. 681

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN TO RELOCATE THE PLANNED ELEMENTARY SCHOOL FROM THE NORTH SPECIFIC AREA PLAN (SAP) TO THE EAST SPECIFIC AREA PLAN (SAP) WITH ASSOCIATED MAP AND TEXT MODIFICATIONS.

WHEREAS, the Villebois Village Master Plan was adopted as a sub-element of the City's Comprehensive Plan via Ordinance No. 556 and subsequently amended via Ordinance Nos. 566, 594 and 609; and

WHEREAS, Comprehensive Plan Implementing Measures 4.1.6.a and 4.1.6.b direct development and adoption of a Villebois Village Master Plan, whereby the build out of the Dammasch area defined in the Comprehensive Plan can be accomplished generally consistent with the adopted Villebois Village Concept Plan; and

WHEREAS, changes to the Villebois Village Master Plan are proposed by the City of Wilsonville and include amendments to the land uses, street pattern and parks in SAP North and SAP East, to relocate the planned elementary school site from the north portion of Villebois to the east portion of Villebois; and

WHEREAS, amendments to the Villebois Village Master Plan include designating the north area being vacated by the school site into residential uses and displacing residential units in the east; and

WHEREAS, associated Villebois Master Plan text and maps will be modified to implement the location change; and

WHEREAS, the amendments result in an increase in total units from 2,493 to 2,500 dwelling units for a total increase of 7 dwelling units; and

WHEREAS, the West Linn/Wilsonville School District has an immediate need to construct a primary school at Villebois to alleviate overcrowding at Boones Ferry Primary School; and

WHEREAS, the downturn in the economy and slowing housing market has resulted in the currently owned school site being several years away from the essential infrastructure needed to construct a school; and

WHEREAS, such a delay in school construction is not in the best interest for the learning environment for the children; and

WHEREAS, the proposed changes have been analyzed by Staff and are found to be generally in compliance with City Code, Comprehensive Plan, the Villebois Village Master Plan and other applicable standards; and

WHEREAS, at the Planning Commission's May 12, 2010 meeting a duly noticed public hearing was conducted and a recommendation of approval forwarded to the City Council; and

WHEREAS, approval of the Villebois Village Master Plan amendments are contingent upon the City and School District entering into a Development Agreement/Internal Governmental Agreement regarding infrastructure financing, as well as purchase agreements with all of the affected property owners to implement the change; and

WHEREAS, the City Council conducted a duly noticed public hearing on the proposed Master Plan on July 19th, 2010 and August 2, 2010; and

WHEREAS, the City Council has considered the record before the Planning Commission, the Planning Division staff report and testimony and evidence of interested parties;

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

Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact and Conclusionary Findings in the staff report in the matter dated July 12, 2010, attached as Attachment 1, incorporated by reference as if fully set forth herein.

Section 2. Order.

- (a) The City Council hereby adopts as an ancillary document to the Wilsonville Comprehensive Plan, the amended Villebois Village Master Plan as recommended by the Planning Commission on May 12, 2010, attached hereto and incorporated herein as Attachment 2, with additional

amendments as contained in the July 12, 2010 staff report contained in Attachment 1, and

- (b) The City Council hereby directs the Planning Director to initiate the master plan updates, as indicated in said Master Plan conclusions and in the Conclusionary Findings pertaining to this matter.

SUBMITTED to the Wilsonville City Council for first reading at a regular meeting thereof on the 19th day of July, 2010 and scheduled for a second reading on the 2nd day of August 2010 at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Wilsonville Road, Wilsonville, Oregon.

SANDRA C. KING, MMC, City Recorder

ENACTED by the City Council on the ____ day of August 2010, by the following votes:

YEAS: - - NAYS: - -

SANDRA C. KING, MMC, City Recorder

DATED and signed by the Mayor this ____ day of ____ 2010.

Tim Knapp, Mayor

SUMMARY OF VOTES:

Mayor Knapp

Councilor Kirk

Councilor Nunez

Councilor Hurst

Councilor Goddard

Attachments:

Attachment 1: Staff report with exhibits to the City Council

Attachment 2: Planning Commission Recommended *Proposed Legislative Amendment Villebois Village Master Plan (case file no. LP10-0001)*

Attachment #2 – Ordinance No. 681

**Legislative Amendment Villebois
Village Master Plan
(City File No. LP10-001)**

**To Accommodate Relocation of
Villebois School Site**

July 19, 2010

ORDINANCE NO. 681

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN TO RELOCATE THE PLANNED ELEMENTARY SCHOOL FROM THE NORTH SPECIFIC AREA PLAN (SAP) TO THE EAST SPECIFIC AREA PLAN (SAP) WITH ASSOCIATED MAP AND TEXT MODIFICATIONS.

WHEREAS, the Villebois Village Master Plan was adopted as a sub-element of the City's Comprehensive Plan via Ordinance No. 556 and subsequently amended via Ordinance Nos. 566, 594 and 609; and

WHEREAS, Comprehensive Plan Implementing Measures 4.1.6.a and 4.1.6.b direct development and adoption of a Villebois Village Master Plan, whereby the build out of the Dammasch area defined in the Comprehensive Plan can be accomplished generally consistent with the adopted Villebois Village Concept Plan; and

WHEREAS, changes to the Villebois Village Master Plan are proposed by the City of Wilsonville and include amendments to the land uses, street pattern and parks in SAP North and SAP East, to relocate the planned elementary school site from the north portion of Villebois to the east portion of Villebois; and

WHEREAS, amendments to the Villebois Village Master Plan include designating the north area being vacated by the school site into residential uses and displacing residential units in the east; and

WHEREAS, associated Villebois Master Plan text and maps will be modified to implement the location change; and

WHEREAS, the amendments result in an increase in total units from 2,493 to 2,500 dwelling units for a total increase of 7 dwelling units; and

WHEREAS, the West Linn/Wilsonville School District has an immediate need to construct a primary school at Villebois to alleviate overcrowding at Boones Ferry Primary School; and

WHEREAS, the downturn in the economy and slowing housing market has resulted in the currently owned school site being several years away from the essential infrastructure needed to construct a school; and

WHEREAS, such a delay in school construction is not in the best interest for the learning environment for the children; and

WHEREAS, the proposed changes have been analyzed by Staff and are found to be generally in compliance with City Code, Comprehensive Plan, the Villebois Village Master Plan and other applicable standards; and

WHEREAS, at the Planning Commission's May 12, 2010 meeting a duly noticed public hearing was conducted and a recommendation of approval forwarded to the City Council; and

WHEREAS, approval of the Villebois Village Master Plan amendments are contingent upon the City and School District entering into a Development Agreement/Internal Governmental Agreement regarding infrastructure financing, as well as purchase agreements with all of the affected property owners to implement the change; and

WHEREAS, the City Council conducted a duly noticed public hearing on the proposed Master Plan on July 19th, 2010 and August 2, 2010; and

WHEREAS, the City Council has considered the record before the Planning Commission, the Planning Division staff report and testimony and evidence of interested parties;

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

Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact and Conclusionary Findings in the staff report in the matter dated July 12, 2010, attached as Attachment 1, incorporated by reference as if fully set forth herein.

Section 2. Order.

- (a) The City Council hereby adopts as an ancillary document to the Wilsonville Comprehensive Plan, the amended Villebois Village Master Plan as recommended by the Planning Commission on May 12, 2010, attached hereto and incorporated herein as Attachment 2, with additional amendments as contained in the July 12, 2010 staff report contained in Attachment 1, and
- (b) The City Council hereby directs the Planning Director to initiate the master plan updates, as indicated in said Master Plan conclusions and in the Conclusionary Findings pertaining to this matter.

SUBMITTED to the Wilsonville City Council for first reading at a regular meeting thereof on the 19th day of July, 2010 and scheduled for a second reading on the ___ day of _____ 2010 at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Wilsonville Road, Wilsonville, Oregon.

SANDRA C. KING, MMC, City Recorder

ENACTED by the City Council on the ___ day of ____ 2010, by the following votes:

YEAS: - -

NAYS: - -

SANDRA C. KING, MMC, City Recorder

DATED and signed by the Mayor this ____ day of ____ 2010.

Tim Knapp, Mayor

SUMMARY OF VOTES:

Mayor Knapp

Councilor Kirk

Councilor Nunez

Councilor Hurst

Councilor Goddard

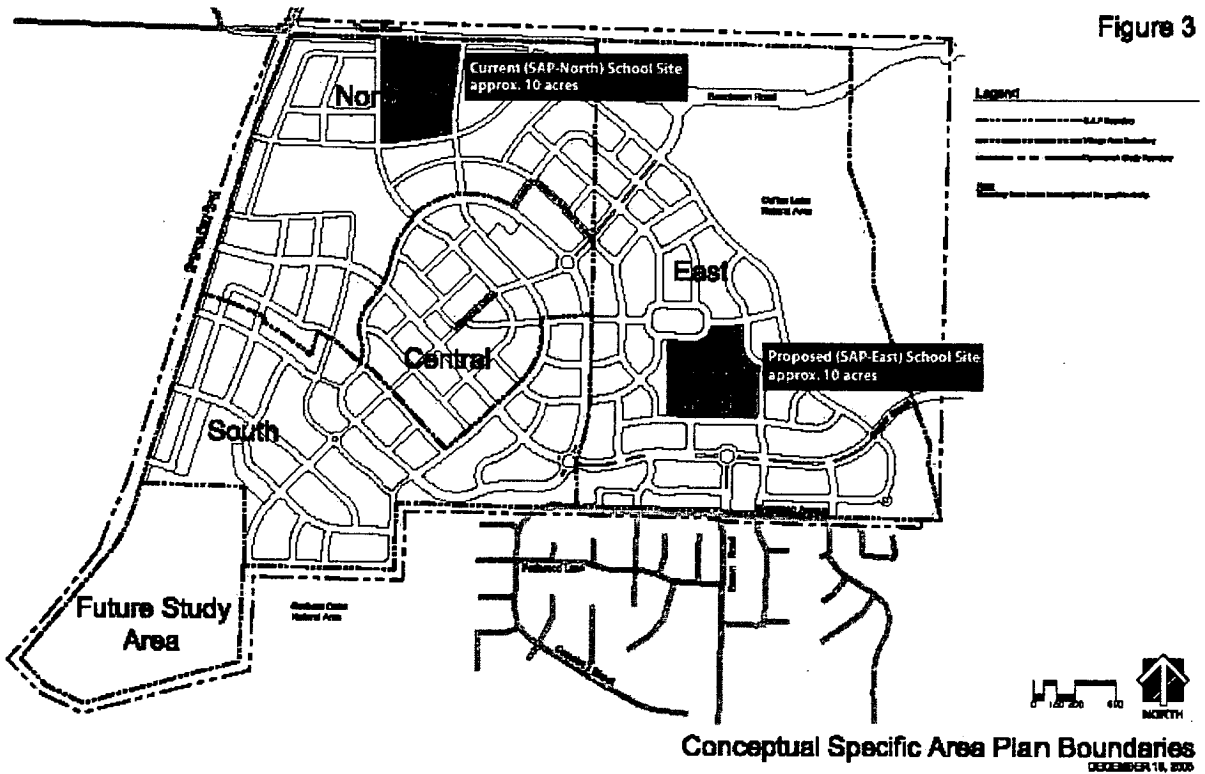
Attachments:

Attachment 1: Staff report with exhibits to the City Council

Attachment 2: Planning Commission Recommended *Proposed Legislative Amendment Villebois Village Master Plan (case file no. LP10-0001)*

Attachment 2

PROPOSED LEGISLATIVE AMENDMENT VILLEBOIS VILLAGE MASTER PLAN (City File No. LP10-0001)



**The City of Wilsonville
Recommended by Planning Commission
May 12, 2010**

**APPLICATION NO. LP10-0001
VILLEBOIS VILLAGE MASTER PLAN**

PROPOSAL:

The City of Wilsonville is requesting to amend the Villebois Village Master Plan, an implementing document of the Wilsonville Comprehensive Plan, to relocate the planned elementary school site from the north portion of Villebois to the east portion of Villebois. Amendment to the Villebois Village Master Plan to designate the north portion being vacated by the school site into a residential use and displacing residential units in the east. Associated text and maps will be modified to implement the location change.

LOCATION: Approximately 480 acres on the west side of Wilsonville commonly referred to as Villebois.

PROPOSED VILLEBOIS ELEMENTARY SCHOOL SITE – SAP-EAST

Current Zoning: Clackamas County – Exclusive Farm Use – (EFU)

City Comprehensive Plan: Residential Village

The proposed school site is within the UGB and within the City Limits.

Applicable Goals Policies and Implementation Measures – Comprehensive Plan:

Plan Goals, Policies and Implementation Measures:

Plan Amendments	Pages 7, 8 and 9
Goal 1.1	Citizen Involvement
IM 1.1.1e and f	Citizen Involvement
IM 2.1.1.a	Development consistent with the land use
IM2.1.1.e	Adequate public services and facilities
IM 3.1.2.a	Adequate public services and facilities
IM 3.1.2.f	Coordinate school sites with School District
Policy 3.1.10.a	Coordinate planning for educational facilities
IM 3.1.10.d	Coordinate planning for educational facilities
IM 3.1.11.p	New development provide for parks
IM 3.1.11.r	City coordinate with school districts for parks
IM 3.1.11.s	Design for safe pedestrian and bicycle facilities
IM 3.5.2.a	Traffic analysis for new development
IM 4.1.5.d	Conserve and create open space
IM 4.1.5.j	Open space conforms with the City needs
Policy 4.1.6.b (1 through 7)	Villebois Village Master Plan

Applicable Review Criteria – Planning and Land Development Ordinance:

Zoning Review Criteria:

Section 4.003	Consistency with Plan and Laws;
Section 4.008	Application Procedures – In General
Section 4.009	Who may initiate applications
Section 4.014	Burden of proof
Section 4.015	Findings and conditions
Section 4.029	Zoning consistent with Comprehensive Plan
Section 4.032	Authority of the Planning Commission
Section 4.033	Authority of the City Council
Subsections 4.198(.01 through .05)	Comprehensive Plan Changes Adopted by the City Council

Other Applicable Plans for the Proposed School Site at SAP-East:

- Villebois Village Master Plan
- Wilsonville Comprehensive Plan
- Applicable Statewide Planning Goals 1, 2, 8, 10, 11, 14;
- Metro Urban Growth Management Functional Plan;
- Oregon Revised Statute 426.508
- SAP-East, Villebois
- SAP-North, Villebois
- Transit Master Plan
- Bicycle and Pedestrian Master Plan
- Parks and Recreation Master Plan
- Transportation Systems Plan
- Stormwater Master Plan
- Oregon Revised Statute 426.508

EXISTING VILLEBOIS ELEMENTARY SCHOOL SITE – SAP-NORTH

Current Zoning: Clackamas County – Exclusive Farm Use – (EFU)

City Comprehensive Plan: Residential Village

The existing school site is within the UGB but not within the City Limits.

Applicable Goals, Policies and Implementation Measures – Comprehensive Plan:

Plan Goals, Policies and Implementation Measures:

Plan Amendments	Pages 7, 8 and 9
Goal 1.1	Citizen Involvement
IM 1.1.1e and f	Citizen Involvement
IM 2.1.1.a	Development consistent with the land use
IM2.1.1.e	Adequate public services and facilities
IM 3.1.2.a	Adequate public services and facilities
IM 3.1.2.f	Coordinate school sites with School District
Policy 3.1.10.a	Coordinate planning for educational facilities
IM 3.1.10.d	Coordinate planning for educational facilities
IM 3.1.11.p	New development provide for parks
IM 3.1.11.r	City coordinate with school districts for parks
IM 3.1.11.s	Design for safe pedestrian and bicycle facilities

IM 3.5.2.a	Traffic analysis for new development
IM 4.1.5.d	Conserve and create open space
IM 4.1.5.j	Open space conforms with the City needs
Policy 4.1.6.b (1 through 7)	Villebois Village Master Plan

Applicable Review Criteria – Planning and Land Development Ordinance:

Zoning Review Criteria:

Section 4.003	Consistency with Plan and Laws;
Section 4.008	Application Procedures – In General
Section 4.009	Who may initiate applications
Section 4.014	Burden of proof
Section 4.015	Findings and conditions
Section 4.029	Zoning consistent with Comprehensive Plan
Section 4.032	Authority of the Planning Commission
Section 4.033	Authority of the City Council
Subsections 4.198(.01 through .05)	Comprehensive Plan Changes Adopted by the City Council

Other Applicable Plans for the Property at SAP-North:

Villebois Village Master Plan
Wilsonville Comprehensive Plan
Applicable Statewide Planning Goals 1, 2, 8, 10, 11, 14;
Metro Urban Growth Management Functional Plan;
Oregon Revised Statute 426.508
SAP-East, Villebois
SAP-North, Villebois
Transit Master Plan
Bicycle and Pedestrian Master Plan
Parks and Recreation Master Plan
Transportation Systems Plan
Stormwater Master Plan
Oregon Revised Statute 426.508

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Villebois Village Master Plan The City of Wilsonville

(Proposed Amendments to the Villebois Village Master Plan - Adopted May 15, 2006)

Bold/Italic = Proposed new words.

~~Words~~ = Deleted words

The following proposed findings of compliance to the Villebois Village Master Plan are not to be included in the amended and adopted Villebois Village Master Plan document.

CHAPTER 1 – PURPOSE & SCOPE OF VILLEBOIS VILLAGE MASTER PLAN

1.1 PURPOSE

The *Villebois Village Master Plan* was developed in close coordination with City staff, following adoption of the *Villebois Village Concept Plan*. The *Villebois Village Master Plan* affects an estimated 480-acre area identified on *Figure 1 – Land Use Plan* as the “Village Area Boundary.” The *Villebois Village Master Plan* is intended to implement the *Villebois Village Concept Plan* and serve as a basis for Village zone development standards. These standards in turn direct development through the build-out period of the *Concept Plan*. The *Villebois Village Master Plan* provides a detailed analysis of the framework systems identified in the *Concept Plan*, including the land use program, parks and open space system, utilities framework and circulation system. Consistency of these elements with the relevant system Master Plans is shown in the *Villebois Village Master Plan*. Compliance with the *Concept Plan* and with all other City, State and Regional applicable review criteria is presented in a separate supporting document.

The *Villebois Village Master Plan* incorporates the guiding design principles that were adopted in the *Villebois Village Concept Plan*. The guiding design principles are listed below.

Connectivity: *Refers to a series of physical connections created within the village that also fosters other “connections,” such as the link between land use and transportation, as well as a sense of place and a sense of community.* The list of these connectivity options and where they are addressed are as follows:

- Land Use Patterns (see Chapter 2);
- Parks/Open Space and Pathways (see Chapter 3); and
- Transportation (see Chapter 5).

Diversity: *Refers to Villebois’ commitment to providing a community that offers many options and choices for those who live, work and play there.* The list of these diversity options and where they are addressed are as follows:

- Housing Options (see Chapter 2);
- Village Center (see Chapter 2);
- Parks/Open Space (see Chapter 3); and
- Transportation (see Chapter 5).

Sustainability: *Refers to the thread of stewardship and viability – social, environmental and economic – that is woven throughout every aspect of Villebois.*

The list of sustainability examples and where they are addressed are as follows:

- Village Center and Neighborhood Centers (see Chapter 2);
- Parks/Open Space (see Chapter 3); and
- Rainwater Systems (see Chapter 4).

1.2 SCOPE

Prior to or concurrent with approval of this *Villebois Village Master Plan*, the City of Wilsonville Comprehensive Plan text will be amended to include a discussion of the Residential-Village (RV) land use designation (City File 02PC07A) and the Comprehensive Plan Map will be revised to designate the *Villebois Village Master Plan* area Residential-Village (City File 02PC07C). The uses and systems envisioned by the *Villebois Village Master Plan* within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08 – WC 4.125).

The Land Use Chapter, which follows, identifies the proposed land uses to be developed a Villebois Village to create a complete community with a vibrant mixed-use Village Center as envisioned in the *Villebois Village Concept Plan* (City File 02PC06). It provides goals, policies and implementation measures for the general land use plan, residential neighborhood housing, the Village Center, and the elementary school.

The Parks and Open Space / Off-Street Pathways Chapter demonstrates that Villebois Village meets the vision of the City's Parks & Recreation Master Plan of a "comprehensive parks and recreation system that grows along with the community" by providing diversity in the types of recreational opportunities within the Village and responding to the unique opportunity to provide a regional link between the adjacent major open space and wildlife areas. This project does not require amendment of the City's Parks & Recreation Master Plan in order to be implemented. However, the next scheduled update of the City's Parks & Recreation Master Plan will need to account for the addition of the *Villebois Village Master Plan* area.

The Utilities Chapter is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the proposal, a technical analysis of the proposal's compliance with the relevant City Master Plan, and an analysis of the proposal's compliance with the City's implementation measures of the relevant Master Plan. The *Villebois Village Master Plan* is consistent with the City's Wastewater Collection System Master Plan and the City's Water System Master Plan. The *Villebois Village Master Plan* is consistent with the City's Stormwater Master Plan, and exceeds the standards of City's Stormwater Master Plan with the addition of the proposed Rainwater Management Program. ~~However, The City's Stormwater Master Plan was recently updated to comply with Metro Title 13 for the entire city and including Villebois. will need to account for the inclusion of the Villebois area when next updated.~~ The Circulation Chapter compares the proposed street system for Villebois with the provisions of the City's Transportation Systems Plan (TSP). The analysis contained in the Circulation Chapter identifies the consistencies and differences between the *Villebois Village Master Plan* and the City's TSP. This Chapter recommends implementation measures that will assure that identified differences are addressed through the appropriate review process for the alternatives proposed with the Villebois street system.

The *Villebois Village Master Plan* will receive an extensive public review that includes public hearings before the City of Wilsonville Planning Commission and City Council. This *Villebois Village Master Plan* will be a supporting document to the City of Wilsonville Comprehensive Plan.

CHAPTER 2 – LAND USE

2.1 INTRODUCTION / PROPOSAL

Figure 1 – Land Use Plan identifies the proposed land uses to be developed at Villebois to create a complete community with a vibrant Village Center. At build-out, Villebois will be an urban village of at least 2,300 residential units surrounding a mixed-use Village Center comprised of residential, office, retail and/or related employment uses. The development of the land use design relied heavily upon the three guiding principles of connectivity, diversity and sustainability described in the *Villebois Village Concept Plan* and discussed in the previous chapter. The *Concept Plan* also identified the following key design elements, which represent the principle building blocks upon which the Villebois Village is to be developed:

- Neighborhoods
- Village Center
- Commercial Development and Employment
- Elementary School
- Parks and Open Spaces
- Rainwater Systems
- Environmental Programs
- Connectivity

The Villebois Village Master Plan also recognizes the Future Study Area, formerly known as the Living Enrichment Center (LEC), which represents approximately 8% of the total acreage of the Residential – Village area.

This chapter focuses on the first four design elements and the Future Study Area. Parks and Open Spaces are discussed in Chapter 3, Rainwater Systems in Chapter 4, Connectivity in Chapter 5, and the pertinent Environmental Programs as applicable in Chapters 3, 4, and 5.

The Neighborhoods of Villebois Village

The neighborhood is the organizing land use principle for Villebois. Design elements characterizing the neighborhoods include:

- One-quarter mile radius in size,
- Neighborhood edges defined by the roadway system,
- A mix of housing types,
- A commons at each neighborhood,
- The Village Center at the confluence of the neighborhoods, and
- Open space linkages between neighborhoods and to adjacent open space.

The *Villebois Village Master Plan* provides three distinct neighborhoods, each within a quarter mile radius of the Village Center, as shown in *Figure 2 – Neighborhood Concept Diagram*. The extensions of Boeckman Road and Barber Street form the internal edges of these neighborhoods. A Neighborhood Commons is a public open space that defines the center of each neighborhood

and may include a Neighborhood Center with convenient retail, transit stop and postal services. It is about a five-minute walk from each Neighborhood Commons to the Village Center - forming a human-scale, pedestrian-oriented environment. Convenient retail uses at the Neighborhood Center are intended to serve the basic needs of neighborhood residents and are small in scale (no more than 3,500 square feet in area), compared to the larger retail development within the Village Center.

Figure 1 – Land Use Plan (See revised map in Exhibit 1)

Figure 2 – Neighborhood Concept Diagram (Note: No changes are proposed as a part of this application.)

Each neighborhood will include a mix of housing types, including detached and attached single-family lots with a variety of lot sizes ranging from about 9,500 square feet to approximately 2,500 square feet, ancillary dwellings, cluster housing and row houses. Market segments will include market rate for-sale and rental homes, affordable housing, and community housing per ORS.426.508.

The State statute defines "community housing" to mean residences for "chronically mentally ill persons." The F.H. Dammasch State Hospital property requires, as part of its sale, no more than ten acres total be reserved to this special community housing type.

The larger single-family lots will be located adjacent to existing single-family homes along Brown Road and Evergreen Road to the south, the Future Study Area to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed Coffee Lake Drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft transition between the built and the natural environment. The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center.

The Village Center

The Village Center, with its heart at the intersection of Villebois Drive and the Barber Street extension, occupies about 42 acres at the center of Villebois (see *Figure 2A – Village Center Boundary & Land Use Plan*). Design elements, which characterize the Village Center include:

- Higher-density residential housing,
- Mixed-use development,
- A location inside a loop road connecting with three neighborhoods,
- Opportunities for office/commercial/light industrial/civic uses,
- Easy access to multi-modal transportation opportunities,
- Inclusion of parks and greenway features, and
- Adaptation of former Dammasch State Hospital buildings, as feasible.

Higher density development in the Village Center includes, but is not limited to, multi-family residential and mixed-use development such as ground level retail or office and "flex-space" uses with office or multi-family residential units above.

The Village Center is intended to create the opportunity for the core area of Villebois to have a higher concentration of employment uses than may be allowed with the underlying Village zone. This area is designated for mixed-use (residential, retail, civic, and office development) and related employment uses. The transportation framework - including the Barber Street extension, Villebois Drive, the Loop Road and transit stops - provides access for cars, pedestrians and

bicyclists in this high-density area. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

- *Consumer Goods*: bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
- *Food and Sundries*: bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
- *General Office*: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- *Service Commercial*: bank, day care center, photo processing, telecommunications, upholstery shop.
- *Lifestyle and Recreation*: hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- *Hospitality*: hotel, bed and breakfast, conference center.
- *Light Manufacturing/Research and Development*.
- *Civic/Institutional*: meeting hall, library, museum, churches, farmer's market, community center.
- *Residential*: condominiums, apartments, and townhouses.

Figure 2A – Village Center Boundary & Land Use Plan (Note: No changes are proposed as a part of this application.)

Net residential density in the Village Center ranges from just over 16 dwelling units per acre (for row houses) to 50 or more dwelling units per acre (for specialty condos) and includes flex-space in mixed-use buildings, freestanding condominiums and apartments, and apartments above retail or office space. Individual buildings will range in height from one to four or more stories. The Village Center is defined by the greenway to the west and is organized around open space areas Villebois Drive, and the former Dammasch State Hospital buildings.

The Elementary School

In accordance with the recommendation and request of the West Linn/Wilsonville School District, a 10-acre elementary school (inclusive of a 3-acre Community Park) is planned to be provided within Villebois. *Figure 1 – Land Use Plan* shows the elementary school location within SAP ~~North~~ East. The School District has indicated that they will continue to work with the Master Planner, the City and affected property owners throughout the subsequent planning and development stages of the project.

Finding 1. Through coordination with the West Linn/Wilsonville School District it was determined that development of the Villebois Village and timing of the new school were not the same. The Villebois Village has developed slightly slower than anticipated; therefore, utilities are not available to serve the original SAP-North school site. Utilities could be extended to the site; however, they would come at a significant cost much of which the benefit would never be recognized over time. For example, extension of the utilities would require temporary facilities that upon future development would be removed. Based upon this information, the City has coordinated with the School District to provide a site within SAP-East. The site will front on an improved roadway in close proximity to existing development.

Future Study Area – (Formerly LEC)

Per the City's approval of City Files 02PC07A and 02PC07C, the Future Study Area, formerly known as the Living Enrichment Center (LEC), has been included in the area to be designated Residential – Village on the Comprehensive Plan Land Use Map. The Future Study Area is located on a parcel that is approximately 42.8 acres in area. Approximately 23.2 acres are located within the City's Significant Resource Overlay Zone (SROZ) overlay leaving approximately 19.6 acres outside of the SROZ boundaries.

Representatives of LEC have provided testimony on the proposed future uses of the LEC campus.

In their March 31, 2003 letter, a representative of LEC proposed the following uses (which include expansion of some or all current uses):

- New sanctuary;
- New teen center;
- Chapel; and
- Expansion of the retreat center, including additional overnight lodging facilities and senior housing and care facilities.

The *Villebois Village Master Plan* recognizes the Future Study Area as part of the Residential – Village Comprehensive Plan land use designation and illustrates this area within the boundaries of the Master Plan. Full analysis of the Future Study Area’s compliance with the City’s Comprehensive Plan and its various sub-elements is not included in this document (City File 02PC07B).

A Specific Area Plan (SAP) will be submitted for this property in the future and as a part of this SAP approval, compliance must be demonstrated with the *Villebois Village Master Plan*, the City’s Comprehensive Plan and its sub-elements, the City’s Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

The Next Step

Prior to or concurrent with approval of this *Villebois Village Master Plan*, the City of Wilsonville Comprehensive Plan text will be amended to include the Residential-Village (R-V) land use designation (City File 02PC07A) and the Comprehensive Plan Map will be revised to designate the *Villebois Village Master Plan* area Residential-Village (City File 02PC07C). The uses and systems envisioned by the *Villebois Village Master Plan* within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08).

Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Area Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area Plans will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are conceptually identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. SAP boundaries will be refined with the adoption of SAPs. Specific Area Plans will include a Pattern Book and Community Elements Book, as well as other items as specified in the implementing Village zone. The pattern book will depict the architectural character of the Specific Area Plan. The Community Elements Book will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards. Villebois will be developed over a period of 7 to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of utilities and infrastructure, and timing of road improvement approval and funding (see *Figure 4 – Sequence of Development*).

Figure 3 – Conceptual Specific Area Plan Boundaries (See revised map in Exhibit 2.)

Figure 4 – Sequence of Development (See revised map in Exhibit 3.)

2.2 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

GENERAL – LAND USE PLAN

Goal: *Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.*

POLICIES

- 1. The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois Village Master Plan area.*
- 2. Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on Figure 1 – Land Use Plan or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the Villebois Village Concept Plan, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the Villebois Village Master Plan.*
- 3. The Villebois Village shall provide civic, recreational, educational and open space opportunities.*
- 4. The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.*
- 5. Development of Villebois shall be guided by a Finance Plan and the City's Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below).*

IMPLEMENTATION MEASURES

- 1. Allow for unique planning and regulatory tools that are needed to realize the Villebois Village Master Plan. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books.*
- 2. Adopt the newly created Village zone district, which may be applied to the Villebois Village Master Plan area designated Residential-Village on the Comprehensive Plan Map. The new Village zone shall be based on the Villebois Village Master Plan Goals, Policies and Implementation Measures contained within this document.*
- 3. Refinements to the Villebois Village Master Plan are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the Villebois Village Master Plan without requiring an amendment to the Villebois Village Master Plan provided the refinement is not significant. Non-significant refinements shall be defined in the Village ("V") Zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses.*
- 1. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village ("V") Zone text.*
- 4. The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois*

Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.

- 5. The Specific Area Plan (SAP) the Future Study Area shall demonstrate compliance with the Villebois Village Master Plan, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.*

RESIDENTIAL NEIGHBORHOOD HOUSING

Goal

The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Policies

- 1. Each of the Villebois Village's neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.*
- 2. Affordable housing within Villebois shall include rental and home ownership opportunities.*
- 3. The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.*
- 4. The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the Villebois Village Master Plan.*
- 5. The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.*
- 6. The Villebois Village shall include community housing types consistent with Oregon Revised Statute 426.508(4), which requires that no more than 10 acres be retained from the sale of the former Dammasch State Hospital property for development of community housing for chronically mentally ill persons. The City of Wilsonville, the Oregon Department of Administrative Services, and the Mental Health and Developmental Disability Services Division shall jointly coordinate the identification of the acreage to be retained.*
- 7. The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor's Quality Development Objectives and the Governor's Livability Initiative.*
- 8. Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly.*
- 9. Higher density residential uses shall be of a scale and design in keeping with the desired vision for Villebois as expressed in the Villebois Village Concept Plan and in the Policies and Implementation Measures of the Villebois Village Master Plan.*
- 10. Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.*

Implementation Measures

1. *Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian oriented character of the concepts contained in the Villebois Village Concept Plan and the contents of this Villebois Village Master Plan.*
2. *Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.*
3. *Develop affordable housing objectives for Villebois. Develop strategies to accomplish a variety of mixes and densities and indicate how build out under each Specific Area Plan implements those strategies and contributes to the overall goals and policies of the Villebois Village Master Plan. The affordable housing objectives and plan is to be submitted before, or together with, the application for SAP Central.*

VILLAGE CENTER

Goal: *The Villebois Village shall include a mixed-use Village Center that will be the core of the community.*

Policies

1. *The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.*
2. *The Village Center shall encourage multi-modal transportation system opportunities with good access by vehicular, pedestrian, bicycle and transit traffic.*
3. *The Village Center shall include a civic plaza to serve as a community gathering space, along with a main street environment establishing a social atmosphere that encourages residents and visitors to linger and interact.*
4. *Connectivity to the Village Center from adjacent neighborhoods shall ensure that services are centralized and convenient to pedestrian-oriented shopping.*
5. *The core area of the Village Center shall provide for mixed-use residential, retail, and employment areas that may include office uses and live-work housing opportunities.*
6. *The Villebois Village shall allow redevelopment of the former Dammasch State Hospital building provided that it does not create conflicts with the overall development plan.*

Implementation Measures

1. *Establish a review process for the Village Center with the implementing Village zone ordinances. This review process shall guide development in the Village Center and recognizes that uses may evolve over time as this area matures.*
2. *Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.*
 - *Consumer Goods:* bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
 - *Food & Sundries:* bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
 - *General Office:* professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
 - *Service Commercial:* bank, day care center, photo processing, telecommunications, upholstery shop.

- *Lifestyle & Recreation:* hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- *Hospitality:* hotel, bed and breakfast, conference center.
- *Light Manufacturing/Research and Development.*
- *Civic/Institutional:* meeting hall, library, museum, churches, farmer's market, community center.
- *Residential:* condominiums, apartments, and townhouses.

ELEMENTARY SCHOOL

Goal: *The Villebois Village Master Plan shall provide for an elementary school within the Villebois Village portion of the Villebois Village Concept Plan.*

Finding 1. The current 10-acre site for an elementary school is located in SAP North meeting this Goal. The West Linn/Wilsonville School District is proposing a new site location within the Villebois Village Master Plan for the elementary school on a 10-acre parcel in SAP-East. The new location also meets the intent of the goal. The current 10-acre site is owned by the City and is planned to be designated for future residential development which was the intent of the original Villebois Village Master Plan.

Policies

1. *The Plan for Villebois Village shall provide an elementary school site in a location that provides safe and convenient access and complements the surrounding neighborhood.*

Finding 2. The school is currently planned for a site in SAP-North which is among the last areas to be developed. The site is isolated from the developed residential areas in Villebois, and is disconnected from pedestrian paths and sidewalk system in Villebois. Specifically, the site is located near an upland forest which is identified for preservation making direct pedestrian connections difficult. The proposed site for the elementary school is within SAP-East in a location that will provide safer and more convenient access superior to that of the current site in SAP-North. The proposed location has immediate frontage to an existing street (Lisbon Street) that was constructed in SAP-East, Phase 1. The forthcoming Planned Development Plan (PDP) for the elementary school at SAP-East, will be complementary to the adjacent SAP-East neighborhood.

2. *Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school.*

Finding 3. The City and the school district were directly involved in the site selection and purchase of the proposed elementary school site and have subsequently signed an agreement for the public infrastructure development to serve the site. The City has had several meetings with the Master Planner and with the current property owners about the preliminary planning and development stages related to the proposed elementary school site planning meeting this policy.

Implementation Measure

1. *The school site shall be developed in the location noted on Figure 1 – Land Use Plan.*

Finding 4. The purpose of this application is to relocate the school site and to modify the location on Figure 1 – Land Use Plan meeting this implementation measure. (See revised map in Exhibit 1.)

2. Architectural and community elements associated with the school shall be addressed in the forthcoming SAP ~~North~~ East application. If these details are not available at the time of SAP ~~North~~ East application, a SAP amendment may be filed to address these elements when the school is ready to develop.

Finding 5. As indicated previously, this application seeks to revise the Master Plan by relocating the school from SAP North to SAP East. Changes to this Implementation Measure are included above. The forthcoming Planned Development Plan (PDP) application to the Development Review Board for the elementary school, will further address these elements.

CHAPTER 3 – PARKS & OPEN SPACE / OFF-STREET TRAILS & PATHWAYS

3.1 INTRODUCTION / PROPOSAL

The parks and open space plan is designed to provide a range of experiences for residents and visitors to Villebois. The goal is to offer a variety of opportunities that are engaging to all senses, through the provision of programming elements that allow for a wide variety of experiences. For example, sports fields and courts providing for organized play such as soccer, bocce ball, basketball and tennis are provided as well as numerous lawn areas for informal play, such as tag football, Frisbee or catch.

Parks and open spaces in Villebois will offer a wide variety of experience intensities. Experiences can be highly active, such as three-on-three basketball, or highly passive, such as reading on the grass in Hilltop Park. Areas of tranquility and areas of intense activity are distributed throughout the community, with care taken to minimize conflict between the two. On any given day, a resident or visitor to Villebois can choose to join the game of basketball going on near West Park or just as easily take a quiet walk through a wooded area. Park experiences are connected to one another through an interconnected trail and pathway system within Villebois. Residents and visitors to Villebois can easily access miles of trails, pathways, sidewalks and bike lanes throughout the community, as shown on Figure 5. Paths and trails connect through developed parks, meander along natural areas and connect destination points within Villebois and connect to the larger Wilsonville community. Existing natural features are celebrated in the parks, and enhanced through tree planting, wetland improvements, and the establishment of plantings as wildlife forage and habitat. Many of the edges of Villebois abut preserved natural areas, such as Coffee Lake Natural Area and the Graham Oaks Natural Area. Trails along and into these areas are provided as well as overlook points with seating for opportunities to stop and appreciate the natural areas. Many different uses and goals are continually competing within Villebois for limited space.

Some of these competing factors include the obligation to achieve at least 2,300 units within Villebois, the emphasis on connectivity resulting in an increase in the number of streets and paths provided, the provision of a mixed-use center, the protection of natural resources, stormwater detention and water quality as well as rainwater components and park space. In balancing all of these factors, choices must often be made between them. In preparation of this Master Plan, City guidance has emphasized a value on the provision of usable park spaces.

The provision of active or usable park spaces within Villebois has been balanced with the provision of rainwater features within the parks. In general, conceptual planning for the parks has placed greater value on the provision of active or usable park spaces, reducing opportunities for rainwater compliance. Detention and water quality facilities are integrated into the parks where required and rainwater components are provided where they will not interfere with possible usable park spaces.

On-street parking will be available for the parks, typically across the street or away from the immediate frontage of the park itself when views into and out of the park are to be preserved. There are some locations where on-street parking spaces are provided directly adjacent to the parks. This occurs in places where parking is necessary to serve the park and when important view corridors will not be compromised. Areas where on-street parking will be allowed around the parks can be seen on the Parks Capacity Analysis Drawings located in the Villebois Village Master Plan Technical Appendix as Appendix F.

The park and trail descriptions that follow generally describe each park space and provide details about the specific uses in each park. These park descriptions work in tandem with Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming to detail the recreational experiences located throughout Villebois.

PARK DESCRIPTIONS: Since design of each park occurs later in the development process (at the PDP/FDP application), dimensions are approximate and quantities of park features listed below are at a minimum level of development and subject to refinement. Determination of funding of parks is pending review of the Finance Plan and Development Agreements by the City and the Developers.

Neighborhood Parks (PRMP Category) Neighborhood parks are typically smaller than five acres and serve the surrounding neighborhood. They generally consist of both active and passive recreational activities. *NP-1:*

NP-1: Oak Park (1.53 acres) This park includes active and passive uses, and preserves several large oak trees. The Villebois Loop Trail runs along its southern edge. An open lawn area (110'x260') provides for informal play opportunities. The park will include a creative play area, paved walks, benches, and a picnic table. The park may also incorporate a stormwater/ rainwater feature into its design. Several houses will front on the park, benefiting from the amenity but also, providing a sense of security for the park.

NP-2: Cedar Park (1.00 acres) Located at a prominent gateway to the Villebois Village Center, this park preserves seven incense cedars and emphasizes the space they create. The park routes the Villebois Loop Trail on its eastern side (Costa Circle East) and will include an open lawn area (290'x80') for informal active play. The park will also provide a child creative play area, benches and picnic tables. Several homes will front on Cedar Park providing open space outside the front doors and giving a sense of security (neighborhood/visibility) to the park.

NP-3: West Neighborhood Park (1.80 acres) This park is the pivotal link between the Villebois Greenway and the Village Center Promenade, which leads to the Central Plaza. It also hosts a section of the Tonquin Trail. The southeast corner of the park will feature a neighborhood commons plaza space with a transit stop, restrooms, a drinking fountain, and a shelter with a barbeque, all adjacent to a large pond which will serve as an amenity for the park. The plaza will

support seating (with benches located on the plaza and around the pond) and gathering spaces. The western side of the park will have two play structures, a water jet play fountain, picnic tables, a large open lawn area (160'x150') with views both north up the Greenway and southeast down the Greenway. This area will support informal active play areas as well as providing an opportunity for larger gatherings and may incorporate a rainwater feature.

NP-4: Hilltop Park (2.90 acres) Existing healthy cedars and firs will be incorporated into the park design. The park features a bowled space easily adapted to an amphitheater, which can be used as a gathering and neighborhood performance space. An open lawn area (180'x140') will accommodate both active and passive use while providing views of Mt. Hood. Hilltop Park will be developed as an urban park with a restroom and potential features such as a water feature, a putting green, a play structure, an overlook shelter with a barbeque and drinking fountain, paved walks, benches, picnic tables, and may incorporate a stormwater/rainwater feature.

Figure 5 – Parks and Open Space Plan (See revised map in Exhibit 4.)

Figure 5A – Recreational Experiences Plan (See revised map in Exhibit 5.)

Figure 5B – Parks and Open Space Categories (See revised map in Exhibit 6.)

Table 1 – Parks Programming Matrix (See revised table in Exhibit 15.)

NP-5: Fir Park (1.00 acres) This park is situated along two minor pathways, providing connections to the Eastside Neighborhood Park to the southeast, Hilltop Park to the southwest, and the Villebois Greenway / Coffee Lake Natural Area to the north. This park will include areas for both active and passive recreation. Preliminary design includes a 100'x100' community garden, a lawn area (240'x50'), benches, a picnic table, drinking fountains, a multi-purpose court, and a horseshoe pit. This park will preserve two existing trees, one of them a 44" diameter Douglas fir.

NP-6: East Neighborhood Park (1.60 acres) This park space is centrally located in the Village's east neighborhood. The Villebois Loop Trail will pass around this park providing connections to the Coffee Lake Natural Area to the east and to the Villebois Greenway and the Graham Oaks Natural Area to the southwest. Additionally, minor pathways provide connections to Brown Road to the south, and the Village Center to the west and to Fir Park to the North *and to the elementary school to the south*. This park will be characterized by a neighborhood commons area and will include such things as a plaza, a transit stop, a generally level lawn area (110'x230') for informal play, a water feature, benches, picnic tables, a shelter, a barbeque, a drinking fountain, and may include a stormwater/rainwater feature. A play structure, a creative play feature, a basketball court, and a multipurpose sport court will be provided for active recreation opportunities.

Finding 6. The proposal is to relocate the school site from SAP-North to SAP-East. The relocation of the site requires a minor amendment to properties adjacent to NP-6: East Neighborhood Park. Proposed amendments are identified above.

NP-7: Village Center Plaza (0.52 acres) The plaza will be the heart of Villebois. The plaza is intended to promote community activities, such as festivals, outdoor movies, music and dining, children playing and people watching, all things that bring a mix of age groups together in public, and thus contribute to a greater sense of community. The plaza design will provide such elements as benches, shelter-covered tables, a drinking fountain, a water feature, a creative play area, bocce ball court, a transit stop, restrooms, and may include a stormwater/rainwater feature. A prominent architectural feature such as a bell tower with an overlook located on the opposite side of Barber Street will be a visual focal point from the plaza. The plaza design will help support pedestrian-

scaled forms of retail and restaurants, with tables and display carts spread into the square. The plans for the plaza allow for the streets surrounding the plaza to be closed off, allowing large festivals or events to spill over into the streets, making the adjacent streets become a part of the plaza area. During such events, the functional size of this plaza space will be greatly expanded.

Pocket Parks Small open spaces, or pocket parks, will be interspersed throughout the Villebois community. These spaces will incorporate important existing trees and provide recreational opportunities for residents. These open spaces will provide areas for community use that are convenient while helping to serve as a buffer between adjoining uses.

PP-1 & 2 (0.51 & 0.40 acres) Pocket Parks 1 and 2 serve as extensions of Oak Park (NP-1). These pocket parks provide several lawn areas (100'x40', 50'x60' and 140'x80') for active play as well as benches, and a picnic table. Each of the pocket parks may include a rainwater feature in their design.

PP-3: South Pocket Park (0.51 acres) South Pocket Park provides a neighborhood focal point and gathering spot. This pocket park provides an open lawn area (100'x130'), paved paths, a picnic table, benches, a play structure(s), and may incorporate rainwater features.

PP-4, PP-5, PP-14, PP-15 (0.18, 0.18, 0.25 & 0.13 acres) These four small pocket parks serve as green space in front of the homes and apartments that will surround them. Pocket Park 5 serves as a connection between West Park (NP-3) and the Village Center Promenade (LG-5A/B/C) and includes a lawn play area (100'x25'). These pocket parks provide trails, benches, landscaping, and may incorporate stormwater/rainwater features.

PP-6 (0.43 acres) This triangular shaped park will provide two lawn areas (80'x45' and 50'x80') for active play as well as a swing set, a play structure, and benches.

PP-7 (0.41 acres) Pocket Park 7 is located across from Oak Park and Cedar Park. This pocket park adds to the aesthetic appeal of the roundabout intersection including green space with lawn (230'x35') and large shade trees.

PP-8 (0.32 acres) Pocket Park 8 is located in the far southeastern corner of Villebois. This space includes a picnic table, benches, a play structure, and an open lawn area (30'x130').

PP-9 (0.21 acres) Pocket Park 9 serves as one of a series of stepping-stones between Fir Park and the Villebois Greenway with linear green spaces connecting these three parks. It also preserves a large existing oak tree. This small pocket park will provide creative play as well as benches and a pathway.

PP-10 & 11: Garden Parks (0.68 & 0.34 acres) Garden Park South (PP-10) and Garden Park North (PP-11) are pocket parks located along pathways leading to and from East Neighborhood Park (NP-6). These parks will provide spaces for recreation and informal play. Garden Park South includes swings, a play structure, picnic tables, benches, lawn plan (70'x60'), and may incorporate a rainwater element. These small parks serve the adjacent neighborhood, providing a continuous linear green connecting East Neighborhood Park with Fir Park to the north and the Villebois Loop Trail to the south.

Finding 7. The proposal to relocate the school site from SAP-North to SAP-East will locate the site immediately east of PP-10. The proposed relocation of the school site will not affect the

location of PP-10. Pocket parks are typically placed at significant locations. Schools should likewise be placed in significant locations within the heart of a neighborhood to enhance walkability. The proposed site will allow for a symbiotic relationship between the school and typical users of the park.

PP-12 (0.60 acres) Pocket Park 12 is located east of Hilltop Park. This park space includes a swing set, a play structure, benches, and existing trees.

PP-13 (0.42 acres) Pocket Park 13 provides space with both passive and active recreation opportunities. This park includes a play structure, an open lawn area (115'x70'), game tables, and benches.

Linear Greens Linear Greens are small park areas that provide connectivity among parks and through blocks. Linear Greens include trails.

LG-5A/B/C: Village Center Promenade (0.69 acres) This linear green will link the Village Center Plaza with West Neighborhood Park and the Villebois Greenway. This Promenade will provide benches along the walkway and may provide stormwater/rainwater elements. Homes will front onto the Promenade, continuing the "eyes on the street" concept that occurs in the Village Center and other more urban areas. The Promenade will thus become an extension or 'spur' of the Tonquin Trail in the Villebois Greenway leading pedestrians into the Village Center.

Miscellaneous Linear Greens (LG-1 through LG-4 and LG-5, LG6, LG7 LG8, LG9 through LG-22) (Total 4.81 acres) These linear green spaces provide important pedestrian connectivity through small appealing "back routes" strategically located around the community. They highlight the locations of important pathways like the Villebois Loop Trail and other trails that connect through the middle of blocks into surrounding neighborhoods and open spaces. Some linear green spaces include lawn areas, benches, drinking fountains, and may include rainwater elements. Some of these spaces will incorporate existing trees and rainwater features into their designs.

Finding 8. The proposal to relocate the school site from SAP-North to SAP-East will locate the site immediately north of LG-9. The proposed relocation of the school site does not include a request for the removal or relocation of LG-9. The future linear green will allow an opportunity for increased buffering of the site as well as opportunity to highlight safe routes to school.

Finding 9. The proposal to relocate the school to SAP-East will include a request to extend SW Brown Road north to intersect with SW Lisbon Street. The proposal will include the reconfiguration of Linear Green 7 (LG7) along the west side of the proposed right-of-way. The reconfiguration will maintain connectivity through the block and will include the re-use of existing materials.

Community Parks (PRMP Category) The only Community Park within Villebois is associated with the elementary school and is expected to serve the greater community around Villebois. This park provides the most formal active recreation space within Villebois.

CP-1: Elementary School Community Park (Minimum 3.00 acres) This Community Park facility will be a minimum of 3 acres and will be provided at the elementary school site in Specific Area Plan ~~North~~*East*. The elementary school and Community Park will be built out by the West Linn/Wilsonville School District, who is in review of the Master Plan. This facility will

include space for soccer fields that could be arranged to include one adult sized field (U-12 to adult) and one youth field (U-10 to U-12) or alternately three youth fields (U- 9) and one youth field (U-10 to U-12) or two youth fields (U-10) and one youth field (U-10 to U- 12). ~~The alternate arrangements are depicted on the capacity study drawing for this park located in Technical Appendix F, Sheet 1.~~ There is also a youth softball/little league baseball field (200'x200'), benches, picnic tables, a drinking fountain, and appropriately landscaped areas. A play structure and a multipurpose sport court will be located with the school. ~~The Community Park will be located adjacent to a part of the Villebois Greenway (RP-5), which will provide neighborhood common amenities as well as a skate plaza and a play structure.~~ Potential community use of the school gym and classrooms and restrooms is under discussion and pending a cooperative agreement with the school district.

Regional Park (PRMP Category) (Total 33.45 acres) The only regional park within Villebois is the Villebois Greenway. This park is expected to draw people from outside of Villebois. Villebois Greenway is made up of a series of eight contiguous areas, including West Neighborhood Park (NP-3, described above). The Villebois Greenway Regional Park provides a continuous band of park space, providing a significant portion of the park space within Villebois. The Greenway will include many of the major community recreation areas as described in each of the individual parks below. The Greenway will also serve as an important community link between the Tonquin Geologic area, a regionally significant open space to the north, Coffee Lake Natural Area (OS-4/5/6) to the east, and Graham Oaks Natural Area to the southwest of Villebois by way of the regional trail.

RP-1 (0.59 acres) Regional Park component 1 provides a direct connection to the Graham Oaks Natural Area in the southwest quadrant of Villebois. This facility includes picnic tables, benches, a large stormwater detention pond (Pond F – the area of which is not included in the acreage of the park), and an overlook into the natural area.

RP-2 (2.33 acres) Regional Park component 2 includes two stormwater detention ponds that serve as active recreational area during dry weather. The northerly stormwater/recreation facility will have a lawn area (270'x90') during dry weather. The southerly stormwater/recreation facility will have a sport court with half-court basketball, badminton, four-square, hopscotch, tetherball a tike track and child creative play. This park also includes a segment of the Tonquin Trail, preservation of existing trees, benches, a drinking fountain and picnic tables. This park provides a connection to the neighborhood commons facilities located immediately north in West Neighborhood Park (NP-3).

RP-3 (4.01 acres) Regional Park component 3 includes a private recreation facility (owned by the Homeowners Association) with an outdoor pool, at shelter, benches and tables, a weight room, and a meeting room. This facility will be approximately 5,000 square feet in size. This otherwise public park also provides a child play structure, a creative play area, a volleyball court, a large lawn area (200'x140'), benches, picnic tables, and may have stormwater / rainwater features. This park provides a connection to the neighborhood commons located immediately south in West Neighborhood Park (NP-3).

RP-4 (6.14 acres) Regional Park component 4 is contiguous to the Upland Forest Preserve (OS-2). The Villebois Loop Trail traverses the park. This park includes a creative play area, a basketball court, a multipurpose sport court, a horseshoe pit, and a large lawn area (160'x300').

In addition, the park includes a shelter with a barbeque, benches, picnic tables, a drinking fountain, and may have stormwater / rainwater features.

RP-5 (2.24 acres) Regional Park component 5 is located south of the *approximately 10-acre City owned parcel Elementary School* where a number of active recreation fields are located. Planning for the park includes a neighborhood commons area with a skate plaza, a transit stop, restrooms, picnic tables, benches, a barbeque, shelter, play structure, an overlook view to Mt. Hood, a drinking fountain, water feature, a lawn area (100'x500'), and may include a stormwater/ rainwater feature.

Finding 10. This application does not seek to make changes to RP-5. The proposal is limited to the relocation of the school site from SAP-North (immediately north of RP-5) to SAP-East. At this point in time, the former SAP-North school site (Tax Lots 3S1W15_1100, 01101 and 1102) will be retained by the City for future sale and/or development.

RP-6 (5.93 acres) Regional Park component 6 preserves several large groves of trees while also providing active and passive recreation opportunities. The park includes a two tennis court facility, a child play structure, a dog park, picnic tables, benches, a minor water feature and may include stormwater/rainwater features.

RP-7 (3.01 acres) Regional Park component 7 provides a connection to the Coffee Lake Natural Area. This area includes benches, a shelter, lawn area (100'x60'), picnic tables, and may include stormwater/ rainwater features.

RP-8 North/Middle/South (9.20 acres) Regional Park component 8 provides a continuation of the Villebois Greenway and a transition area between the residential areas of Villebois, the Coffee Lake Natural Area, and the Tonquin Geologic Area to the north. The eastern side of the Villebois Loop Trail will run through the park and connect to the Tonquin Trail in the north end of the park. This park will provide opportunities for both passive and active recreation. A basketball court, play structures and creative play, an adult recreation soccer field (100yds. x 50yds.) and lawn play areas (130'x430') will be available for active play. An Interpretive ~~Center~~ *Area* will be located within this park with numerous overlooks (several of which are shelters), benches, tables, and drinking fountains providing opportunities for seating and informal gatherings. There will also be restrooms associated with the interpretive ~~center area~~ and porta-potties associated with the soccer field for convenience. The design of this park will incorporate 2 wetlands with boardwalks as well as a series of stormwater/ rainwater features.

Open Spaces The Villebois land use plan incorporates abundant natural features, identified as nature preserves, covering over 101 acres of the site, including wetlands, forests and grasslands. These natural features are not considered "park" area, but will feature functional trails, bike paths and bridges, as permitted in Section 4.139.04 of the Wilsonville Code. These natural areas are integrated into Villebois and are recognized as significant assets to the community, providing opportunities for activities such as bird watching and nature walks.

The Villebois site's natural systems have been carefully inventoried and several areas are placed under the protection of the City's Significant Resource Overlay Zone (SROZ) regulations and incorporated into the plan to minimize impacts from development.

OS-1: Forested Wetland Preserve (5.07 acres) This natural preserve contains intact and functioning wetlands within the forested portion of the area and farmed wetlands to the north (any

work or impacts within the forested wetland preserve shall comply with the SROZ regulations). The Villebois plan includes restoration of the farmed wetlands. The wetlands in this area may be expanded to mitigate for other small wetlands throughout the site, which will be lost as drainage patterns are changed. Walking trails will be provided on the upland perimeter of the wetland area. This open space will also include child creative play, benches, picnic tables, and may include stormwater/rainwater features.

OS-2: Upland Forest Preserve (10.60 acres) This site is dominated by a large grove of conifer with some deciduous trees mixed in. The Villebois plan advocates removal of invasive species within this area (any work or impacts within the upland forest area shall comply with SROZ regulations). The forest is contiguous with the Villebois Greenway and the Villebois Loop Trail's Tonquin segment. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This second-growth forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Along the nature trails two benches for wildlife viewing and quiet contemplation will complement the undeveloped nature of this open space. Picnic tables, and a child play structure will provide recreation opportunities while complementing the existing site features.

OS-3: Future Study Area SROZ (23.20 acres) This area will be further defined by the developer of the Future Study Area during future planning for that property.

OS-4/5/6: Coffee Lake Natural Area (62.59 acres) Implementation Directive 11 of the *Villebois Village Concept Plan* (City File 02PC06) calls for development of "a wetland naturalization and enhancement plan" for the Coffee Lake wetland complex. The *Villebois Village Master Plan* includes Policy 7 and Implementation Measure 12 of Chapter 3 to encourage development of a naturalization and enhancement plan for the Coffee Lake wetland complex. Within Villebois, the Coffee Lake Wetland Complex is owned by a patchwork of different owners that include private individuals and developers, Metro and the Trust for Public Lands. Portions of the Coffee Lake Wetland Complex are also subject to a conservation easement for the wetland conservancy. The Coffee Lake Natural Area will eventually be linked via the Tonquin Trail, to Metro's Tonquin Geologic Area and the Tualatin River National Wildlife Refuge to the north, one of ten urban refuges in the National Wildlife Refuge System. Refuge habitats consist of emergent, shrub, and forested, wetlands; riparian forests; oak and pine grassland; meadows; and mixed deciduous/coniferous forests common to Western Oregon prior to settlement.

Parts of the Coffee Lake area west of the SROZ will provide for recreational opportunities such as hiking, bicycling, picnicking and wildlife viewing. These areas are categorized and described as Regional Park - 8 North/Middle/South that runs along the western edge of the Natural Area.

Trails and Pathways

Nature Trails: Nature Trails will be located within two of the large natural open spaces at Villebois. There are approximately 0.71 miles of nature trails within Villebois. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections.

Upland Forested Preserve (OS-2): The *Villebois Village Master Plan* includes 2,300 lineal feet of nature trails through the forested area connecting neighborhoods to the north and south as well as linking to the multi-use trail in the greenway.

Forested Wetland Preserve (OS-4, 5 and 6): The *Villebois Village Master Plan* includes 700 lineal feet of nature trails around the edge of the forested wetland, connecting the Future Study Area with the West Neighborhood Park and Greenway via a short sidewalk.

Minor Pathways: Minor pathways serve as pedestrian and bike connections between neighborhoods, traversing parks and linear greens. There are approximately 1.2 miles of minor pathways throughout Villebois. These are important contributors to the walkability and connectivity of Villebois. Minor pathways between neighborhoods are often accompanied by pocket parks, which are described above. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections - B.

Major Pathways:

Tonquin Trail / Villebois Loop Trail / Coffee Lake-Wood Trail There are several major pathways planned for Villebois: the Tonquin Trail, the Villebois Loop Trail and the Coffee Lake-Wood Trail. There are approximately 2.9 miles of major pathways throughout Villebois. These trails will have a 12 foot paved surface, or alternately a 10 foot paved section with a 3-foot soft path adjacent. The Villebois Loop Trail provides connections between the Tonquin Trail and the Coffee Lake-Wood Trail. The locations of these trails can be seen on Figure 5B.

In addition to providing an important linkage between the regionally significant Tonquin Geologic Region to the north and the Graham Oaks Natural Area to the south, the combined trails create a loop that links the major parks and open spaces in Villebois. The Villebois Loop Trail, comprised of the Tonquin Trail, and the Coffee Lake-Wood Trail, passes through the heart of each of the neighborhoods linking them. The trail provides an important function for school children, providing future access to both Boones Ferry Primary and Wood Middle Schools (through the future trail in the Graham Oaks Natural Area), as well as to the proposed elementary school in Villebois.

Finding 11. A portion of the Villebois Loop Trails is planned for the north edge of the proposed school site in SAP-East. The proposed Master Plan Amendment does not seek to relocate that trail. As provided in the statement above, the trail provides an important function for school children. Future development of the school site will require inclusion of the trail.

Sidewalks and Bike Lanes: Sidewalks are provided on all streets throughout Villebois and bike lanes are provided where appropriate to street function. These elements constitute approximately 42.70 miles of travel way, allowing for safe connections between all points within Villebois.

3.2 PARKS & RECREATION MASTER PLAN COMPLIANCE ANALYSIS

The park areas in Villebois have been evolving since 1997, the time of DATELUP (Damasch Area Transportation-Efficient Land Use Plan). At that time, the park area for the 520 acre study area included 12 acres of Neighborhood Parks, 100 acres in the Coffee Lake Greenway and 13 acres of a Wildlife Corridor. The park areas totaled approximately 25% of the gross project area.

In 2003, the Villebois Village Concept Plan was approved. This plan furthered the parks planning effort started with DATELUP, further defining specific park spaces and increasing the overall acreage of park areas to approximately 32% of the gross project area. In August of 2003, the Villebois Village Master Plan was approved. This plan maintained approximately 32% of the

gross Villebois planning area in parks and open spaces and expanded upon the park detail that had been provided in the Concept Plan

The Villebois Village Master Plan originally included an analysis of the parks and open space areas in comparison to the 1994 Wilsonville Parks and Recreation Master Plan. The City's Parks and Recreation Master Plan did not include the Villebois planning area, therefore the compliance analysis relied on standards of park acreage per population. This analysis determined that the Villebois Village Master Plan satisfied the recommended standards contained in the City's 1994 Parks and Recreation Master Plan for the categories of neighborhood parks, minor limited use/minor multi use recreation centers, nature trails, and minor and major pathways but did not fully satisfy the recommended standards for community parks, regional parks, major limited use and major multi use recreation centers. In 2005/2006, the City has been working on a Parks and Recreation Master Plan update that will address the categories that were not fully satisfied. After adoption of the original Master Plan, an effort began to further detail and define the park and open space areas. This effort reflects the desire of all parties involved to have greater clarity regarding parks and amenity requirements. Through a collaborative process between the Master Planner, City, Developers and various consultants, the focus shifted away from categorizing and comparing the park areas to those in the City's existing Parks and Recreation Master Plan, as originally done, to an experiential approach to the unique Villebois parks system. The experiential approach focuses on the park user, in an effort to create park spaces that are engaging to all of their senses and provide a broad range of intensities of activity, through the provision of programming elements that allow for a myriad of different experiences. With this change in approach, it was no longer logical to continue to use the standards in the 1994 Parks and Recreation Master Plan as guidelines to determine the adequacy of the park spaces in Villebois, although the plan uses some of the City's 1994 Parks and Recreation Master Plan terminology and categories.

3.3 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal: *The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.*

Policies

- 1. Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.*
- 2. An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.*
- 3. Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.*
- 4. Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.*
- 5. Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).*
- 6. Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas.*

Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.

Finding 12. The proposed school site in SAP-East is not within a SROZ area.

7. *Naturalization and enhancement of the Coffee Lake wetland complex is desirable to be achieved overtime. This land is currently under a combination of public and private ownership.*
8. *Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City, and affected property owners throughout subsequent planning and development stages relating to the elementary school to ensure the establishment of 3 acres of community park that includes sports fields, within the 10-acre elementary school site and to discuss the possibility of a joint school/community facility at the school site.*

Finding 13. The City and the school district were directly involved in the site selection and planning of the proposed elementary school site. The City has had several meetings with the Master Planner and with the affected property owners about the preliminary school site planning including the establishment of 3 acres of community park meeting the above policies. The forthcoming Preliminary Development Plan (PDP) and Final Development Plan (FDP) applications to the Development Review Board for the elementary school and parks will address these elements

9. *Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.*
10. *Integrated pest management practices, and other similar measures, shall be specified for the operation and maintenance of sports fields and other park uses in and adjacent to the floodplain.*
11. *On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.*

Implementation Measures

1. *Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).*
2. *The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 3 – Parks and Open Space of the Villebois Village Master Plan related to the detailed indoor and outdoor parks and recreation programming, and amenity package no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approvals.*
3. *Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.*

4. *Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.*
5. *Artwork is encouraged to be incorporated into parks.*
6. *The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.*
7. *The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.*
8. *Indoor/outdoor recreation areas and facilities associated with apartments and condominiums will be specified with each Preliminary Development Plan that includes apartments and/or condominiums and shall comply with the requirements of the Village zone.*
9. *The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the "Important" and "Good" tree rating categories, which are defined in the Community Elements Books. Trees rated "Moderate" shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.*
10. *Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.*
11. *Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan.*
12. *Through time, the Developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake wetland complex. These wetlands are adjacent to Coffee Creek and within the boundary of Villebois. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village.*
13. *The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.*
14. *A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).*
15. *Each child play area shall include uses suitable for a range of age groups.*
16. *Storage for seasonal activity equipment, as appropriate to the HOA, will be located with the Community Center, Homeowners Association buildings, or with restroom facilities in or near the Neighborhood Commons.*
17. *Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school. Recreational amenities associated with the school shall be addressed in the SAP ~~North~~ East application. If these details are not available at the time of SAP ~~North~~ East application, a*

SAP amendment may be filed to address these elements when the school is ready to develop.

Finding 14. As stated in the previous finding the City and the school district were directly involved in the site selection and planning of the proposed elementary school site. The City has had several meetings with the Master Planner and with the affected property owners about the preliminary school site planning including park planning meeting the above policies. The forthcoming Planned Development Plan (PDP) and Final Development Plan (FDP) applications to the Development Review Board for the elementary school and parks, in the opinion of staff, will address these elements

18. *The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.*
19. *Include the Villebois Master Plan area in all future updates of the 1994 Parks Master Plan.*
20. *The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.*
21. *In the Central SAP, the estimated cost of parks not within a PDP that are required to serve a PDP shall be bonded or otherwise secured on a pro rata, dwelling unit basis.*
22. *The location of the Pocket Park in the general vicinity of Barber Street and Grahams Ferry Road in SAP North shall be further defined in the SAP North application. The park shall be located in the general vicinity of the child play icon on Figure 5A – Recreational Experiences Plan and be at least 0.50 acres in area.*
23. *The half-court basketball facility located in Regional Park 2 will be subject to review one year after construction is complete on the facility. With this review, the Parks Board will asses, with input from the applicable Homeowners Association, the suitability of this facility within the neighborhood, taking into consideration use patterns, noise, and other issues as identified.*

CHAPTER 4 – UTILITIES

4.1 SANITARY SEWER

4.1.1 INTRODUCTION / PROPOSAL

On Figure 4-1 of the “City of Wilsonville Wastewater Collection System Master Plan” (hereafter referred to as the City Wastewater System Master Plan), the Villebois Village project is comprised of the Dammasch State Hospital site, the area designated as “UPA-2” and a small portion of the area designated as “SD-6”. The ultimate build-out of the Future Study Area will add some additional flows to the system. The site currently generates 158 gpm through it’s pump station, and an analysis of potential new uses within the site, determined that the maximum flow should not exceed the 158 gpm already included in the City Wastewater Master Plan for this site. City Wastewater Master Plan Table 4.3, Note 4, collectively refers to UPA-2 as including the Dammasch site, as well as the Future Study Area facility. Hereafter, UPA-2 is used to designate only this proposal.

Figure 6 – Conceptual Composite Utilities Plan: conceptually depicts the proposed sanitary system for Villebois and shows its points of connection into the City’s United Disposal Interceptor system. The larger portion of the project site will discharge sanitary wastewater to the United Disposal Interceptor (UDI) at or near its intersection with Barber Street through a proposed trunk sewer line identified in the City Wastewater System Master Plan as CIP-UD2. A smaller portion will discharge to the existing line in Evergreen Drive, and thence to the UDI. The remaining very small portion of the site is physically too low in elevation to reach either of the two other locations and must be discharged through existing facilities in the Park at Merryfield, and thence to the Wood School Interceptor.

While not specifically identified in the City Wastewater Collection System Master Plan, the City of Wilsonville has indicated that certain properties located along the west side of Grahams Ferry Road, south of Tooze Road and adjacent to UPA-2, are to be included in sanitary service planning for this project.

The City has indicated that flow from this area, subsequent to a future expansion of the Urban Growth Boundary, should be discharged through existing facilities in the Park at Merryfield. This project proposes that future service to the this area, as well as the Future Study Area, be through the Barber Main on the Villebois site, in exchange for the small portion of Villebois which must be discharged through Park at Merryfield. As a part of the development of Villebois, sanitary facilities will be extended along Tooze Road to serve the UPA-3 area north of Tooze Road.

4.1.2 WASTEWATER COLLECTION SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville updated its Wastewater Collection System Master Plan in January 2001. A Master Plan for the Villebois Village Project has been prepared which shows:

- The existing conveyance system in the immediate area.
- The proposed conveyance system.

This compliance analysis has been prepared to determine the state of compliance between the City Wastewater Collection System Master Plan and the Villebois Sanitary Sewer plan as proposed.

**Figure 6 – Conceptual Composite Utility Map
(Note: This proposal does not includes changes to this map.)**

RELEVANT DOCUMENTS

The referenced City Wastewater Collection System Master Plan is titled “City of Wilsonville Wastewater Collection System Master Plan – Ordinance No. 531, January 2001.” The Villebois Sanitary Sewer Master Plan is a portion of *Figure 6 – Conceptual Composite Utilities Plan*, which is a part of the submittal documents for the *Villebois Village Master Plan*.

METHODOLOGY

Relevant documents have been reviewed to determine compliance in terms of:

- (1) Wastewater flows

- (2) Points of Discharge
- (3) Flow Routing
- (4) Impacts
- (5) If the Villebois Sanitary Sewer Plan meets or exceeds the requirements of the City Wastewater System Master Plan.
- (6) What revisions to the City Wastewater Collection System Master Plan will be necessary to accommodate the Villebois Sanitary Sewer Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 1-4

Wastewater flows. When fully built-out, estimations shown in City Wastewater Collection System Master Plan Table 4-6 anticipate that UPA-2 will generate an average wastewater flow of 0.59 million gallons per day (mgd) and that UPA-3 will generate an average flow of 0.20 mgd. When combined, with peaking factor and Infiltration/Inflow (I/I) amounts added, the total flow from these areas is estimated to be 2.36 mgd, or about 1,641 gallons per minute (gpm). Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates that 122 gpm is to be anticipated from future development of the area west of Grahams Ferry Road, that 99 gpm is currently discharged into Evergreen Road and 81 gpm from Park at Merryfield. In addition, the City has requested capacity in the Barber main be provided for the 158 gpm from the Future Study Area (formerly LEC). Therefore, the total flow anticipated in the Study Area is 2002 gpm.

Points of Discharge

The following points of discharge have been identified for the above flows:

- 1. A new line in the extension of Barber Road (CIP-UD2).
- 2. The existing system in Evergreen Drive.
- 3. The existing system in the Park at Merryfield.

Flow Routing

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates anticipated flow routing as follows:

Barber Street:	1,294 gpm (from UPA-2 & 3)
Evergreen Road:	347 gpm (from UPA-2)
Park at Merryfield:	<u>361 gpm</u> (158 from Future Study Area + 122 from west 2,002 gpm of Grahams Ferry + 81 from Park at Merryfield)

Proposed routing:

Barber Street:	1,829 gpm (minimum from UPA-2 & 3 + 158 from Future Study Area + 122 from Grahams Ferry area)
Evergreen Road:	114gpm (maximum = 99 existing flows + 15from UPA-2)
Park at Merryfield:	<u>129 gpm</u> (81 from Park at Merryfield + 48 from UPA-2) 2,072gpm

Impacts

UDI system: All discharge points, described above, ultimately connect into the UDI, in which the City Wastewater Collection System Master Plan has identified deficiencies under build-out conditions at UD_5,9,11,12,14,15,18 and 28. Because build-out will occur over an unknown length of time, most of the required remedial improvements can be deferred, and completed on an

as needed basis. Some of these improvements are already funded or under construction. The Finance Plan will reflect planned project phasing and address the timing and sequence of specific improvements.

Barber Street: This system will connect directly to the UDI, and is addressed by the UDI discussion above.

Evergreen Road: The existing system has a limiting capacity of 537 gpm, in one reach, which is downstream of the planned connection point at about Brown Road. The system has an existing flow of 99 gpm at this location; thus, the addition of the 15 gpm identified above will not exceed existing capacity.

Park at Merryfield: The supplemental City Wastewater Collection System Master Plan information, previously described, identifies 3 downstream reaches where existing capacity would be exceeded by the 45 gpm additional discharge anticipated at total build-out of the tributary properties. Directing flows from the Future Study Area and the area west of Grahams Ferry Road to the Barber Street sewer extensions of the UDI will eliminate the anticipated surcharging of the system.

COMPLIANCE ANALYSIS CONCLUSION

The Villebois Village Sanitary Sewer Plan meets or exceeds the requirements of the City of Wilsonville Wastewater Collection System Master Plan.

4.1.3 WASTEWATER COLLECTION SYSTEM MASTER PLAN POLICY ANALYSIS

The City's stated goal is: *"To provide a functioning wastewater conveyance system at a reasonable cost."*

Policy 1: *"The City of Wilsonville shall prevent sanitary sewer overflows (SSO) in accordance with Oregon Administrative Rules (OAR) 340-041-120 which prohibits SSOs during the winter season (November 1 through May 21) except during a storm event greater than the five-year, 24-hour duration storm."*

Implementation Measure 1.1: *"The City will undertake an assessment of its current wastewater collection system as an update to the Master Plan. This assessment will include the use of engineering tools, maintenance logs, and flow monitoring. The assessment will result in identifying capacity restrictions within the conveyance system. Improvements to alleviate the identified capacity restrictions will be recommended in order of priority. These improvements will become part of the Capital Improvements Program (CIP) in order to allocate funds for these projects or addressed through the City's Maintenance Program."*

Response: No system capacity deficiency has been identified which would result in this occurrence. Participation in the City wide build-out capacity needs will be addressed in the Finance Plan.

Implementation Measure 1.2: *"Sewers within natural or environmentally sensitive areas shall be inspected on a regular basis to determine pipe condition with a goal of minimizing inflow/infiltration and identifying structural defects that may lead to SSOs."*

Finding 15. Until the Coffee Creek trunk line is extended sanitary sewer will not be available to the current elementary school site (City property) in SAP-North. This is not an immediate concern because development is not anticipated until the sewer line is extended, however, this necessitates the relocation of the school site due to excessive infrastructure costs. The sanitary sewer line in Lisbon Street abutting the SAP-East site can serve the proposed Villebois elementary school site; therefore, the applicant is proposing the relocation of the site. The extension of the Coffee Creek trunk line will become available meeting IM 1.2. Public lines are included in the City's inspection program.

City Policy 2: *"The City of Wilsonville shall maximize the use of the existing wastewater collection system to minimize the need for improvements and extend the life of the existing system."*

Implementation Measure 2.1: *"The City will allow limited surcharge to increase pipe capacities. These levels of surcharge will provide a sufficient factor of safety to prevent sewer backups in basements and surface overflows for the conditions stated in OAR 340-041-120."*

Finding 16. All proposed systems that will serve the proposed elementary school site will operate within acceptable performance standards as defined by the City Wastewater Collection System Master Plan meeting IM 2.1.

Finding 17. Until the Coffee Creek trunk line is extended sanitary sewer will not be available to the current elementary school site (City property) in SAP-North. This is not an immediate concern because development is not anticipated until the sewer line is extended. The proposal includes a request to convert the existing site into residential use.

Implementation Measure 2.2: *"The City will divert wastewater flow to interceptors with excess capacity from interceptors with capacity limitations through the use of diversion manholes. This will reduce or eliminate the need to improve capacity in the capacity-limited interceptors."*

Response: No such opportunities have been identified.

Implementation Measure 2.3: *"The City will use appropriate engineering tools to analyze the wastewater collection system, such as spreadsheet models, fully dynamic models, flow monitoring devices, maintenance logs, etc."*

Finding 18. For both the current school site (City property), SAP-North, and the proposed elementary school site, SAP-East, the City has used appropriate modeling techniques as described in the City Wastewater Collection System Master Plan meeting IM 2.3.

Policy 3: *"The City of Wilsonville shall provide adequate wastewater collection system capacity for future growth at build-out development conditions."*

Implementation Measure 3.1: *"The City will use appropriate land use projections to determine future growth. These projections will be based on best available information provided by the Planning Department. In order to maximize the planning efforts for the wastewater conveyance system, the future growth scenario will be that which is expected at ultimate build-out."*

Finding 19. For both the current school site (City property) and the proposed elementary school it assumes ultimate build-out conditions for the study areas meeting IM 3.1.

Implementation Measure 3.2: *“The City will include Urban Planning Areas (UPA). Rather than use a completely separate and independent conveyance system, wastewater flows from the UPAs will flow through interceptors which currently convey flows from within the existing service area.”*

Finding 20. This proposed elementary school will serve UPA-2 and UPA-3 from existing interceptors within the existing service area.

Policy 4: *“The City of Wilsonville shall use appropriate unit flow factors to account for actual and anticipated conditions in order to assure an adequately sized wastewater conveyance system.”*

Implementation Measure 4.1: *“The City will assess current system conditions according to current water usage in order to provide an accurate picture of current average dry weather flows. The current conditions unit flow factors will be determined by water usage according to broad categories, i.e. residential, commercial, and industrial. These unit flow factors will be verified based on flow monitoring results.”*

Finding 21. IM 4.1 has been met and documented in the City Wastewater Collection System Master Plan, June 2001.

Implementation Measure 4.2: *“As part of the analysis under future build-out development, the City will increase the build-out unit flow factors. This will allow proper planning for future water-intensive industrial and commercial enterprises that may locate to Wilsonville when water usage restrictions are no longer in place.”*

Finding 22. No such uses are anticipated within the Villebois Village.

Implementation Measure 4.3: *“The City will continue flow monitoring during wet and dry weather conditions to verify unit sanitary flow rates and infiltration/inflow (I/I) rates.”*

Finding 23. This requirement continues to be met by the City Public Works Department.

Policy 5: *“The City of Wilsonville shall fund the capital improvements with monies collected in accordance with existing laws, rules, and regulations.”*

Implementation Measure 5.1: *“The City will fund projects related to current capacity limitations with system development charges (SDC) within the existing service area. New development is prohibited by State Law from funding projects to alleviate current system problems.”*

Finding 24. This elementary school project will participate in the SDC program, and overall funding will be addressed in a Finance Plan. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 5.2: *“The City will fund projects related to growth with SDCs, both within the current service area and in urban planning areas as development occurs in areas needing improvements.”*

Finding 25. The proposed elementary school project will participate in the SDC program, and overall funding will be addressed in a Finance Plan. Development of the current school site (City property) is not anticipated in the immediate future.

Policy 6: *“The City of Wilsonville shall coordinate conveyance system improvements with other CIP projects, such as roads, water, storm sewer, to save construction costs and minimize public impacts during construction.”*

Finding 26. The elementary school project will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction. Development of the current school site (City property) is not anticipated in the immediate future.

Policy 7: *“The City of Wilsonville shall allow for wastewater collection system basin boundary revisions and out-of-basin flow transfers.”*

“General. Wastewater flows developed in the master planning process is based on the land use contained within the sub-basin boundaries. Flow from each sub-basin is then conveyed by a specific interceptor sewer. There are five major interceptors in the City's collection system. Similarly, there are five major basins with 24 sub-basins contributing wastewater flow to the interceptors. However, wastewater flow can be transferred between major basins by flow diversions or pump stations. These out-of-basin transfers impact the planning assumptions used to evaluate the capacity of the interceptors by essentially revising the sub-basin or basin boundaries. At a minimum, the following items need to be addressed when evaluating the viability of an out-of-basin transfer:

Implementation Measure 7.1: Flow Generation

- *Land Use in the affected areas.*
- *Unit flow factors for the various land use categories and I/I contributions.*
- *Peak Flow and peaking factor.*

Finding 27. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.2: Hydraulic Evaluation

- *Identify the effect of peak flow on the existing collection system using the current condition spreadsheet model.*
- *Identify the percent capacity and HGL status of the affected pipes.*
- *Identify the effect of peak flow on the existing collection system with revised build-out flows using the build-out condition spreadsheet model.*
- *Identify the percent capacity and HGL status of the affected pipes.*

Finding 28. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.3: Evaluate Recommended System Improvements

- Determine if the recommended system improvements noted in the Master Plan are developed to convey the increased (transferred) flows.
- Determine if the flow removed from the original basin removes the need for any of the system improvements recommended in the 2001 Master Plan.

Finding 29. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.4: Identify Needed System Improvements

- Based on the Hydraulic Evaluation and the impact on the Recommended System Improvements noted in this Master Plan, develop system improvement recommendations to convey the transferred flows. System improvement recommendations will also identify Master Plan improvements that can be removed as a result of the basin transfer.

Finding 30. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.5: Prepare Addendum to the Master Plan

- Summarize the flow generation, hydraulic analysis and system improvement recommendations to convey the out-of-basin flow transfer.
- Digitally revise the sub-basin and basin boundaries.
- Update the Build-out Condition and Recommended System Improvement spreadsheet models.

Finding 31. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.6: Planning Commission Approval

- The Addendum must be approved by the Planning Commission as an Amendment to the Master Plan and as a component of the Comprehensive Plan.

Finding 32. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

Implementation Measure 7.7: City Council Approval

- Upon Planning Commission approval, City staff will take the addendum before the City Council for its approval.

Finding 33. No out-of basin transfers have been proposed for the proposed elementary school project. Development of the current school site (City property) is not anticipated in the immediate future.

4.1.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal. The Villebois Village shall include adequate sanitary sewer service.

Policy

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

Implementation Measures

1. Implement the following list of policies and projects of the City of Wilsonville Wastewater Master Plan:
 - Policies: 1-7; and
 - Projects: CIP-UD2.
2. Incorporate the construction of CIP-UD2 into the Finance Plan.
3. Insure the 537 gpm capacity of the Evergreen Road sewer line is not exceeded with Specific Area Plan – South application.
4. Insure the 340 gpm capacity of the Park at Merryfield sewer line is not exceeded with Specific Area Plan – South application.

4.2 WATER

4.2.1 INTRODUCTION / PROPOSAL

The Villebois Village project is comprised of the Dammasch State Hospital site and that portion of Urban Planning Area 41 south of Tooze Road as shown on Figure 2-2 in the City of Wilsonville Water System Master Plan (hereafter referred to as the City Water System Master Plan). *Figure 6 – Conceptual Composite Utilities Plan* conceptually depicts the proposed water system for Villebois and shows its points of connection to the City's existing system. It consists of a network of 12-inch to 48-inch transmission mains, which will deliver water for domestic and fire protection purposes for the Villebois Village and adjacent areas.

4.2.2 WATER SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville updated its Water System Master Plan (City Water System Master Plan) on January 24, 2002. A Villebois Village Water Plan has been prepared which shows:

- The existing transmission water line system in the immediate area
- The proposed water transmission lines.

This Compliance analysis has been prepared to determine the state of compliance between the City Water System Master Plan and the Villebois Village Water Plan as proposed.

RELEVANT DOCUMENTS

The referenced City Water System Master Plan is titled "Water System Master Plan – Ordinance No. 531, adopted January 24, 2002" including Sections 1 through 10, and the Executive Summary. The Villebois Water Plan is a portion of *Figure 6 – Conceptual Composite Utilities Plan*, which is a part of the submittal documents for the Villebois Village Water Master Plan.

METHODOLOGY

Relevant documents have been reviewed to determine compliance in terms of:

- (1) Alignment
- (2) Capacity (main size)
- (3) Points of connection
- (4) Water quality
- (5) Fire flow adequacy
- (6) Materials of construction
- (7) Right-of-Way acquisition needs
- (8) Construction Methods, including traffic control, construction safety (including trench safety (OSHA)), noise control (time of construction), dust abatement, and general aesthetic considerations (tree removal and replacement, etc.)
- (9) Future maintenance requirements for the City
- (10) Water storage capacities, pumping capacities, system design (pressure zone arrangement).
- (11) Water production capacity
- (12) If the Villebois Village Water Plan meets or exceeds the requirements of the City Water System Master Plan.
- (13) What revisions to the City Water System Master Plan will be necessary to accommodate the Villebois Village Water Plan.

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 1 & 2 CAPITAL IMPROVEMENT PROJECTS

The City Water System Master Plan is a very broad brushed master plan dealing with city wide, and semi-regional water issues and supply options. This master plan does not deal with distribution water mains, except in very general terms. The master plan deals with transmission water mains in terms of Capital Improvement Programs (CIP) at five-year intervals from 2005 to 2020. These CIP projects are tabled and delineated on Table ES-4 and Figure ES-3 in the Executive Summary in the City's Water System Master Plan. These are duplicates of Table 9-1 and Figure 9-1 in section 9 of the City's Water System Master Plan, "Summary of the Capital Improvement Program." These plans and tables deal only with transmission line alignment and capacity in terms of pipe diameter. This comparison will deal only with those issues, on a CIP by CIP basis.

2005 CIP Capital improvement projects in the City Water System Master Plan includes:

- 18-inch main in Evergreen from Kinsman Road to Brown Road
- 48-inch main from WTP in Kinsman Road from Barber Street to Boeckman Road /95th Avenue.

The main within Kinsman Road has already been constructed as a 48-inch main from Wilsonville Road to Barber Street.

The Villebois proposed water plan includes:

- 18-inch main in Barber St. from Kinsman Road to Brown Road
- 48-inch main from WTP in Kinsman Road from Barber Street to Boeckman Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2005 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2010 CIP

Capital improvement projects in the City Water System Master Plan includes:

- 24-inch main in Boeckman Road from Kinsman Road to 110th Avenue
- 18-inch main in 110th Avenue from Boeckman Road to Evergreen Avenue
- 18-inch main from 110th Avenue to Grahams Ferry Road
- 18-inch main in Grahams Ferry Road

The Villebois proposed water plan:

- 24-inch main in Boeckman Road from Kinsman Avenue to Villebois Drive
- 18-inch main in Villebois Drive from Boeckman Road to Barber Street
- 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
- 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road
- 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
- 12-inch main in Grahams Ferry from the Future Study Area to Barber Street
- 12-inch main connections from Barber Street to Evergreen Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2010 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2015 CIP

Capital improvement projects in the City Water System Master Plan includes:

- 30-inch main in Tooze Road from 110th Avenue to Grahams Ferry Road

The Villebois proposed water plan:

- 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2015 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2020 CIP

There are no mains in the 2020 Capital Improvement Program that are within project boundaries. Therefore, nothing is required of this project to bring it into compliance with the City Water System Master Plan for the 2020 Capital Improvement Program.

SUMMARY - CAPITAL IMPROVEMENT PROJECTS

The proposed Water Plan for Villebois Village will meet or exceed all requirements of the City Water System Master Plan, in terms of water transmission main size and location, for all four Capital Improvement Project years listed in the City Water System Master Plan. This completes our analysis of points 1 and 2 under "Methodology" above.

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 3 THROUGH 10

Concerning "Methodology" Item 3, adequate water supply points of connection are available to accommodate the school project based on system modeling done with the City Water System Master Plan. Connection points proposed by our project meet the requirements of the City Water System Master Plan based on location and pipe size.

For the current elementary school site (City property) in SAP-North (proposed to be converted into residential), and for the proposed elementary school site in SAP-East, "Methodology" Items 6, 8, and 9, "materials of construction, construction methods, and future maintenance requirements for the City" are not addressed directly by the City Water System Master Plan. However, these items will be addressed and accommodated by the construction plans and specifications, which will be prepared to the satisfaction of the City and in accordance with the City's Public Work Standards. Therefore, by virtue of the City's plan check and permitting procedures being in compliance with the City Water System Master Plan, the school project will meet or exceed all requirements of the City Water System Master Plan. Concerning "Methodology" Items 4, 5, 7, and 10, "Water quality, Fire flow adequacy, right-of-way acquisition, and Water storage capacities, pumping capacities, system design (pressure zone arrangement)," the City of Wilsonville Water System Master Plan anticipated land uses for the project area which match the demand resulting from the proposed project. Therefore; water quality, fire flow adequacy, right-of-way acquisition, water storage capacities, pumping capacities, system design (pressure zone arrangement), have not been affected. Consequently, the project will meet or exceed all requirements of the City Water System Master Plan.

The current elementary school site in SAP-North and for the proposed elementary school site in SAP-East, concerning "Methodology" Item 11, there will be no change in overall City production capacity requirements. The planned expansion of the Water Treatment Plant is anticipated in 2012 and the City will analyze that during evaluation of the infrastructure required with each phase of Villebois development.

COMPLIANCE ANALYSIS CONCLUSION

The *Villebois Village Master Plan* meets or exceeds the requirements of the City of Wilsonville Water System Master Plan.

4.2.3 WATER SYSTEM MASTER PLAN POLICY ANALYSIS

Implementation measures are specified in the City of Wilsonville Water System Master Plan on pages ES-11 through ES-14 in the Executive Summary. Pages 10-2 through 10-4 in Section 10 - "Conclusions and Recommendations" are exact duplicates of ES-11 through ES-14, with one very minor inconsequential exception. This report will address implementation measures on a policy-by-policy basis.

Policy 1: *"The City of Wilsonville shall continue a comprehensive water conservation program to make effective use of the water infrastructure, source water supply and treatment processes."*

Finding 34. The City Water System Master Plan, which incorporates existing City codes, establishes criteria for water conservation, water infrastructure and source supply that were used as the basis for those provisions in the proposed elementary school project and for the current elementary school site (city property).

Policy 2: *“The City of Wilsonville shall make effective use of the existing water system facilities to reduce the need for improvements and extend the life of the existing system.”*

Finding 35. The City Water System Master Plan, specifically Figure ES-3 and Figure 9-1, titled “Capital Improvement Program Pipelines” specify a pipe layout of proposed transmission water mains, and existing transmission and distribution water mains, which comprise an integrated plan of existing and proposed water pipeline systems. The *Villebois Village Master Plan* for the proposed elementary school project and for the current elementary school site (city property) complies with the requirements of the City Water System Master Plan. Therefore, this project meets the requirements of Policy 2.

Policy 3: *“The City of Wilsonville shall provide adequate treated water supply and distribution system capacity for future growth to build-out development conditions.”*

Finding 36. The City of Wilsonville Water System Master Plan includes proposed transmission water mains transmitting treated water, connected to existing water mains outside this project, through the proposed school project at Lisbon Street, and extending out the far side of our project to serve the farthest reaches of the service area, with provisions to serve areas outside the present service area that may possibly be annexed into the service area in the future. The City’s Water System Master Plan has been used as the basis of the project Water Plan, and, therefore, the proposed elementary school project and for the current school site (City property) meet the requirements of Policy 3.

Policy 4: *“The City of Wilsonville shall maintain an accurate user demand profile to account for actual and anticipated demand conditions in order to assure an adequately sized water system.”*

Finding 37. The City Water System Master Plan has generated appropriate demand patterns based on historical data, which have been used as the basis for the projected demands of the proposed elementary school project and for the current school site (City property)

Policy 5: *“The City of Wilsonville shall fund the capital improvements with monies collected in accordance with existing laws, rules, and regulations.”*

Finding 38. The proposed elementary school project will participate in the SDC program, and overall funding will be addressed in a Finance Plan.

Policy 6: *“The City of Wilsonville shall coordinate distribution system improvements with other CIP projects, such as roads, wastewater, storm sewer, to save construction costs and minimize public impacts during construction.”*

Finding 39. The proposed elementary school project will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction. Development of the current school site (City property) is not anticipated in the immediate future.

Policy 7: *“The City shall have a master plan that can be adjusted for changes in water requirements.”*

Finding 40. The Water System Master Plan for Villebois Village including the proposed school site has not proposed changes in planning areas, service areas or main sizes. Development of the current school site (City property) is not anticipated in the immediate future.

4.2.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Implementation Measures

1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:
 - Policies: 1-7
 - Projects:
 - 1) 18-inch main in Barber Street from Kinsman Road to Brown Road
 - 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road
 - 3) 24-inch main in Boeckman Road from Kinsman Road to Villebois Drive
 - 4) 18-inch main in Villebois Drive from Boeckman Road to Barber Street
 - 5) 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
 - 6) 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road.
 - 7) 12-inch main in Grahams Ferry Road from the Future Study Area to Barber Street
 - 8) 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road
 - 9) 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
 - 10) 12-inch main connections from Barber Street to Evergreen Road
2. Incorporate the construction of the above referenced projects into the Finance Plan.

4.3 STORM DRAINAGE

4.3.1 INTRODUCTION / PROPOSAL

The *Villebois Village Master Plan* is designed to minimize impacts from this development on the three watersheds into which the site historically drains. The following four components, incorporated into the design of Villebois, are derived from and are in conformance with the City of Wilsonville Stormwater Master Plan:

- 1) Onsite water quality and onsite stormwater detention facilities to provide treatment and maintain predevelopment runoff levels up to the 25 year storm for the Arrowhead Creek and Mill Creek basins;

- 2) Onsite water quality facilities to provide treatment for stormwater for the Coffee Lake Creek basin;
- 3) Stormwater release without detention for the Coffee Lake Creek basin, and
- 4) Construction of Project CLC-10 within the Graham Oaks Natural Area.

The onsite water quality and onsite detention facilities required will perform at or above all performance standards of the City of Wilsonville Stormwater Master Plan, and will not require offsite facilities to meet this standard requirement. Per the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR for the City on October 25, 2005, the memorandum from HDR dated November 13, 2005, and the Technical Memorandum from inter-fluve, inc., dated November 3, 2005, onsite detention facilities for Villebois are not required for the Coffee Lake Creek basin. These documents conclude that releasing stormwater from Villebois without detention will have no significant impact on water levels in Coffee Lake Creek or downstream facilities and may actually have negative impact on the wetlands due to lower magnitude, longer duration flows.

Implementation Measure 9.5.2.2 from the City of Wilsonville Stormwater Master Plan states that “exemptions to the on-site detention requirements could be considered for situations in which properties discharge directly to the Willamette River, properties discharge directly to open water bodies that have no capacity limitations, areas where detention in downstream reaches could increase peak stormwater flow rates, and other areas or unique circumstances as identified by the City Engineer.” The reports specified above support removal of detention in Coffee Lake Creek under the second exemption listed in this implementation measure, “properties which discharge directly to open water bodies that have no capacity limitations”.

Project CLC-10 was included in the City of Wilsonville Stormwater Master Plan, and is included in the design of Villebois, solely to reduce flows currently being discharged by the existing 36-inch outfall pipe down to periodic overflows only occurring in large storm events. This is a partial correction of the basin area diversion caused by the Dammasch State Hospital construction many years ago.

A third component incorporated into the design seeks to further reduce impacts from this development for smaller storms not addressed in the City of Wilsonville Stormwater Master Plan. Rainfall data indicates that 90% of all storms in this area have a 24-hour rainfall total of less than 0.50 inches. These storms are easily conveyed by standard storm drainage facilities designed for much larger storm events, but the incremental increase in runoff is detrimental to natural drainage courses. Evidence suggests that the increased runoff during these frequent small rains has a detrimental effect on streambed health and aquatic habitat. A Rainwater Management Program has been incorporated into the project to minimize this impact, and the facilities and programs will be constructed onsite.

Villebois Village is that area identified on Figure 2-1 in the City of Wilsonville Stormwater Master Plan as the Dammasch Basin and the area directly east including Seely Ditch (hereafter referred to as Coffee Lake Creek). *Figure 6 – Conceptual Composite Utilities Plan* shows the improvements to the headwaters of Arrowhead Creek and the outfall reconstruction and partial flow redirection for the drainage from the former Dammasch State Hospital. This work is identified as Capital Improvement Project CLC-10 and is the only improvement directly related to Villebois Village addressed in the City Stormwater Master Plan. *Figure 6A – Onsite Stormwater Facilities* shows the location of the onsite water quality and stormwater facilities.

Figure 6A – Onsite Stormwater Facilities (See revised map in Exhibit 7.)

Figure 6B – Onsite Rainwater Management (See revised map in Exhibit 8.)**4.3.2 STORMWATER MASTER PLAN COMPLIANCE ANALYSIS**

The City of Wilsonville Stormwater Master Plan analyzes the City's existing watersheds and storm system to identify Capital Improvement Projects (CIP's) and prescribe stormwater management policies. The *Villebois Village Master Plan* will show compliance with site related CIP's and recommended policies.

RELEVANT DOCUMENTS

The *Villebois Village Master Plan* references the "City of Wilsonville Stormwater Master Plan, June 2001", including the Executive Summary and Sections 2-10. Section 1 addresses authorization and scope for the preparation of the City Stormwater Master Plan and is not related to the *Villebois Village Master Plan*. *Figure 6 – Conceptual Composite Utilities Plan*, is a part of the submittal documents for the *Villebois Village Master Plan* and depicts the location of CLC-10 in relation to the Villebois site. *Figure 6A – Onsite Stormwater Facilities* shows the location of the onsite water quality and stormwater facilities. *Figure 6B – Onsite Rainwater Management* shows the area included in the Villebois Village Rainwater Management Program.

METHODOLOGY

Relevant documents have been reviewed to determine compliance with relation to:

- (1) Study Area;
- (2) Study Methods;
- (3) Existing Stormwater System;
- (4) Basin Analysis;
- (5) Improvement Options;
- (6) Recommended System Improvements;
- (7) Capital Improvement Program;
- (8) If the Villebois Village Master Plan meets or exceeds the requirements of the City Stormwater Master Plan; and
- (9) What revisions to the City Stormwater Master Plan are necessary to bring it into compliance with the Villebois Village Master Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEM 1 THROUGH 5

Concerning "Methodology" Item 1, the study area for the City Stormwater Master Plan was determined using existing topography and boundaries. The Villebois site encompasses an area within the City limits and a designated Urban Growth Area for the City and was therefore included in the study area for the City's Stormwater Master Plan. This study identified drainage basins, wetlands and riparian corridors, geological hazards, soils and land uses. The existing natural conditions of the Villebois site remain the same today as at the time of the study. Land use designations for the site have evolved to the uses proposed with the *Villebois Village Master Plan*, but maintain the essential mix discussed in the City's Stormwater Master Plan. Therefore, the *Villebois Village Master Plan* is in compliance with this Methodology. Concerning "Methodology" Item 2, the methods for hydrologic analysis, runoff modeling, conveyance system modeling and water quality analysis used by the City in developing the City Stormwater Master Plan remain standard in the industry. Thus, where the *Villebois Village Master Plan* draws conclusions based on these methods those conclusions are valid and inherently in compliance with the City's Stormwater Master Plan.

Concerning "Methodology" Item 3, the stormwater system around the Villebois site has not seen an appreciable change from the condition in which it was analyzed at the time the City Stormwater Master Plan was prepared. The drainage conveyance facilities, water quality facilities and problem areas affecting the Villebois site as presented in the City Master Plan will be complied with in the *Villebois Village Master Plan*.

Concerning "Methodology" Item 4, the proposed Villebois land uses are comparable to those used in the hydraulic analysis of the Coffee Lake Creek and Arrowhead Creek basins in the City's Stormwater Master Plan. Therefore, the impacts of Villebois Village on the hydraulics analysis in these basins are consistent with those used in the calculations. The City of Wilsonville has commissioned a detailed study of Coffee Lake Creek as part of the Boeckman Road extension project. This study is referenced as the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004 and will be used in the design of stormwater facilities required as part of that road extension and with the detention and water quality design for areas draining into Coffee Lake Creek. A study of Arrowhead Creek capacity will be utilized in the evaluation of detention and water quality facilities for the Arrowhead and Mill Creek basins. The Arrowhead Creek capacity study will also be used in the evaluation of potential changes to CLC-10, which are further discussed in the Compliance Analysis for Methodology Items 5-7.

SUMMARY – METHODOLOGY ITEMS 1 THROUGH 4

The Villebois Village Stormwater Master Plan will meet or exceed the standards associated with this portion of the City Stormwater Master Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 5 THROUGH 7

The City Stormwater Master Plan evaluated numerous improvement options to alleviate problems identified with the analysis of Sections 1-4. These improvement options were broken down into two categories: Conveyance Improvement Options and Water Quality Improvement Options. There are no Water Quality Improvement Options with relevance to the Villebois site included in the City Master Plan. The Dammasch Basin/Arrowhead Creek Improvement Option is further addressed in Chapter 7, "Recommended System Improvements" as CLC-10.

Capital Improvement Project CLC-10 as discussed in the City Stormwater Master Plan consists of four elements:

- 1) Installation of a diversion structure on the 36" Dammasch outfall;
- 2) Expansion of the wetlands on the Metro Wilsonville Tract;
- 3) Installation of two-30" culverts at the bike path crossing; and
- 4) Repairs to Mill Creek Outfall.

Many decades ago, construction of the Dammasch State Hospital created a drainage basin transfer from Arrowhead Creek and Coffee Lake Creek to Mill Creek. CLC-10 partially corrects this transfer with the installation of a diversion structure on the existing 36" storm drain. This structure would return a portion of the runoff to its historic Arrowhead Creek drainage basin. This diversion would have the benefit of recharging the wetlands and reducing erosion in the Mill Creek basin. At a minimum, the *Villebois Village Master Plan* will comply with CLC-10 as presented in the City Stormwater Master Plan. However, there are options that have the potential to improve upon the intent of CLC-10. The *Villebois Village Master Plan* proposes the following options to modify CLC-10 in Arrowhead Creek for further evaluation and consideration:

Option A would correct the basin transfer in full by redirecting the entire historic flow to Arrowhead Creek and Coffee Lake Creek drainage basins.

Option B, a blend of CLC-10 and Option A, seeks to restore as much of the historic flows as possible. Potential elements of this option include detention on the Graham Oaks Natural Area, additional detention within Villebois, and continued discharge at reduced rates to Mill Creek. Prior to the consideration of Option A or B, supplemental analysis would be performed to further study impacts of restoring historic flows above those anticipated by CLC-10. This analysis would include areas identified in the initial study, including the pedestrian path crossing at Wood Middle School, the Wilsonville Road crossing and the Jobsey Lane crossing of Arrowhead Creek. Improvement projects and other implications resulting from this study will be coordinated with the City of Wilsonville and affected property owners. Neither option would move required onsite water quality and stormwater detention facilities onto offsite property, unless agreed to by the City, property owners and other applicable parties. Table 2 lists components of the options and Table 3 lists advantages and disadvantages of the options.

	CLC-10 (minimum standard)	CLC-10 modified by Option A	CLC-10 modified by Option B
Location	Graham Oaks Natural Area	Graham Oaks Natural Area	Graham Oaks Natural Area,
Receiving Drainage Basin	Arrowhead Creek and Mill Creek	Arrowhead Creek and Coffee Lake Creek	Arrowhead Creek, Coffee Lake Creek and Mill Creek
Stormwater Improvements	Diversion structure for low flows to Arrowhead Creek; install two 30" culverts	Diversion structure not necessary due to redirection of full historic flows; install appropriate sized culverts downstream	Analyze need for diversion structure; detention basins on Graham Oaks Natural Area and/or Villebois; install appropriate sized culverts downstream
Expanded Wetlands	Expand wetlands with CLC-10 restoration project	Expand wetlands per CLC-10 restoration project	Expand wetlands per CLC-10 restoration project
Mill Creek Outfall	Restore surrounding area but do not remove outfall	Remove outfall and restore surrounding area	Analyze ability to remove outfall and restore surrounding area

Table 3: Analysis of Basin Transfer		
	Advantages	Disadvantages
CLC-10 (minimum standard)	<ul style="list-style-type: none"> <input type="checkbox"/> Project identified and analyzed in City's Stormwater Master Plan <input type="checkbox"/> Removes low flows from Mill Creek outfall, and includes repairs of outfall and minimizing erosion in Mill Creek <input type="checkbox"/> Project appears to be consistent with the wetland restoration goals for the proposed Graham Oaks Natural Area <input type="checkbox"/> Minimizes impacts to downstream properties on Arrowhead Creek 	<ul style="list-style-type: none"> <input type="checkbox"/> Out-of-basin transfer is not fully corrected with this project <input type="checkbox"/> Maintains peak flows to Mill Creek, which will require modifications of outfall to minimize future added degradation <input type="checkbox"/> No existing stormwater easement outside existing 30-foot easement
CLC-10 modified by Option A	<ul style="list-style-type: none"> <input type="checkbox"/> Out-of-basin transfer corrected with this project <input type="checkbox"/> Removes flows (low and peak) and outfall structure from Mill Creek, which will allow for full restoration of creek and outfall area <input type="checkbox"/> Expansion of wetlands may be consistent with the wetland restoration goals for the Graham Oaks Natural Area 	<ul style="list-style-type: none"> <input type="checkbox"/> Project not identified or analyzed in City's Stormwater Master Plan <input type="checkbox"/> Potentially significant impacts to downstream properties on Arrowhead Creek will require downstream improvements to mitigate <input type="checkbox"/> Potential impacts (i.e. increased water level) to existing wetlands from returning full historic flows <input type="checkbox"/> No existing stormwater easement outside existing 30-foot easement
CLC-10 modified by Option B	<ul style="list-style-type: none"> <input type="checkbox"/> Removes low flows and some peak flows from Mill Creek outfall, and includes repairs of outfall minimizing erosion in Mill Creek <input type="checkbox"/> Reduces flows to Mill Creek outfall <input type="checkbox"/> Expansion of wetlands may be consistent with the wetland restoration goals for the Graham Oaks Natural Area 	<ul style="list-style-type: none"> <input type="checkbox"/> Project not identified or analyzed in City's Stormwater Master Plan <input type="checkbox"/> Out-of-basin transfer is not fully corrected with this project <input type="checkbox"/> Potential impacts to downstream properties on Arrowhead Creek will require downstream improvements to mitigate <input type="checkbox"/> Potential impacts (i.e. increased water level) to existing wetlands from locating detention basin (discharge) on Graham Oaks Natural Area <input type="checkbox"/> No existing stormwater easement outside existing 30-foot easement

The *Villebois Village Master Plan* proposes to further analyze these options and determine their potential. The final determination will be coordinated with the City of Wilsonville/Villebois and Metro, will be made in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). Concerning "Methodology" Item 7, the City Stormwater Master Plan rates the items recommended in Section 6 and estimates costs for these improvements. Project CLC-10 is established as a low priority and "Dammasch Stormwater Improvements" are not included in the City's funding program. The *Villebois Village Master Plan* will comply with the City Stormwater Master Plan by implementing CLC-10 or one of the options outlined above.

SUMMARY – METHODOLOGY ITEMS 5 THROUGH 7

At a minimum, the *Villebois Village Master Plan* will implement CIP project CLC-10 as identified in the City Stormwater Master Plan, thereby complying with the City Stormwater Master Plan. A more complete restoration of historic drainage basins might be achieved through one of the proposed options. These options will be further evaluated in cooperation with the City and property owners and if selected, will be incorporated into the City Stormwater Master Plan during the City's next scheduled update.

COMPLIANCE ANALYSIS CONCLUSION

The *Villebois Village Master Plan* meets or exceeds the requirements of the City of Wilsonville Stormwater Master Plan.

4.3.3 STORMWATER MASTER PLAN POLICY ANALYSIS

Implementation measures for the City's Stormwater Master Plan are specified in Section 9 of the City's Master Plan. This report addresses these policies on a policy-by-policy basis.

9.1 Current Regional Standards

9.1.1 Metro Title 3: *On June 18, 1998, the Metro Regional Council adopted the Stream and Floodplain Protection Plan (Ordinance 98-730). This plan is also known as Title 3 of Metro's Urban Growth Management Functional Plan (UGMFP). Title 3 addresses and sets standards for regional water quality in the Metro area. These standards include protection of floodplains, buffering of rivers, streams and wetlands with vegetation, erosion control and hazardous material storage. The City of Wilsonville has prepared a Natural Resources Plan which provides specific requirements for wetlands and riparian areas, meeting requirements of Statewide Planning Goal 5, Title 3 of the UGMFP, and the Endangered Species Act. Many of these are currently contained in Wilsonville's Public Works Standards.*

Finding 41. The *Villebois Village Master Plan* meets all setback and buffer requirements, erosion control, vegetation of streams and wetlands and hazardous material storage standards as defined by the City's Significant Resource Overlay Zone (SROZ) and Public Works Standards in compliance with Title 3 and the Goal 5 program.

9.1.2 Federal Clean Water Act: *The National Pollutant Discharge Elimination System (NPDES) was established in 1972 by the Clean Water Act. This program controls "point source" pollution and requires a permit from the Oregon Department of Environmental Quality (DEQ). The Clean Water Act was re-authorized in 1987 to address "nonpoint source" pollution, which subsequently required municipalities to obtain an NPDES permit. The City of Wilsonville currently has an active permit with several other jurisdictions issued in December 1995 and is awaiting approval on their renewal application submitted in 2000.*

Finding 42. The *Villebois Village Master Plan* will follow City guidelines and standards developed for compliance with the Clean Water Act and the NPDES permit and, therefore, is in compliance with this policy.

9.2 General Stormwater Management Policies

Policy 9.2.1: *"The City of Wilsonville shall manage stormwater on or as close as is practical to the development site in order to mitigate water quantity and water quality discharge impacts near the source."*

Finding 43. Proposed stormwater facilities for water quality and detention for Arrowhead Creek and Mill Creek basins to achieve pre-developed levels will be within the Villebois project boundaries, except for Project CLC-10. The City of Wilsonville anticipated this school project, therefore, the *Villebois Village Master Plan* complies with this policy.

Policy 9.2.2: *"The City of Wilsonville shall assure that stormwater management has, to the maximum extent practicable, no negative impact on nearby streams, wetlands, groundwater or other water bodies."*

Finding 44. Stormwater management for the proposed elementary school project will follow the City guidelines and standards set by the City of Wilsonville. In addition, Villebois is undertaking development standards referred to as "Rainwater Management." The Rainwater Management

Program prescribes guidelines and goals for reducing the increase in runoff from the 90th percentile rain event, 0.50" in a 24-hr period. By addressing the 90th percentile storm event, Villebois Village will succeed in minimizing the development "footprint" on the hydrological cycle. The Villebois Rainwater Management Program will be defined and implemented as part of the Specific Area Plan. With these goals, the *Villebois Village Master Plan* meets and exceeds the requirements of this policy.

Policy 9.2.3: *"The City of Wilsonville shall preserve existing open surface water facilities and encourage the expansion of surface facilities where practical."*

Finding 45. Surface water facilities, defined as stormwater conveyance facilities, onsite will be maintained and protected to the maximum extent practical. The only identified open surface water facility on Villebois Village is Coffee Lake Creek, which will remain a wetland.

Policy 9.2.4: *"The City of Wilsonville shall require that the maintenance of water quality control facilities be the responsibility of the private or public owner."*

Finding 46. Water quality control facilities will be maintained by private owners, a homeowners association, or as arranged with the Finance Plan. The *Villebois Village Master Plan* is in compliance with this measure.

Policy 9.2.5: *"The City of Wilsonville shall assure that all stormwater facilities receive adequate maintenance."*

Finding 47. The City of Wilsonville Stormwater Master Plan identifies several maintenance standards and performance measures for ensuring adequate maintenance of stormwater facilities. Since the stormwater facilities in Villebois Village will either be publicly maintained or held to public standards if a private system, the *Villebois Village Master Plan* is in compliance with this policy.

Fish Passage Culverts:

Policy 9.2.6: *"The City of Wilsonville shall require the use of culvert designs that meet Oregon Department of Fish and Wildlife Guidelines and Criteria for Stream-Road Crossings."*

Response: All culvert designs shall be reviewed by the City Engineer to determine their overall effectiveness in meeting the fish passage requirements specified by the State or Federal agencies.

Development Review:

Policy 9.2.7: *"Based on the need to demonstrate protection of habitat and water quality and quantity for endangered species listed as threatened under section 4(d) of the ESA, design and construction of stormwater facilities shall be reviewed by the Planning Division through a Class II administrative review process, as may be amended. However, such administrative process shall be expedited when time is of the essence in planning and constructing necessary facilities. Review of a facility may also be accomplished as part of an application for development review by the Development Review Board (DRB) or City Council."*

Finding 48. Review of proposed stormwater quality facilities in Villebois Village will follow the planning guidelines developed in this policy, thereby complying with this policy.

Erosion Control Policies:

Erosion control is important in terms of both water quantity and quality. The City's Erosion Control Ordinance (Ordinance No. 482) was adopted in April 1997. Its requirements are based on the February 1994 Erosion Prevention and Sediment Control Plans – Technical Guidance Handbook, prepared by the City of Portland and the Unified Sewerage Agency.

Policy 9.2.8: *“The City of Wilsonville shall take steps to minimize erosion resulting from land use and development activities.”*

Finding 49. Construction on Villebois Village and the proposed elementary school will conform to the City of Wilsonville Public Works Standards for erosion control and applicable DEQ 1200C permit, meeting the requirements of this policy.

9.3 Stormwater Quality Policies:

Policy 9.3.1: *“The City of Wilsonville shall, as much as is practical, assure that the quality of stormwater leaving the site after development will be equal to or better than the quality of stormwater leaving the site before development.”*

Design Standards:

Wilsonville's current standards for stormwater facility construction are contained in the City's Public Works Standards. These standards provide construction details and design criteria for water quality facilities.

Finding 50. Stormwater facilities in the Villebois Village are being given extra attention in the design process to create a facility that emulates a natural system both in function and appearance.

The design of these facilities will meet or exceed the design criteria contained in the City's Public Works Standards and these facilities will comply with monitoring and enforcement policies developed by the City. Therefore, the *Villebois Village Master Plan* meets the requirements of this policy.

Onsite Water Quality Facilities:

Studies have shown that development increases the concentration in runoff of suspended sediment, oil and grease, and nutrients. Because existing development includes few or no water quality facilities, proposed regional facilities are targeted downstream of existing development where suitable to protect existing wetland and riparian areas.

Policy 9.3.2: *“The City of Wilsonville shall use a combination of regional and onsite facilities to achieve the recommended pollution reduction outlined in this Stormwater Master Plan.”*

Finding 51. The Villebois storm system will utilize a variety of onsite water quality facilities for treatment. Large greenway corridors were master planned into the site for the purpose of providing treatment, detention and open space. In addition to these, smaller facilities will be dispersed throughout the site to provide more localized treatment. Facilities utilized by Villebois Village will range from elaborate “stream and pond” systems to more traditional swales and ponds to planter boxes and other new technologies. In addition, master planning for water quality

treatment has been based on historic flow regimes for the site and will support restoration of historic flows to pre-development basins. This variety of treatment measures meets and exceeds the requirements of this policy.

Source Controls for Development

Policy 9.3.3: *"The City of Wilsonville shall continue to require onsite facilities to serve new or expanding developments, subject to prescribed standards."*

Finding 52. Villebois Village will be providing onsite facilities to achieve water quality treatment. These facilities shall meet construction and maintenance standards developed by the City of Wilsonville, and shall comply with additional measures as required for discharge directly into wetlands or other sensitive areas. The *Villebois Village Master Plan* complies with this policy.

Shading of Water Bodies

Policy 9.3.4: *"The City of Wilsonville shall require shading of surface facilities in order to reduce water temperatures in existing and new surface water facilities."*

Finding 53. Surface water quality facilities within Villebois Village will provide shading to meet City standards and, therefore, the *Villebois Village Master Plan* meets the requirements of this policy.

9.4 Landscaping Policies:

Policy 9.4.1: *"The City of Wilsonville shall require landscaping in conjunction with stormwater facilities."*

Finding 54. The City Stormwater Master Plan identifies several implementation measures regarding landscaping. Stormwater systems for Villebois Village are master planned to be a prominent, attractive and unique asset to the site. Each system will be carefully designed to address these issues. Landscaping will provide the density and height necessary to shade shallow water quality facilities and provide treatment. Materials utilized in landscaping of these facilities will be native when possible and shall be maintained in compliance with this policy. Storm facilities will be designed to provide accessible slopes of 3:1 or greater, and where not possible, fencing will be considered only as necessary for safety. Access to the facilities will also be addressed on an individual basis while retaining the ability to create a unique facility. Adequate irrigation to assure survival will be provided. The *Villebois Village Master Plan* therefore meets the requirements of this policy.

9.5 Stormwater Quantity Policies

Design Standards:

The City of Wilsonville's Public Works Standards provide standards for hydrology and hydraulic design, as well as construction details and design criteria for pipes and channels. The City's standards also address the conveyance design storm event and guidelines for determining upstream and downstream impacts.

Policy 9.5.1: *"The City of Wilsonville shall continue to utilize Public Works Standards that provide a comprehensive set of requirements for surface water management facilities."*

Finding 55. Utilization of the “Santa Barbara Urban Hydrograph method” has become an accepted industry standard practice for hydrologic analysis. This method will be used on the Villebois site with the approval of the City Engineer. Stormwater quantity facilities in Villebois Village will utilize, as a minimum, the City of Wilsonville *Public Works Standards* for design and construction specifications. In addition, requirements for onsite detention will follow the guidelines established with this policy. The preliminary drainage report that was prepared for the *Villebois Village Master Plan* is in compliance with the design standards of the City’s Stormwater Master Plan and Public Works Standards. Therefore, the *Villebois Village Master Plan* is in compliance with this policy.

Onsite Stormwater Detention:

The proposed regional stormwater facilities were limited by geographical and financial constraints and will not by themselves be able to maintain future-condition flows at existing levels. As stream bank erosion is affected by both the frequency and magnitude of increased flows, runoff from both small and large storms must be controlled, managed on or as close as is practical to the development site in order to mitigate water quantity and water quality discharge impacts near the source. Consequently, onsite detention facilities for new development City-wide are recommended but financial participation in regional facilities will be considered as well as other creative alternatives to onsite detention facilities.

Policy 9.5.2: *“The City of Wilsonville shall continue to require onsite detention facilities to serve new or expanding developments, subject to prescribed standards.”*

Finding 56. Policy 9.5.2 includes two Implementation Measures regarding detention.

Implementation Measure 9.5.2.1 specifies design standards for onsite detention facilities. The Arrowhead Creek and Mill Creek basins will provide onsite detention and will follow the design requirements identified in this policy. Implementation Measure 9.5.2.2 allows for exemptions to onsite detention for situations where properties discharge directly to open water bodies that have no capacity limitations, areas where detention in downstream reaches could increase peak stormwater flow rates, and other areas or unique circumstances as identified by the City Engineer. Per the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005, onsite detention facilities for Villebois are not required for the Coffee Lake Creek basin. These documents conclude that releasing stormwater from Villebois without detention will have no significant impact on water levels in Coffee Lake Creek or downstream facilities and may actually have a negative impact on the wetlands due to lower magnitude, longer duration flows. These conclusions meet the criteria identified in 9.5.2.2 to remove the requirement for onsite detention in the Coffee Lake Creek basin. In addition to stormwater detention, the Rainwater Management Program will strive to reduce the increased runoff from the 90th percentile of rainfall. Villebois Villager will develop design guidelines for achieving this goal as part of each Specific Area Plan, thereby meeting and exceeding the requirements of this policy.

9.6 Property Acquisition Policies

Policy 9.6.1: *“The City of Wilsonville shall continue to acquire property in fee or easement for stormwater facilities.”*

Finding 57. Public stormwater facilities constructed within Villebois Village will be granted to the City of Wilsonville either in fee or easement. Every developer must obtain the necessary easements for the construction of any off-site facilities proposed. The *Villebois Village Master Plan* is therefore in compliance with this policy.

REVIEW OF IMPLEMENTATION PLAN CONCLUSION

The *Villebois Village Master Plan* addresses and complies with the policies and implementation measures of the City Stormwater Master Plan.

4.3.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal: The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

Policy

1. The onsite storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.
2. Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.
3. Villebois Village shall integrate rainwater management systems into parks and open space areas.

Implementation Measures

1. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 4 – Utilities of the Villebois Village Master Plan related to stormwater management and rainwater on the site no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analyses to address this issue as appropriate. Such amendments shall apply to pending and future SAP and PDP approvals.
2. Application for a revised SAP South rainwater management plan and program shall be submitted by March 1, 2006. The final plat for PDP 4 – South shall not be approved until said plan and program are approved by the City.
3. Implement the following list of City Stormwater Master Plan policies and facilities:
 - Policies: 9.1-9.6
 - Projects: CLC-10

At a minimum CIP Project CLC-10 shall be complied with. Alternatives to CLC-10 shall be explored to additional restoration of historic flows. These alternatives, Options A and B, seek to restore historic flows to Arrowhead Creek thereby correcting the out of basin transfer that occurred with the construction of the Dammasch State Hospital. Analysis of these alternatives will be coordinated with the City, METRO, and affected property owners.

4. Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality and detention into the site's natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking predevelopment hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.
5. Construct CLC-10 as defined or implement Option A or B as proposed. Construction of CLC-10, or selection of an option to modify CLC-10, is to occur in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).
6. Incorporate the construction of CLC-10 or as modified by Option A or B into the Finance Plan.
7. Insure that on-going costs to maintain rainwater systems in public rights-of-way are
 1. included in Finance Plan.
8. The City shall prepare a study of Coffee Lake Creek drainage basin in conjunction with the Barber Street and Boeckman Road extension projects.
9. The City shall prepare design for fish passage culverts in the Barber Street and Boeckman Road extension projects.
10. Historic flows will be redirected to the Coffee Lake Creek basin without detention. This is supported by conclusions drawn in the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005. This requirement shall be addressed with the next SAP or PDP application that includes the Coffee Lake Creek basin.
11. Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village.
12. Complete the study of Options A and B with regard to CIP Project CLC-10 in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). The study shall consider at least the following actions, which are required to obtain approval of the City Engineer:
 - Coordinate design of culvert at Arrowhead Creek/ Wilsonville Road crossing with the Wilsonville Road Capital Improvement Project and the City of Wilsonville.
 - Prepare additional study of culvert at Jobsey Lane crossing of Arrowhead Creek and identify construction recommendations to mitigate capacity and erosion problems.
 - Design plan for removal, reconstruction or abandonment of Dammasch 36-inch outfall at Mill Creek.
 - Coordinate with and obtain approval of Metro and the City of Wilsonville for integration of a potential detention facility into the design of the Graham Oaks Natural Area. Obtain appropriate easements as required for said facility.

- Prepare additional study of Arrowhead Creek to locate where Arrowhead Creek flows into Seely Ditch.
 - Prepare additional detailed study of impact of added flows on functioning of wetlands and prevention of overflow onto Wood Middle School and forested wetlands.
 - Obtain overall approval of drainage report.
13. The City shall include the Villebois Village Master Plan, including the finalized concept of CLC-10, in future updates of the City of Wilsonville Stormwater Master Plan.

CHAPTER 5 – CIRCULATION

5.1 INTRODUCTION / PROPOSAL

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a system of public and private streets and trails that will connect users of the various modes to the major activities inside and outside the community. All public streets are connected without dead-ends or cul-de-sacs, except in those rare cases where required by topography or natural features. The circulation plan will also meet all ADA requirements. *Figure 7 - Street Plan* shows the planned transportation system. *Figure 8 – Proposed Arterial & Collector System* shows the planned Arterial and Collector street system, and *Figures 9A & 9B – Street & Trail Sections* show the planned cross-sections for the streets and trails.

5.2 TRANSPORTATION SYSTEMS PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville recently adopted its Transportation Systems Plan (TSP). A Master Plan for Villebois has been prepared for evaluation under the TSP, which shows:

- The proposed street plan;
- The proposed Arterial/Collector system; and
- The proposed street sections.

RELEVANT DOCUMENTS

The referenced City transportation plan is titled “City of Wilsonville Transportation Systems Plan, June 2, 2003.” The *Villebois Village Master Plan* consists of *Figure 7 – Street Plan*, *Figure 8 – Proposed Arterial & Collector System*, and *Figures 9A & 9B – Street & Trail Sections*.

METHODOLOGY

Figure 7 - Street Plan of the *Villebois Village Master Plan* shows a system of Residential, Collector and Arterial streets that interconnect between modes and activities within and outside Villebois Village. The *Villebois Village Master Plan* is generally consistent with the Wilsonville TSP in that it:

- Retains the north-south Collector through the site in a modified alignment of Brown Road-110th Avenue;
- Retains the east-west Arterial connection on the northern boundary of the site by providing a through connection from Kinsman Road to Grahams Ferry Road;

- Maintains a hierarchy of streets within and adjacent to Villebois, while providing the TSP required spacing of Arterial, Collector, and Residential streets;
- Provides acceptable levels of service at all street intersections;
- Adheres to the City's access spacing policy on all streets, with minor exceptions as discussed below; and
- Provides safe movements for all travel modes, by complying with City policies and standards including AASHTO standards.

Figure 7 – Street Plan (See revised map in Exhibit 9)

Figure 8 – Proposed Arterial/Collectors Street System
(Note: This proposal does not include revisions to this map.)

Figure 9A – Street and Trail Sections – A
(Note: This proposal does not include revisions to this map.)

Figure 9B – Street and Trail Sections – B
(Note: This proposal does not include revisions to this map.)

The following areas identified below are discussed in greater detail within this Section 5.2:

- Street designations;
- Roundabouts;
- Parking on Collectors;
- Access control on Minor Arterials;
- Continuity of streets and trails; and
- Curb Extensions.

COMPLIANCE ANALYSIS

Street Designations

The roadway classifications included in the *Villebois Village Master Plan* are generally consistent, with some variations from those in the Wilsonville TSP. As in the Wilsonville TSP, the *Villebois Village Master Plan* has streets classified as Arterials, Collectors and Residential streets. The *Villebois Village Master Plan* includes alternative cross-sections for the Collector and Residential street classifications, as defined in Table 5 in Section 5.3, below.

Implementation

The street designations and standards prepared for the Villebois Village generally meet the standards specified in the Wilsonville TSP. Alternative street sections allow use of a Residential street section with no parking, and widths to be exceeded for medians, planter strips and sidewalks on street sections as identified in Table 5 of Section 5.3, below.

Roundabouts

Roundabouts will be used at locations identified on *Figure 7 – Street Plan* and will be designed to effectively manage traffic at acceptable levels of service without the need for traffic control signals, as defined in the Wilsonville TSP. Accordingly, roundabout-controlled intersections would operate at LOS “D” or better during peak hours.

Implementation

Roundabouts will be used in the locations shown on *Figure 7 – Street Plan* of the *Villebois Village Master Plan*.

Parking on Collectors

On-street parking will be provided on all internal streets, with a few exceptions where adjacent land uses do not create the need for parking. Villebois Village will be developed with front doors facing the street. On-street parking is an important community characteristic for both visitors and residents when driveways are located at the back of the house since it encourages activity on the street and provides convenient access to homes. The presence of parking along Collector streets will encourage moderate travel speeds. These street sections have been designed to enable safe parking and un-parking maneuvers so as not to adversely affect the safety of pedestrians and bicyclists or affect the function of a Collector street.

The TSP references a book whose basic principles should be a guide for Wilsonville. The referenced book, entitled *Creating Livable Streets: Street Design Guidelines for 2040* (Metro, June 2002), states that:

On-street parking is permitted and provided on many of the best streets. Proportionately, parking is provided on more good streets than not. At today's car ownership levels onstreet parking cannot by itself meet all of the demand created by adjacent land use. Nevertheless, on-street parking:

1. *supports local economic activity of merchants, by providing access to local uses, as well as visitor needs in residential areas*
2. *increases pedestrian safety by providing a buffer for pedestrians from automobile traffic*
3. *increases pedestrian activity, in general, on the street. Since people rarely find parking in front of their destination, they walk, providing more exposure to ground floor retail and increasing opportunities for social interactions*
4. *increases local economic activity by increasing the visibility of storefronts and signs to motorists parking on street*
5. *supports local land use by reducing development costs for small business by reducing needs for onsite parking*
6. *provides space for on-street loading, increasing the economic activity of the street and supporting commercial uses*

The Villebois Village plan strives to meet these goals through its provision of on-street parking for Residential and Collector streets.

Implementation

Collector streets that allow on-street parking shall be designed in consideration of the safety of pedestrians and bicyclists and shall be reviewed by the City Engineer.

Access Control on Minor Arterials

Implementation

Requests for major alternatives to allow less than 600 foot access spacing on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). (Note: This issue has been resolved. The approved SAP South street system reflects the appropriate access spacing on Grahams Ferry Road).

Continuity of Streets and Trails

With the exception of situations where physical constraints prohibit, streets and trails are connected. The *Villebois Village Master Plan* provides vehicular connection to all existing streets that currently stub to the property (including Montebello Drive, Serenity Way, Brown Road and Yosemite Street) to assure neighborhood circulation and connectivity consistent with City and Metro requirements. As described in the Wilsonville TSP, all streets should connect except in situations where physical constraints do not permit.

Implementation

The *Villebois Village Master Plan* conforms to the connectivity and circulation standards prescribed in the Wilsonville TSP.

Curb Extensions

The Villebois Village circulation plan includes curb extensions in locations of high pedestrian activity. Curb extensions serve to minimize speeds and the length of exposure for pedestrians crossing streets, and also provide protection for on-street parked cars. It is recognized that curb extensions may restrict the ability for larger vehicles to turn at street corners. The following basis principles shall be used for the placement and design of curb extensions:

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb street width for public streets should be 22 feet, in order to accommodate delivery and garbage truck movements.
- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Implementation

By following these basic design standards, streets within the Villebois Village will be able to meet or exceed safety and capacity standards as prescribed in the Wilsonville TSP and AASHTO standards. Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

5.3 TRANSPORTATION SYSTEMS PLAN POLICY ANALYSIS

The Villebois circulation plan is generally consistent with the policies and implementation measures of the Wilsonville TSP and AASHTO standards. The following section describes many of the policies and implementation measures that the Villebois plan either supports or proposes to alter.

TSP Goal 4.1: To provide an interconnected motor vehicle system that will safely and efficiently provide for vehicle circulation and enhanced mobility.

Finding 58. The *Villebois Village Master Plan* provides enhanced mobility and connectivity for all travel modes. For motor vehicle circulation, all public streets are connected without dead-ends or cul-de-sac's except in those rare cases where required by topography or natural features. The

Villebois Village Master Plan includes a hierarchical system of Arterial, Collector and Residential streets within and through the site that meets the intent and long-term needs of the Wilsonville TSP. The streets and intersections in Villebois will provide acceptable levels of service as defined in the Wilsonville TSP (LOS “D” or better).

TSP Section 4.4.6: Access Management and Table 4.0: Access Management Guidelines.

Response: The minimum access spacing for each functional classification and whether the Villebois Village Master Plan is in compliance is shown in the table below:

Table 4: Functional Classification Comparison

Functional Classification (Wilsonville TSP-April 2003 Public Draft)	Functional Classification (Figure 7 – Street Plan of the VVMP)	Minimum Access Spacing (Wilsonville TSP-April 2003 Public Draft)	VVMP Compliance (Yes or No)
Major Arterial	None	1,000 ft.	N/A
Minor Arterial	Minor Arterial	600 ft.	Yes*
Major Collector	Major Collector	100 ft.	Yes
Minor Collector	Minor Collector	50 ft.	Yes
Residential Street	Residential	Access to each lot permitted	Yes

* See Section 5.4 (Villebois Village Master Plan Implementation) Implementation Measure 4.

TSP Section 4.7 Implementation Measures

Implementation Measure 4.1.1.b Use the Roadway Design Standards (Section 4.4.1 and Figures 4.12 through 4.22) as the standard for designing all street improvements in the city.

The TSP provides (subsection 4.1.1.b.3):

For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include but are not limited to changing the number of lanes, moving a sidewalk from the property-line to the curb-line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include but are not limited to narrowing of lanes to moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

TSP Figures 4.12 through 4.22: Street Classification, Widths and Names.

Finding 59. The Villebois Village Master Plan street classifications and widths are shown in Table 5 below, together with the appropriate TSP section. Alternatives to the standards are described in detail following Table 5.

Table 5 provides a comparison of each relevant TSP figure with the correlating street sections proposed in the *Villebois Village Master Plan*. The TSP figures are noted by italics in the unshaded areas of Table 5. The *Villebois Village Master Plan* (VVMP) street sections are shown by standard text within the shaded areas of Table 5. The *Villebois Village Master Plan* street sections are depicted on *Figures 9A and 9B – Street & Trail Sections*. The locations where these street sections are planned to be used are illustrated on *Figure 7 – Street Plan*.

Table 5: Street Cross-Section Standards Comparison

Street Classification	Right-of-way	Face-of-Curb to Face-of-Curb Section	Sidewalk Width (ft)	Planter Strip Width (ft)	Parking Width (ft)	Bike lane Width (ft)	Travel Lane Width (ft)	Center Median/Turn Lane Width (ft)
Minor Arterial (TSP Figure 4.20)	71-77	50	5	8 ½	-	6	12	14
Minor Arterial w/ Median (VVMP Section A)	78	50	5	8 ½	-	6	12	14 (continuous turn lane on Grahams Ferry Road)
Minor Arterial (VVMP Section B)	77	50	5	8 ½	-	6	12	14
Major Collector (TSP Figure 4.18)	71-77	50	5	8 ½	-	6	12	14
Major Collector (VVMP Section C)	77	50	5	8 ½	-	6	12	14
Major Collector w/ On-Street Parking (TSP Figure 4.19)	85-87	64	5	6 ½	8	5	12	14
Major Collector w/ Median (VVMP Section D)	92	65	5	8	7	6	12	15
Minor Collector w/ On-Street Parking (TSP Figure 4.17)	69-73	50	5	6 ½	8	5	12	None
Minor Collector Standard (VVMP Section E)	76 ¹	50 ³	5 ^{3,7}	7 ½ ³	7	6	12	None
Residential Street (TSP Figure 4.14)	47-51	28-32	5	4 ½	Not striped	Shared w/ cars	Not striped	None
Residential Village Loop (VVMP Section G)	76 ¹	50 ²	5 ³	7 ½ ³	7	6	12	None
Residential Village Center (VVMP Section H)	55-67	34	5 ½-13 ½	4 ½ ^{3,7}	Not striped	Shared w/ cars ⁸	Not striped	None
Residential Village Center w/ Swale (VVMP Section I)	62	34	5	6 ½-10 ½	Not striped	Shared w/ cars	Not striped	None
Residential Standard (VVMP Section J)	59	20-34	5-8	5-14	Not striped	Shared w/ cars	Not striped ⁶	None
Residential Minimum (VVMP Section K)	55	20-32	5-6	5-12	Not striped	Shared w/ cars	Not striped ⁶	None
Residential Parking One Side (VVMP Section L)	49-55 ¹	28 ²	5 ³	5-8 ³	Not striped	Shared w/ cars	Not striped	None
Residential No Parking (VVMP Section M)	32-43 ¹	20 ²	5 ³	6 ³	Not striped	Shared w/ cars	Not striped ⁶	None

- Notes:
1. The right-of-way shall be reduced to 12" behind face of curb where adjacent to open spaces.
 2. When adjacent to open space, parking on that side is optional.
 3. When adjacent to open space, planting strip and sidewalk are optional.
 4. The Villebois Village Master Plan depicts a proposed alternative to have a 13' wide median in lieu of planter strips. The Master Planner is evaluating this alternative. If this alternative is not utilized, another approved street section for Villebois will be used.
 5. When the 20' wide curb-to-curb section is used, no parking will be allowed.
 6. Villebois has a number of local street designations (refer to Figure 7 - Street Plan and Figures 9A & 9B - Street & Trail Sections). In all cases, each of these designations has a cross-section with a minimum of 32-ft. curb-to-curb section where parking is allowed on both sides; each section is a minimum of 28 feet where parking is allowed on one side, and those sections allowing no parking on either side are a minimum of 20 feet. A 20-ft. section is the minimum allowed for fire access purposes. All sections have a minimum 5-ft. sidewalk, minimum 5-ft. planter (except where adjacent to open space or park). Only the local streets - Village Loop and Village Center - with Median designations have striped bike lanes; in all other cases bike lanes are shared with motor vehicles and not explicitly striped for either travel lanes or bike lanes.
 7. In the Village Center, the sidewalk may be widened to include the plating area when adjacent to retail/commercial uses.
 8. 6' bike lanes on Villebois Drive from Costa Circle to Ravenna Loop.

Implementation

Pursuant to TSP Implementation Measure 4.1.1.b(3), the following major alterations are included in the Villebois Village Master Plan. A brief description of the major alteration is also provided below.

- *On-street parking on Major Collector (VVMP Street Section D) and Minor Collector (VVMP Street Section E).*

On-street parking will be provided on Barber Street (Major Collector & Minor Collector), the portion of the Loop Road (Minor Collector) between Barber Street and Villebois Drive, and the portion of Villebois Drive (Major Collector) between the Loop Road and Boeckman Road. Villebois Village will be developed with front doors facing the street. On-street parking is an important community characteristic for both visitors and residents when driveways are located at the back of the house, since it encourages activity on the street and provides convenient access to homes. These street sections have been designed to enable safe parking and unparking maneuvers so as not to adversely affect the function of a Collector street.

- *Increase planter to 8' and median to 15' on Major Collector (VVMP Street Section D), which increase right-of-way to 92' and curb-to-curb to 65'. Planter strip and median widths are increased on the portion of Barber Street between 110th Avenue and Coffee Lake Creek Drive and on Villebois Drive between the Loop Road and Coffee Lake Creek Drive. The wider planter strips and medians will allow larger canopied trees to be planted throughout the Village. Larger canopied trees will contribute to reductions in "heat island effect." Wider planter areas also will allow for greater variety in street trees by increasing size options. Thus, wider planter strips will contribute to the sustainability and diversity of the community.*
- *Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP Street Section G), which increases curb-to-curb and right-of-way widths. The wider planter strip will allow larger canopied trees to be planted (see above discussion). Parking and bike lanes will be striped due to the high level of activity expected along this street.*
- *Increase sidewalk widths on Residential Streets (VVMP Street Sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP Street Sections I, J, K and L). Sidewalk widths on these streets will be increased due to the higher level of pedestrian activity anticipated on these streets. The wider planter strips will allow larger canopied trees to be planted (see above discussion).*
- *Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP Street Sections J, K and M).*

This street section will be used where abutting land uses do not require on-street parking. The reduced street widths will minimize impervious areas, increase park areas and protect trees.

TSP Figure 4.8 through 4.12: Major Street System Improvements.

Finding 60. Figure 8 – Arterial/Collector Street System shows the street system in Villebois. This street system provides the east-west and north-south Arterials and Collectors as is prescribed in the TSP Figure 4.8, with the following additions. The alignment of Barber Street (Major Collector) between Brown Road and 110th Avenue is slightly altered with the *Villebois Village Master Plan* and the link between 110th Avenue and Grahams Ferry Road (Minor Collector) is shown. The alignment of Villebois Drive (Major Collector) between 110th Avenue and Boeckman/Tooze Road is slightly altered with the *Villebois Village Master Plan*. Proposed lanes on all Villebois Streets and intersections will provide acceptable traffic operations and safety as required in the Wilsonville TSP. Therefore, the planned capacity and connectivity of the Wilsonville TSP is retained in the proposed revised *Villebois Village Master Plan* that includes the proposed elementary school site in SAP-East and the current 10 acre site (City) in SAP-North.

Implementation

Future amendments to the TSP will include the new alignments for Barber Street, west of Brown Road and Villebois Drive, between 110th Avenue and Boeckman/Tooze Road as shown on *Figure 8 – Proposed Arterial/Collector System* of the *Villebois Village Master Plan*.

TSP Figure 5.3a 2002 Bicycle Map & Proposed Bicycle/Pedestrian Projects

Response: *Figure 5 – Parks & Open Space Plan* shows the proposed pathway system in Villebois. *Figures 9A* and *9B* illustrate the proposed cross-sections for pathways and streets with bike lanes. This bicycle and pedestrian system provides alignments that are slightly altered from those shown in the TSP and add alignments to those shown in the TSP. The proposed system provides connectivity for pedestrians and bicyclists among the neighborhoods of Villebois and the surrounding area..

Implementation

Future amendments to the TSP will include the new Bicycle/Pedestrian pathways as shown of *Figure 5 – Parks & Open Space Plan* and *Figures 9A and 9B – Street and Trail Sections* of the *Villebois Village Master Plan*.

5.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal: The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Policy

1. The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

Implementing Measures

1. Include the Villebois Village Master Plan Arterial and Collector street system (Figure 8) and bicycle/pedestrian system (Figure 5) in future updates of the 2003 TSP.
2. The Villebois Village Master Plan includes the following alternative street sections. Any proposed alternative street sections not included in the list below shall follow the review procedure established in the 2003 TSP.

- On-street parking on Major Collector (VVMP street section D) and Minor Collector (VVMP street section E).
 - Increase planter to 8' and median to 15' on Major Collector (VVMP street section D), which increase right-of-way to 65' and curb-to-curb to 92'.
 - Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP street section G), which increases curb-to-curb and right-of-way widths.
 - Increase sidewalk widths on Residential Streets (VVMP street sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP street sections I, J, K and L).
 - Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP street sections J, K and M).
3. Roundabout options at intersections not already identified on Figure 7 – Street Plan of the Villebois Village Master Plan shall be reviewed through the major alternative process.
4. Requests for major alternatives for access spacing less than 600 feet on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). If this major alternative request is approved, access standards shall be resolved. For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include, but are not limited to, changing the number of lanes, moving a sidewalk from the property line to the curb line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include, but are not limited to, moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

(Note: This issue has been resolved. The approved SAP South street system reflects the appropriate access spacing on Grahams Ferry Road).

5. Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:
- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb public street width should be 22 feet, in order to accommodate delivery and garbage truck movements.
 - Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
 - Passenger car turning movements shall be able to stay within the street centerline on all streets.
 - Bike lanes shall not be forced into vehicle travel lanes.
 - Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

6. Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans.
7. Pedestrian and bicycle connectivity shall be provided between public and private street termination points and adjacent trails/pathways at the discretion of the City Engineer.
8. Along Villebois Drive between Ravenna Loop and Barber Street is where the "bicycle boulevard" street section will be located:
 - 1) The on-street bicycle striping is omitted with proper signage at the beginning and ending of the removed section as required.
 - 2) The smooth asphalt street surface is replaced with a modified street texture providing the following:
 - a. 20-year minimum design life;
 - b. Adequate bicycle "ride" without resulting in an unsafe operating condition.

GLOSSARY

Circulation Framework: The system for pedestrian and vehicular movement including streets, alleys, lanes, walks and multi-use trails.

Community Elements Book: A planning document prepared by the Master Planner in conjunction with a Specific Area Plan (SAP) that is used to establish the type and location of community elements within the SAP. Community elements include the following: lighting, street trees, site furnishings and tree protection standards.

Community Housing: Property and related equipment that are used or could be used to house chronically mentally ill persons as defined and required by ORS 426.508.

Connectivity: Physical connections between neighbors, within the village itself, and into other parts of the region and the world, that foster social interaction and facilitate ease of travel through a variety of transportation methods.

DATELUP: The Dammasch Area Transportation-Efficient Land Use Plan dated January 31, 1997 is a conceptual master plan for the 520-acre site that is now the subject of the *Villebois Village Concept Plan*.

Design: The conceptualization of the built environment in response to specific sets of human needs and desires.

Design Principles: The fundamental concepts that support the objectives of the *Villebois Village Master Plan* and determine the intrinsic qualities of the built environment within the Village Zone. Design Principles are enacted through conformance with the Design Standards of the Village Zone.

Design Standards: Criterion established for use in the initial design or construction of buildings to guide the selection and arrangement of common building elements to achieve a minimum level of quality and consistency in the finished product. Design Standards are applied through the Village Zone.

Development Standards: Criterion established for initial planning of any change to improved or unimproved real estate that determines the relative size and arrangement of common building elements in order to achieve a certain level of quality and consistency in the built environment. Development Standards are applied through the Village Zone.

Diversity: A vibrant choice of housing styles, types and levels of affordability, a healthy mixture of employment opportunities and offices, and a variety of available goods and services.

Environmental Sustainability: Using, developing, and protecting natural resources at a rate and in a manner that enables people to meet their current needs while providing that future generations can meet their own needs.

Estate: This land use accommodates large detached houses with private yards. Garages will be front-loaded or by alley, as per location.

Flex-Space: Ground floor units of a multi-family or mixed-use building that can be converted to office/retail or residential uses.

Future Study Area: The area of the former Living Enrichment Center.

Governor's Quality Development Objectives: Signed into executive order December 1997 and amended August 2000, *Use of State Resources to Encourage the Development of Quality Communities*, articulates seven "quality development objectives" (QDOs) that serve to guide and coordinate state agency actions and investments in community development for increased livability and for efficient use of public resources.

Integrated Pest Management: An ecologically based pest-control strategy that relies on natural mortality factors, such as natural enemies, weather, cultural control methods, and carefully applied doses of pesticides.

Large: This land use accommodates large detached houses with large private yards. Located at the periphery of Villebois, these homes will often have front-loaded garages.

Little League Baseball/Youth Softball field: This facility is designed with a 200-foot foul line length. This dimension will accommodate Little League Baseball as well as youth Softball (U12 through U18 league classifications). (Source: Eric Graves, Program Coordinator with Tualatin Hills Park and Recreation District)

Master Planner: Villebois LLC; selected by the City of Wilsonville and the State of Oregon in accordance with ORS 426.508 to master plan the area prescribed in DATELUP.

Major Water Feature: A water feature in the form of a fountain and/or basin (naturalistic or urban). Major water features differ from minor water features by their larger scale and have water present year-round. Examples include re-circulating pools, entry fountain features, swimming pools, and large scale play fountains.

Medium Detached: This land use accommodates modestly sized detached houses with small private yards and alley parking access.

Minor Water Feature: A water feature in the form of a small fountain or sculpted element functioning in an aesthetic and/or interactive form of water play. Minor water features may range from a continuous trickling of water to an intermittent/user generated flow evoking play. Examples may include: water generated from a hand pump or water cycling in a fountain feature.

Mixed-use Development: Development characterized by buildings that combine more than one use; for example, commercial and residential.

Multi-Modal Transportation: A circulation system that accommodates a wide range of user groups including bicycles, vehicles, pedestrians and buses.

Neighborhood Apartments: This land use designation is intended to provide for-rent multi-family units in a neighborhood setting. Buildings will be mostly two or three stories and of a character compatible with detached homes. In designated locations, this land use provides for neighborhood commercial uses at ground level.

Neighborhood Center: An area of commercial uses at or near the center of a neighborhood, not exceeding 3,500 SF to provide nearby residents with convenient access to goods and services. Neighborhood Centers may only be located within a Neighborhood Commons.

Neighborhood Commons: A site at or near the center of a neighborhood for use by the local residents which includes a Neighborhood Center, a transit shelter and a tract of open public land. Meant to provide a social gathering place and a safe waiting place for transit riders.

Open Space: Land that is not covered by buildings, paving, or other hard surfaces, unless such hard surfaces are part of an approved landscape plan.

ORS 426.508: Oregon Revised Statute authorized the sale of F. H. Dammasch State Hospital including its fair market value, the redevelopment of the property and the reservation of property for community housing. Passed in 1999 by the Oregon legislature, the statute requires redevelopment of the property to be consistent with the DATELUP adopted concept plan.

Pattern Book: An illustrative document that depicts the architectural character of a proposed development, submitted as proof of compliance with the Design Principles and Design Standards. A Pattern Book is prepared by the Master Planner in conjunction with a Specific Area Plan (SAP).

Plaza: As located and described in the *Villebois Village Master Plan*, the plaza is a public space at the intersection of important streets set aside for civic purposes and commercial activity.

Power of Ten: A concept originated by the Project For Public Spaces. This is a place-making concept that encourages the provision of at least ten different uses and activities within or near gathering places with the goal of promoting sociability and an active and thriving space.

Rainwater Management Systems: Infrastructure and procedures for the collection, filtration, and conveyance of rainwater within the Villebois Village Master Plan area.

Residential-Village (R-V) Comprehensive Plan Designation: The area within which the *Villebois Village Master Plan* applies.

Row House: A form of Single Family Dwelling where fee-simple, for-sale multi-story units are arranged in an unbroken row with no side yards and with or without an accessory dwelling unit or building.

Significant Resource Overlay Zone (SROZ): An overlay zone within the City of Wilsonville that is intended to implement the goals and policies of the City's Comprehensive Plan relating to natural resources, open space, environment, flood hazard and the Willamette River Greenway (see Section 4.139 of the City's Planning and Land Development Ordinance).

Specific Area Plan (SAP): A series of detailed plans covering distinct portions of the *Villebois Village Master Plan* (VVMP) area. These plans provide a higher level of analysis and detail than the *Villebois Village Master Plan* within a specified area of the *Villebois Village Master Plan*.

Small Detached: This land use accommodates small, detached houses with alley parking access. In some instances, houses may be arranged around a central yard or parking court.

Standard Detached: This land use accommodates detached houses with private yards and alley parking access.

Stormwater/Water Quality/Rainwater Element (Features, Ponds and Swales): A basin or swale that serves a functional purpose of conveying, detaining, and/or treating onsite stormwater and/or rainwater. Water quality/rainwater features typically function in conjunction with plant material. These are typically naturalistic water features that blend into the designed landscape and may function as an educational element on water quality. Stormwater features can function with or without a plant material component.

Sustainability: Developing and protecting resources at a rate and in a manner that enables people to meet their current needs and also provides that future generations can meet their own needs. Sustainability requires simultaneously meeting environmental, economic and community needs.

Village Center: An area located on the *Villebois Village Concept Plan* and *Villebois Village Master Plan*, characterized by the relative increased density of both residential and commercial uses. The Village Center occurs at the intersection of three neighborhoods and is the focal point of civic and commercial activity in Villebois.

Village (V) Zone: The zoning district that is applied to areas designated Residential Village on the Wilsonville Comprehensive Plan map. The Village zone implements the Residential- Village designation and the *Villebois Village Master Plan*.

Villebois Village Concept Plan (VVCP): A plan that depicts the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for Villebois. This plan, while not completely engineered, includes detail sufficient to illustrate the inherent features of the site and the probable development pattern for a community that will develop in successive stages or subdivisions. This plan replaced DATELUP as the conceptual plan for the plan area.

Villebois Village Master Plan (VVMP): The document depicting the general organizational structure and concepts of the Residential-Village Comprehensive Plan designation, including but not limited to the form and location of public open spaces, types and alignment of the various thoroughfares, and land use types and locations. The Master Plan will serve as a basis for Village zone development standards.

PLANNING AND LAND DEVELOPMENT ORDINANCE

(for Master Plan Amendments for the Property at SAP-North and the Proposed School Site at SAP-East.)

Section 4.003. Consistency with Plan and Laws.

Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations may now or hereafter provide.

Finding 61. The proposed revised Master Plan amendments will have no substantive bearing on the Comprehensive Plan, or applicable state, regional or federal laws. This criterion is met.

Section 4.008. Application Procedures - In General.

- (.01) *The general application procedures listed in Sections 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:*

Finding 62. All appropriate application procedures listed in Section 4.008 through 4.024 have been followed and carried out for developing and hearing this legislative proposal. The application complies with this section of the Wilsonville Code. This criterion is met.

Section 4.009. Who May Initiate Applications.

- (.01) *Except for a Specific Area Plan (SAP), applications involving specific sites maybe filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply. Changes to the Comprehensive Plan or zoning may also be initiated by the City Council, Planning Commission, or Development Review Board, acting by motion. Applications involving a Specific Area Plan shall be initiated as provided in Section 4.125(.18)(C) and (D). [Amended by Ord. 557 adopted 9/5/03]*

Finding 63. There are two sites involved in the Master Plan Amendments. The City has initiated the proposed amendments to the Master Plan. The City owns the current 10 – acre school site in SAP-North proposed for residential at Villebois and will be the owner of the proposed 10 –acre site in SAP-East and is the appropriate party to initiate a Master Plan amendment. This criterion is met.

Section 4.032. Authority of the Planning Commission.

- (.01) *As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use and transportation policy issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:*

A. Legislative zone changes and changes to the text of Chapter 4 of this Code;

Finding 64. The Planning Commission will opened the public hearing on the proposed Villebois Master Plan amendments at their meeting of May 12, 2010. The Planning Commission will forward a recommendation to the Council with modifications consistent with the authority granted to this body by the Comprehensive Plan and Development Code. This criterion will be met.

Section 4.033. Authority of City Council.

(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:

B. Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.

Finding 65. Following the Planning Commission review of this application, the City Council will hold public hearings and will render a final decision. This criterion is met.

Section 4.125. V – Village Zone

(.01) Purpose. The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

A. The Village zone provides for a range of intensive land uses and assures the most efficient use of land.

B. The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities.

C. The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.

Finding 66. The proposed Villebois Master Plan amendment supports the intent of the purpose statement of the Village Zone code. This section is satisfied.

Section 4.198: Comprehensive Plan Changes:

Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.

- (.01) *Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:*
 - A. *That the proposed amendment meets a public need that has been identified;*
 - B. *That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
 - C. *That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
 - D. *That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*
- (.02) *Following the adoption and signature of the Resolution by the Development Review Board or Planning Commission, together with minutes of public hearings on the proposed Amendment, the matter shall be shall be scheduled for public hearing before the City Council.*
- (.03) *Notice of the Council's consideration of the matter shall be provided as set forth in Section 4.012.*
- (.04) *Upon conclusion of its public hearing on the matter, the Council shall adopt its decision by ordinance, authorizing the Planning Director to amend the official zoning map, Comprehensive Plan Map or the text of Chapter 4 as set forth in Section 4.102.*
- (.05) *In cases where a property owner or other applicant has requested an amendment to the Comprehensive Plan map and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the Comprehensive Plan map shall be changed.*

Finding 67. This legislative land use application is being reviewed by the Planning Commission. After conducting a public hearing and considering all of the testimony and information contained in the public record, the Commission will forward a recommendation to the City Council. Following the Council consideration and deliberation, this criterion will be satisfied.

Other Applicable Plans for the Property at SAP-North and the Proposed School Site at SAP-East.:

- Villebois Village Master Plan
- Wilsonville Comprehensive Plan
- Applicable Statewide Planning Goals 1, 2, 8, 10, 11, 14;
- Metro Urban Growth Management Functional Plan;
- Oregon Revised Statute 426.508
- SAP-East, Villebois
- SAP-North, Villebois
- Transit Master Plan
- Bicycle and Pedestrian Master Plan
- Parks and Recreation Master Plan
- Transportation Systems Plan
- Stormwater Master Plan

WILSONVILLE COMPREHENSIVE PLAN:

Standards for Approval of Plan Amendments:

4. *Standards for approval of Plan Amendments.*

In order to grant a Plan amendment, the City Council shall, after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

- a. *The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.*
- b. *The granting of the amendment is in the public interest.*
- c. *The public interest is best served by granting the amendment at this time.*
- d. *The following factors have been adequately addressed in the proposed amendment:*
 - *the suitability of the various areas for particular land uses and improvements;*
 - *the land uses and improvements in the area;*
 - *trends in land improvement;*
 - *density of development;*
 - *property values;*
 - *the needs of economic enterprises in the future development of the area;*
 - *transportation access;*
 - *natural resources; and*
 - *the public need for healthful, safe and aesthetic surroundings and conditions.*
- e. *Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.*

Finding 68. The Villebois Master Plan is an ancillary document to the Comprehensive Plan. The findings responding to the Villebois Village Master Plan demonstrate that the amended Master Plan is in conformance with the applicable sections of the City's Comprehensive Plan. Amending the Master Plan is in the public interest in that it provides additional detail about the proposed new location for the elementary school in SAP-East. More definition in these areas generally results in a better Master Plan. The amended master plan has addressed issues related to the above factors, and the proposal will not result in conflicts with applicable Metro standards. These criterion are met.

GOAL 1.1 **To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.**

Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

Finding 69. Public notice was mailed to Federal, State and local agencies, special districts, all owners of property within 250' of the site boundaries, as well as to a lengthy list of individuals interested in Villebois. Public notices were posted at three locations around the City, and printed in the newspaper. This notification encourages participation by a wide variety of individuals. This measure is satisfied.

Implementation Measure 1.1.1.e Encourage the participation of individuals who meet any of the following criteria:

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

Implementation Measure 1.1.1.f Establish and maintain procedures that will allow any interested parties to supply information.

Finding 70. The City's legislative public hearing process before the Planning Commission and City Council provides a procedure for interested parties to supply information. This measure is satisfied.

Compact Urban Development-

Implementation Measure 4.1.6.b The Villebois Village Master Plan shall contain the following elements:

1. *An integrated plan addressing land use, transportation, utilities, open space and natural resources.*
2. *Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within proposed development as well as to the remaining Wilsonville environs.*
3. *Identification of opportunities for employment and services within a village core area to reduce vehicle trip lengths.*
4. *Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.*
5. *Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 2300 housing units is accommodated.*
6. *Direction for provision of community housing consistent with Oregon Revised Statute 426.508.*

7. *Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.*

Finding 71. The proposed master plan amendments will not alter the ability to implement the Villebois guiding elements consistent with the intent of the adopted Concept Plan. This measure is satisfied.

Applicable Statewide Planning Goals: Applicable Statewide Planning Goals 1, 2, 8, 10, 11 and 14:

Goal 1 Citizen Involvement: Public notice was mailed to Federal, State and local agencies, special districts, all owners of property within 250' of the site boundaries, as well as to a lengthy list of individuals interested in Villebois. Public notices were posted at three locations around the City, and printed in the newspaper, which is involving Planning Commission and City Council public hearings. This notification encourages participation by a wide variety of individuals. Goal 1 is satisfied.

Goal 2 Land Use Planning: The proposed application involves amendments to the Villebois Village Master Plan. The City's legislative public hearing process before the Planning Commission and City Council provides a procedure for interested parties to supply information. Goal 2 is satisfied.

Goal 8 Recreational Needs: The adopted Villebois Village Master Plan includes a parks and recreation plan which is Plan is an ancillary document to the Parks and Recreation and to the Master Plan Comprehensive Plan. The proposed amendments will shift park activities to new locations but it will not diminish the recreational needs of Villebois. Goal 8 is satisfied.

Goal 10 Housing: The adopted Villebois Village Master Plan includes a Land Use Map which is an ancillary document of the Comprehensive Plan that shows the planned locations, residential densities and diversity of housing types for single family, row-houses, condominiums, apartments and mixed use condos. The Land Use Map must not build below 2300 housing units and not below 10-units per acre. Goal 10 is satisfied.

Goal 11 Public Facilities: The adopted Villebois Village Master Plan includes a Utilities Chapter which is an ancillary document of the Comprehensive Plan. The Utilities Chapter is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the proposal, a technical analysis of the proposal's compliance with the relevant City Master Plan, and an analysis of the proposal's compliance with the City's implementation measures of the relevant Master Plan. The *Villebois Village Master Plan* is consistent with the City's Wastewater Collection System Master Plan and the City's Water System Master Plan. The *Villebois Village Master Plan* is consistent with the City's Stormwater Master Plan, and exceeds the standards of City's Stormwater Master Plan with the addition of the proposed Rainwater Management Program.

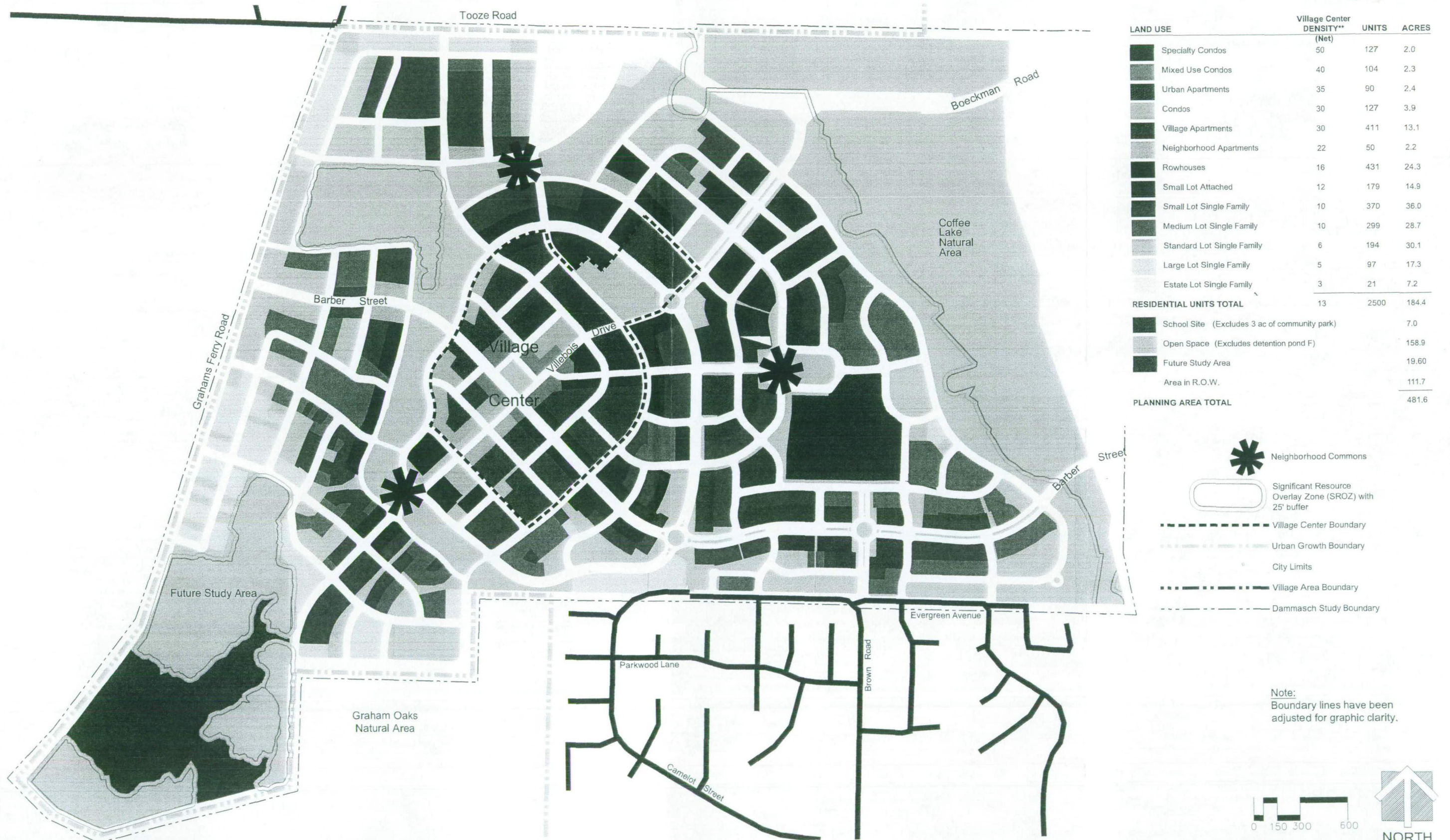
The *Villebois Village Master Plan* will receive an extensive public review that includes public hearings before the City of Wilsonville Planning Commission and City Council. This *Villebois Village Master Plan* will be a supporting document to the City of Wilsonville Comprehensive Plan. Goal 11 is satisfied.

Goal 14 Transportation: Villebois is included in the City Transportation Systems Plan (TSP) which is an ancillary document of the Comprehensive Plan. The proposed plan amendments would have a minimal impact on the street system in Villebois as it would only remove or create local residential streets. Arterials and collectors would not be affected. The Circulation Chapter of the Villebois Village Master Plan compares the proposed street system for Villebois with the provisions of the City's Transportation Systems Plan. The analysis contained in the Circulation Chapter identifies the consistencies and differences between the *Villebois Village Master Plan* and the City's TSP. This Chapter recommends implementation measures that will assure that identified differences are addressed through the appropriate review process for the alternatives proposed with the Villebois street system. Goal 14 is satisfied.

Exhibit 1

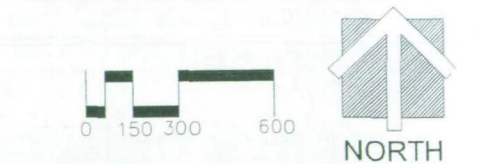
Figure 1: Land Use Plan

Figure 1



NOTES:
 The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

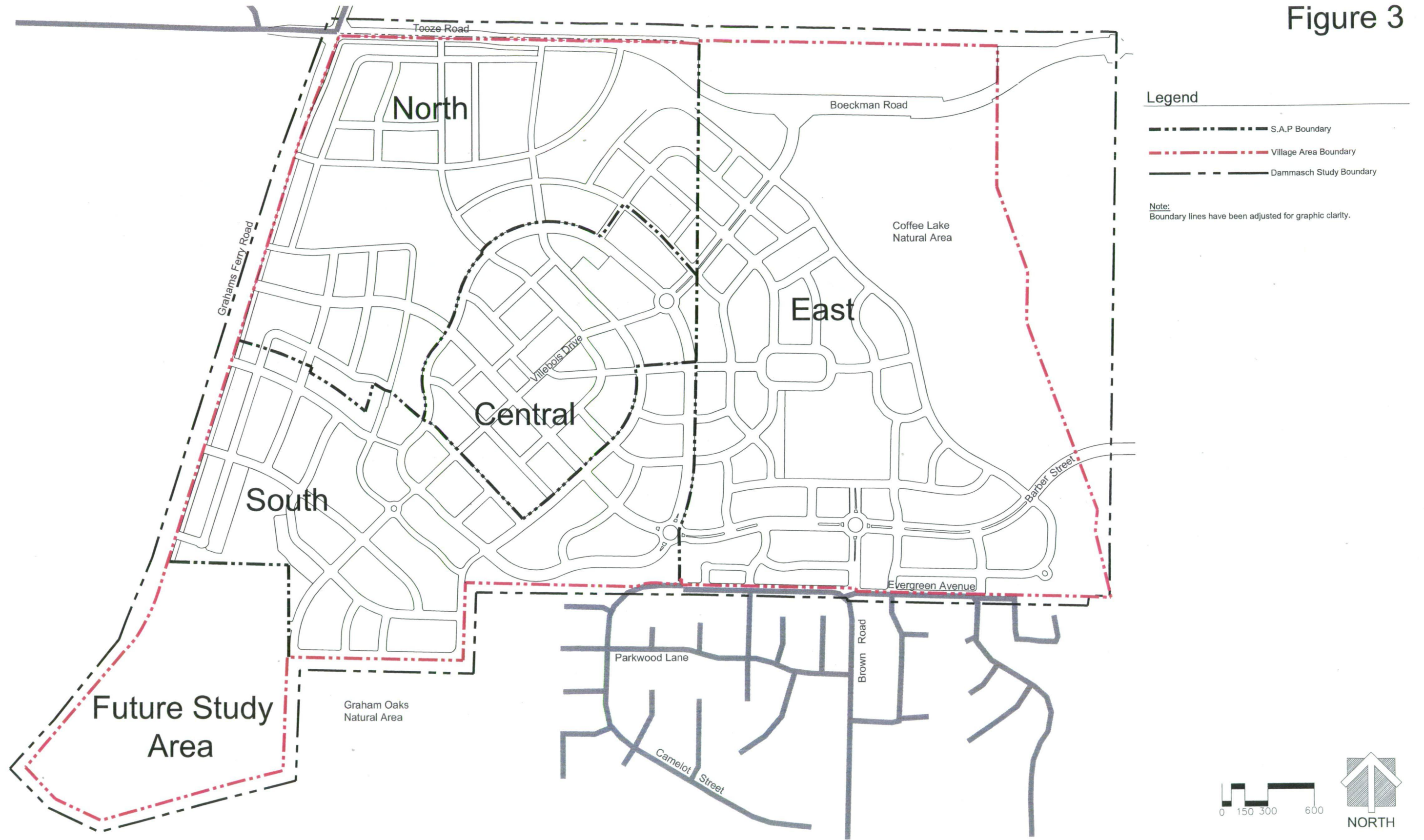
** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.



Land Use Plan

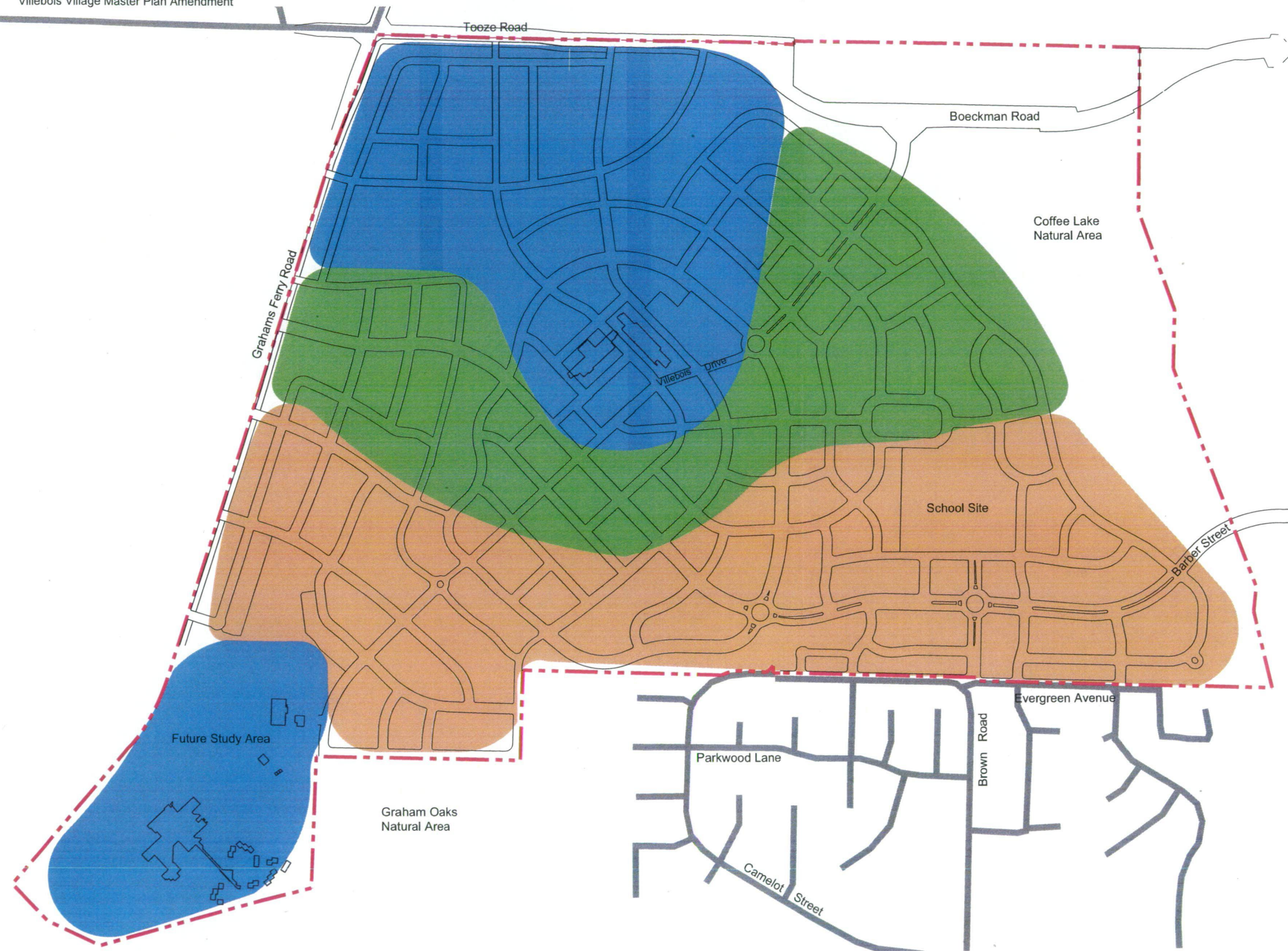
MAY 12, 2010

Figure 3



Conceptual Specific Area Plan Boundaries

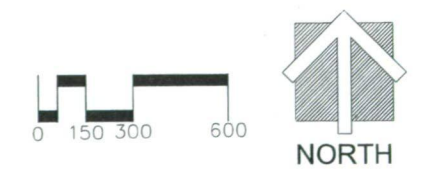
Figure 4



Legend

- Early Phases - 0 to 3 years
- Middle Phases - 2 to 6 years
- Later Phases - 5 to 9+ years
- Village Area Boundary

* Phasing dates are based on original Master Plan approval dated August 18, 2003



Conceptual Sequence of Development

MAY 12, 2010

Figure 5

Legend Village Master Plan Amendment

- Neighborhood Commons
- PP Pocket Park
- LG Linear Green
- UP Urban Plaza
- Villebois Proposed Major Pathways
- Villebois Proposed Minor Pathways
- Villebois Proposed Nature Trails
- Wetland Delineation
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)
- Significant Resource Overlay Zone (SROZ) with 25' buffer
- Elementary School Site: includes minimum 3 acre Community Park

- Tree Rating**
- Important
 - Good
 - Moderate
 - Poor
 - Tree Canopy Unspecified

NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.

Classification Method:
Trees were rated based on the following considerations:

1. Health
2. Species (natives with habitat and ecosystem value)
3. Compatibility with development
4. Form / Visual Interest / Mature Size

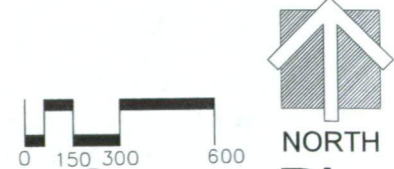
- Trees in the important category rated high in all four areas.
- Trees in the good category had good health and were a desirable species, but had irregular form or less compatibility with development.
- Trees in the moderate category had good to moderate health and form, but were a less desirable species or may be less compatible with development.
- Trees in the poor category had poor health and/or substantial damage.

NOTES:
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- Neighborhood Parks - 21.42 acres**
 - East Neighborhood Park - 1.60 acres
 - Cedar Park - 1.00 acre
 - Oak Park - 1.53 acre
 - Fir Park - 1.00 acre
 - (UP)Village Center Plaza - 0.52 acres
 - Hilltop Park - 2.90 acres
 - West Neighborhood Park - 1.80 acres
 - (PP)Pocket Parks - 5.57 acres
 - (LG)Linear Greens with Pathways- 4.81 acres
 - (LG)Village Center Promenade- 0.69 acres
- Community Parks - minimum 3.00 Acres**
 - Elementary School
Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres**
 - Villebois Greenway - 33.45 acres
- Open Space - 101.46 acres**
 - Forested Wetland Preserve - 5.07 acres
 - Future Study Area - 23.20 acres
 - Upland Forest Preserve - 10.60 acres
 - Coffee Lake Natural Area - 62.59 acres
- Total amount of Parks= 57.87 acres**
Total amount of Open Space= 101.46 acres
Total amount of Parks & Open Space= 159.33 acres
- Trails and Pathways - 47.51 miles**
 - Nature Trail - 0.71 miles
 - Minor Path - 1.20 miles
 - Major Path - 2.90 miles (Tonquin Trail/Villebois Loop Trail/ Coffee Lake-Wood Trail)
 - Bike Lane - 9.90 miles
 - Sidewalks - 32.80 miles

- Park Legend**
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
 - Owned and maintained by HOA with public access.
 - Coffee Lake Open Space- To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).

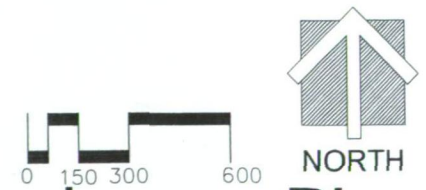


Parks and Open Space Plan
MAY 12, 2010

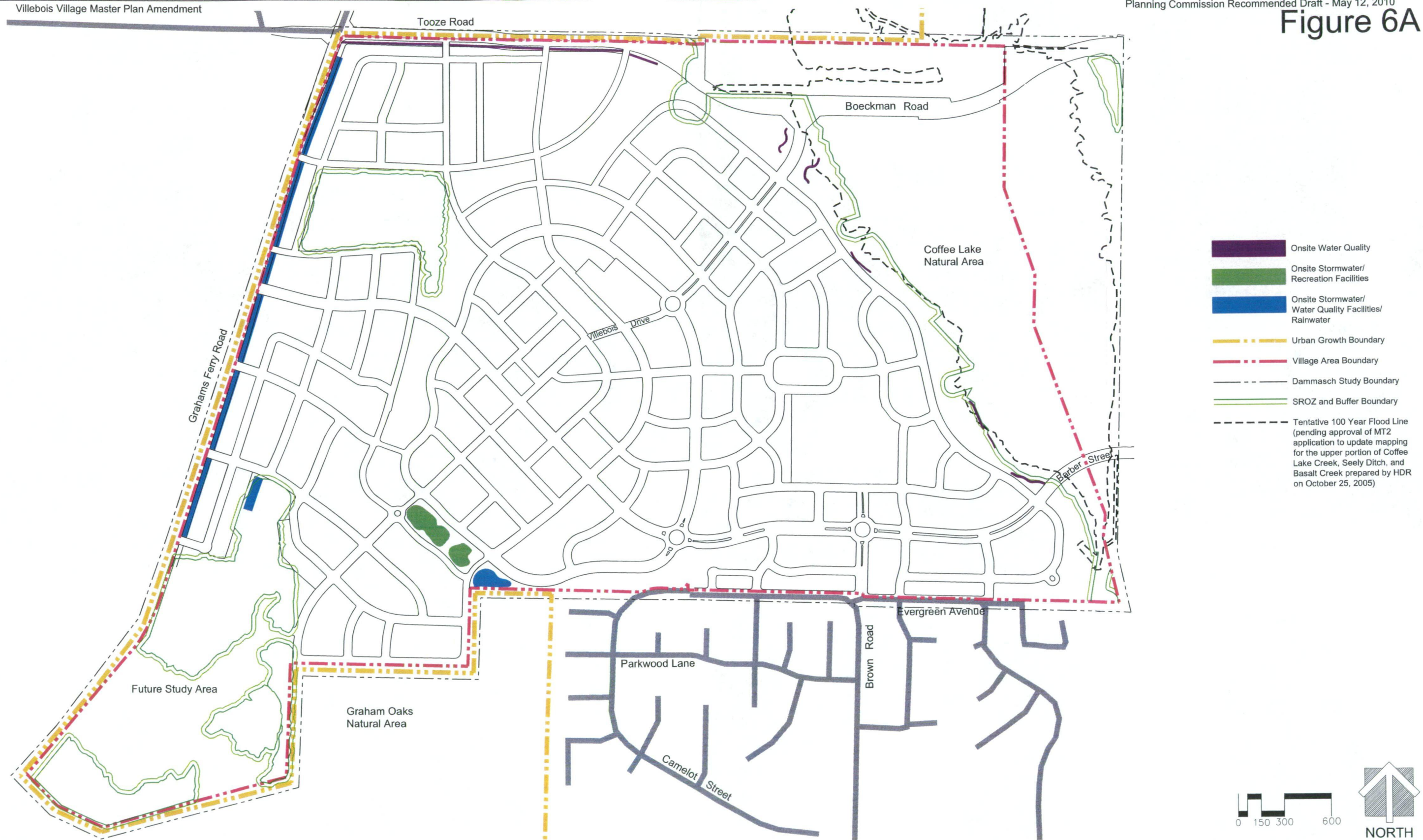


- Legend**
- Stormwater/Rainwater Feature: Pond, Swale
 - Minor Water Feature
 - Major Water Feature
 - Shelter
 - Restrooms
 - Overlook
 - Private Recreation: Pool, Weight Room, Meeting Room
 - School Gym: Meeting Room
 - Drinking Fountain
 - Bench
 - Picnic Table
 - Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
 - Child Play: Creative Play, Play Structures
 - Lawn Play: Lawn Areas, Dog Park
 - Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
 - Neighborhood Commons: Transit Stop, Plaza/Gathering
 - Existing Trees
 - Parks & Open Space
 - SROZ

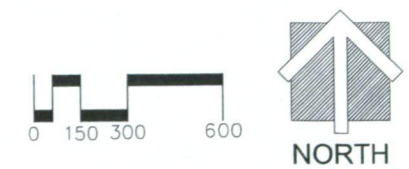
- Circulation**
- Major Path
 - Minor Path
 - Nature Trail
 - Major Pedestrian Connections
 - Minor Pedestrian Connections
 - Sidewalks
 - On Street Bike Lane



Recreational Experiences Plan
MAY 12, 2010



- Onsite Water Quality
- Onsite Stormwater/ Recreation Facilities
- Onsite Stormwater/ Water Quality Facilities/ Rainwater
- Urban Growth Boundary
- Village Area Boundary
- Dammasch Study Boundary
- SROZ and Buffer Boundary
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)









NOTES:
 The Villebois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

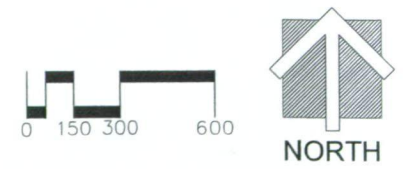
Onsite Stormwater Facilities

MAY 12, 2010

Figure 6B



-  Opportunities for Rainwater Management Components
-  Urban Growth Boundary
-  Village Area Boundary
-  Dammasch Study Boundary
-  SROZ and Buffer Boundary
-  Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)



NOTES:
 The Villebois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

Onsite Rainwater Management
 MAY 12, 2010

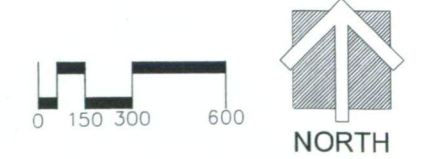
Figure 7



- ### Street Types
- Minor Arterials (TSP Figure 4.20)
 - A. Minor Arterial with Median
 - B. Minor Arterial
 - Major Collector (TSP Figure 4.18)
 - C. Major Collector
 - Major Collector with On-Street Parking (TPS Figure 4.19)
 - D. Major Collector with Median
 - Minor Collector with On-Street Parking (TSP Figure 4.17)
 - E. Minor Collector Standard
 - Residential Streets (TSP Figure 4.14)
 - F. Deleted with 2005 Master Plan update
 - G. Residential - Village Loop - Same Street
This section same as E. - except G is a Residential Street
 - H. Residential - Village Center
 - I. Residential - Village Center w/ bike lanes
 - J. Residential - Village Center w/ swale
 - K. Residential - Standard
 - L. Residential - Standard - Future Study Area Access
 - M. Residential - Minimum
 - N. Residential - Parking, one side
 - N2. Residential - Parking One Side, One-way Traffic
 - M. Residential - No parking
 - N. Deleted with 2005 Master Plan update
 - N1. Private Woonerf
 - N2. Private Woonerf - adjacent to Plaza
 - O. Private Lane
 - P. Major Pathway
 - Q. Minor Pathway
 - R. Nature Trail
 - S. On Street Bike Lane
 - Access Management Needed (indicated by a cross-hatch pattern)
 - SMART Bus Stop - Conceptual only, subject to change by SMART. (indicated by an asterisk)

Notes:

- No on street parking on roads crossing greenways.
- Boeckman alignment and road section to be determined by Boeckman extension project or future studies.
- All streets to have sidewalks. Streets adjacent to multiuse path may omit sidewalk on same side.



NOTES:
 The Villebois Village Master Plan shall comply with the city of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

Street Plan

MAY 12, 2010



9600 SW Oak, Suite 230
 Portland, OR 97223
 (T) 503-452-8003 (F) 503-452-8043
 www.alphacommunity.com

REVISIONS	
NO.	DATE

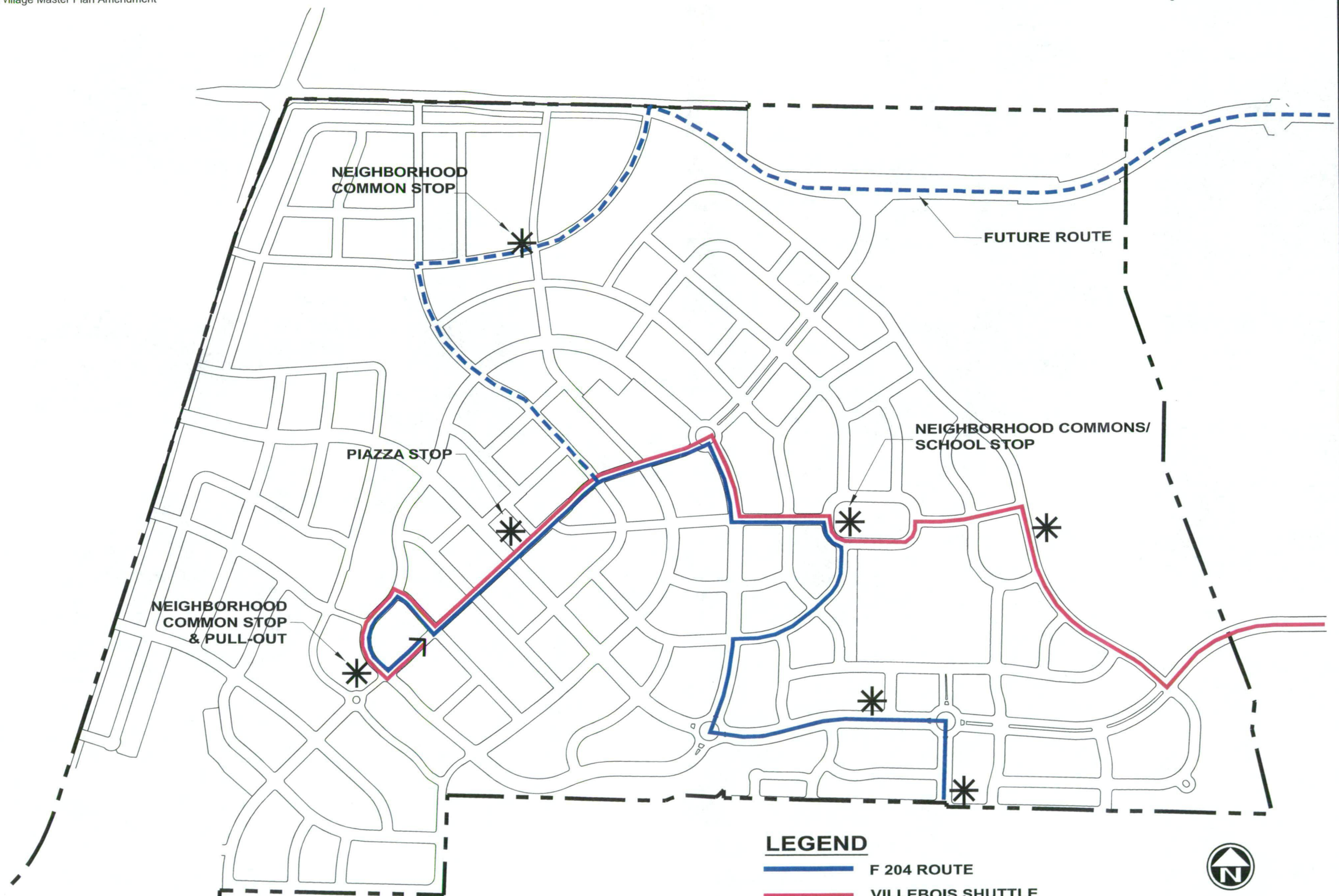
VILLEBOIS

BUS STOP EXHIBIT



PROJECT NO.:
 TYPE:
 DATE: 8/16/05
 REV. 3/16/06

REVISED BY CITY -
 MAY 12, 2010



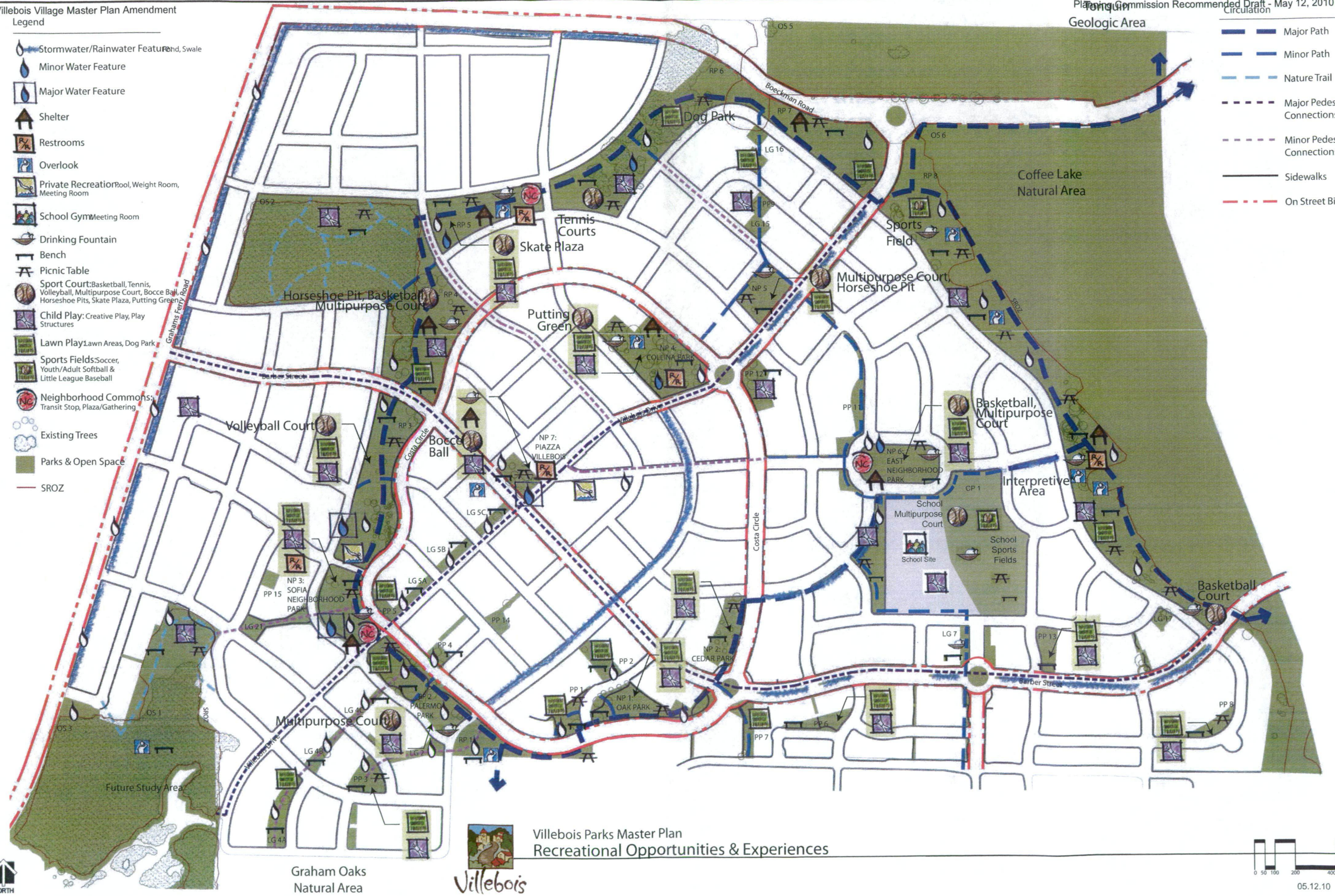
NOTE:
 FOR ILLUSTRATIVE PURPOSES ONLY, FINAL ROUTES
 AND STOP LOCATIONS TO BE DETERMINED.

LEGEND

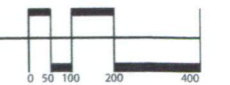
- F 204 ROUTE
- VILLEBOIS SHUTTLE
- FUTURE ROUTE
- BUS STOP

- Stormwater/Rainwater Feature: Pond, Swale
- Minor Water Feature
- Major Water Feature
- Shelter
- Restrooms
- Overlook
- Private Recreation: Pool, Weight Room, Meeting Room
- School Gym/Meeting Room
- Drinking Fountain
- Bench
- Picnic Table
- Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
- Child Play: Creative Play, Play Structures
- Lawn Play: Lawn Areas, Dog Park
- Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
- Neighborhood Commons: Transit Stop, Plaza/Gathering
- Existing Trees
- Parks & Open Space
- SROZ







- Major Path
- Minor Path
- Nature Trail
- Major Pedestrian Connections
- Minor Pedestrian Connections
- Sidewalks
- On Street Bike Lane



Villebois Parks Master Plan
Recreational Opportunities & Experiences

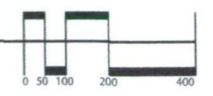


05.12.10

- Legend
-  Floodplain
 -  Existing Wetland
 -  Proposed Wetland
 -  SROZ
 -  Property Line
 -  10' Fuel Line Easment



Villebois Parks Master Plan
Recreational Opportunities & Experiences



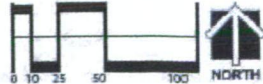
April 23, 2010

Community Park 1 (Minimum of 3.00 AC)

- Benches
- Picnic Tables
- Drinking Fountain: 1
- Sport Courts: Multipurpose Court (with school building)
- Sports Fields: 2-4 Soccer Field, Little League Baseball & Youth/Adult Softball
- Child Play Structure: 1 (with school building)
- School Gym:
*Pending cooperative agreement with School District



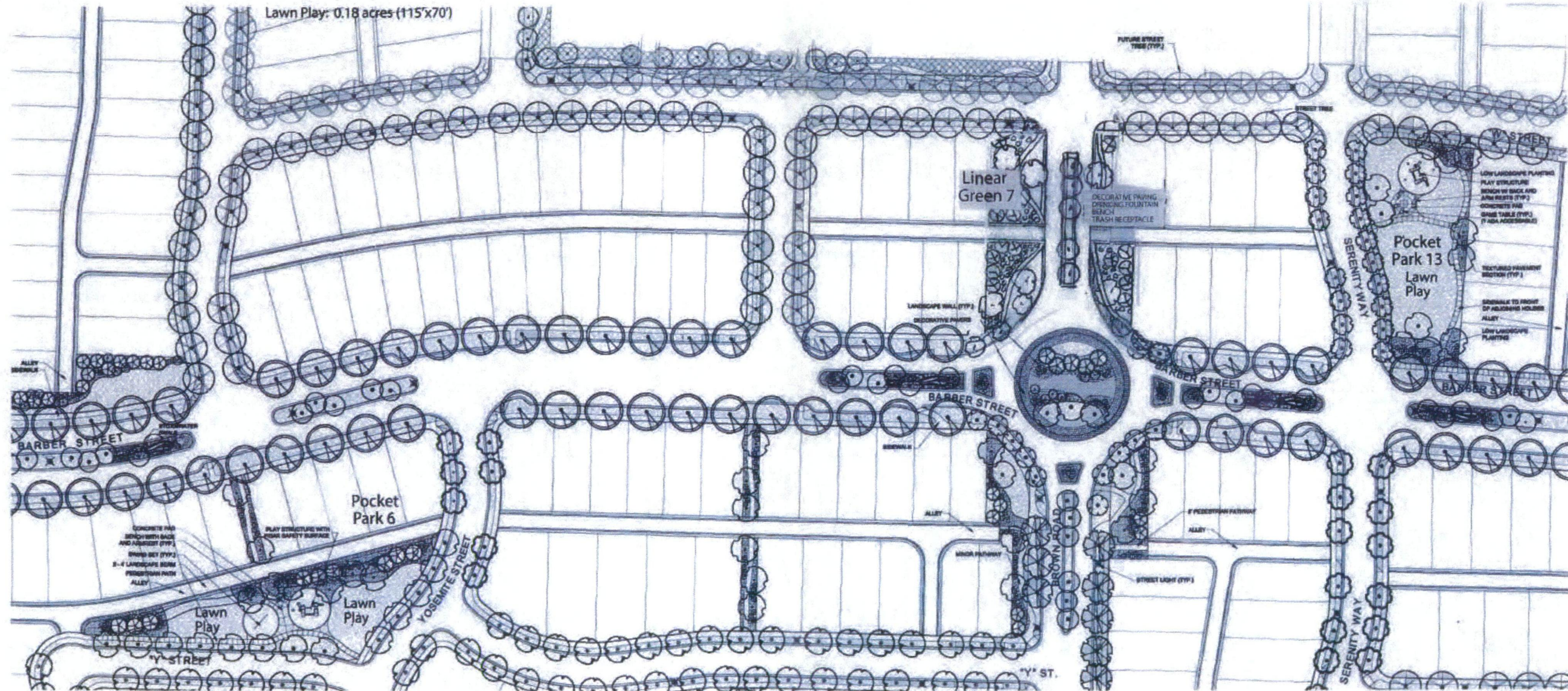

Villebois Parks Master Plan - Feasibility Plan
Community Park 1
 Plan by Dull Olson Weekes Architects and City of Wilsonville

1

 0 10 25 50 100
 NORTH
 5.12.2010

Pocket Park 6 (0.43 AC)
 Benches
 Child Play Structures: 2
 Lawn Play: 0.17 acres (80' x 45') (50' x 80')

Pocket Park 13 (0.42 AC)
 Benches
 Game Tables: 2
 Child Play Structure: 1
 Lawn Play: 0.18 acres (115'x70')

Linear Green 7 (0.22 AC)
 Benches
 Drinking Fountain: 1



VICINITY MAP



Villebois Parks Master Plan - Final Development Plan
 Pocket Park 6 & 13, Linear Green 7

Plan by Western Planning for Matrix Development Corporation
 Amended by City of Wilsonville 5.12.2010

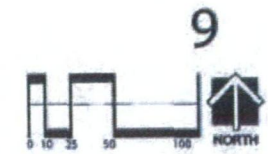


Table 1: Park Programming Matrix (revised May 12, 2010)

7/14/2006	NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Collina Park	NP 5 - Fir Park	NP 6 - East Neighborhood Park	NP 7 - Piazza Villebois	PP 1	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various (2, 4, 5, 7, 9, 11, 12, 14, 15)	LG 5 A,B,C - The Promenade	LG - Various	CP 1 - School Community Park ***	RP 1 - Villebois Greenway	RP 2 - Palermo Park	RP 3 - Villebois Greenway	RP 4 - Villebois Greenway	RP 5 - Villebois Greenway	RP 6 - Villebois Greenway	RP 7 - Villebois Greenway	RP 8 - Villebois Greenway	OS 1 - Forested Wetland Preserve	OS 2 - Upland Forest Preserve	OS 3 - Future Study Area SROZ	TOTAL AMENITIES (dots represent presence, not quantities)	Units						
Park Area (acres)	1.53	1.00	1.80	2.90	1.00	1.60	0.52	0.51	0.51	0.43	0.32	0.68	0.42	2.70	0.69	4.81	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	23.20	62.59	159.33	Acres					
Amphitheater				.																											1					
Barbeque			.	.		.															.	.									5			
Child Play:																																				
structure			.	.		.			.	.	.	.	.	.			.	.	.	.	.	.	.	.	.	.	.	.				19		
creative	.	.				.	.											.	.	.	.	.	.	.	.	.	.				10			
Community Garden						.																									34	Plots				
Drinking Fountain			.	.	.	.	.								.	.		.	.	.	.	.	.	.	.	.	.					15		
Lawn Play, general	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.				10.85	Acres	
Lawn Play, sport field:																																				
little league baseball & youth/adult softball																	.															1	Fields			
soccer																	.															3-5	Fields			
Lawn Play, dog park																						.										1				
Mailboxes **																																				
Neighborhood Commons			.			.																.											3			
Overlook				.		.											.					.											12	
Seating: benches							
Tables, seating								
Tables, game												.																				2	Tables			
Parking: On-street							
Private recreation:																																				
swimming pool (outdoor)																					.												1			
weight room																					.												1			
meeting room																	.				.												2			
Restrooms			.	.		.	.															.				.							5	
School Gym																	.																1			
Shelter			.	.		.	.														.	.		.	.								12	
Sport Court:																																				
half court basketball						.												.		.				.									4	Courts
full court basketball																																	0	Court		
tennis courts																							.										2	Courts		
volleyball court																			.														1	Courts		
bocce ball							.																										1	Court		
horseshoe pit					.																.												2	Pits		
multipurpose court*					.	.											.			.													4	Courts
skate plaza																						.											1			
putting green				.																																
Transit Stop														4		
Water experiences:																																				
storm / rainwater elements							
minor water feature				.		.																.	.
major water feature				.		.																														

Legend:
 CP = Community Park,
 LG = Linear Green
 NP = Neighborhood Park
 OS = Open Space
 PP = Pocket Park
 RP = Regional Park

* Multipurpose court consists of wall ball, four square, tether ball, other similar facilities able to function within approx. 1,000 sf area.
 ** Location and grouping of mailboxes to be determined.
 *** Ammenities to be determined pending discussions with school district.

April 23, 2010

Villebois Village Master Plan Amendment
 This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Regional Park 8 (9.20 AC total) (Coffee Lake Middle)

Stormwater/Rainwater Features: Cells/Swales

Benches

Tables

Overlooks: 2

Shelter: 1

Drinking Fountain: 1

Restroom: 1

Child Play Structures: 2

Interpretive Area:

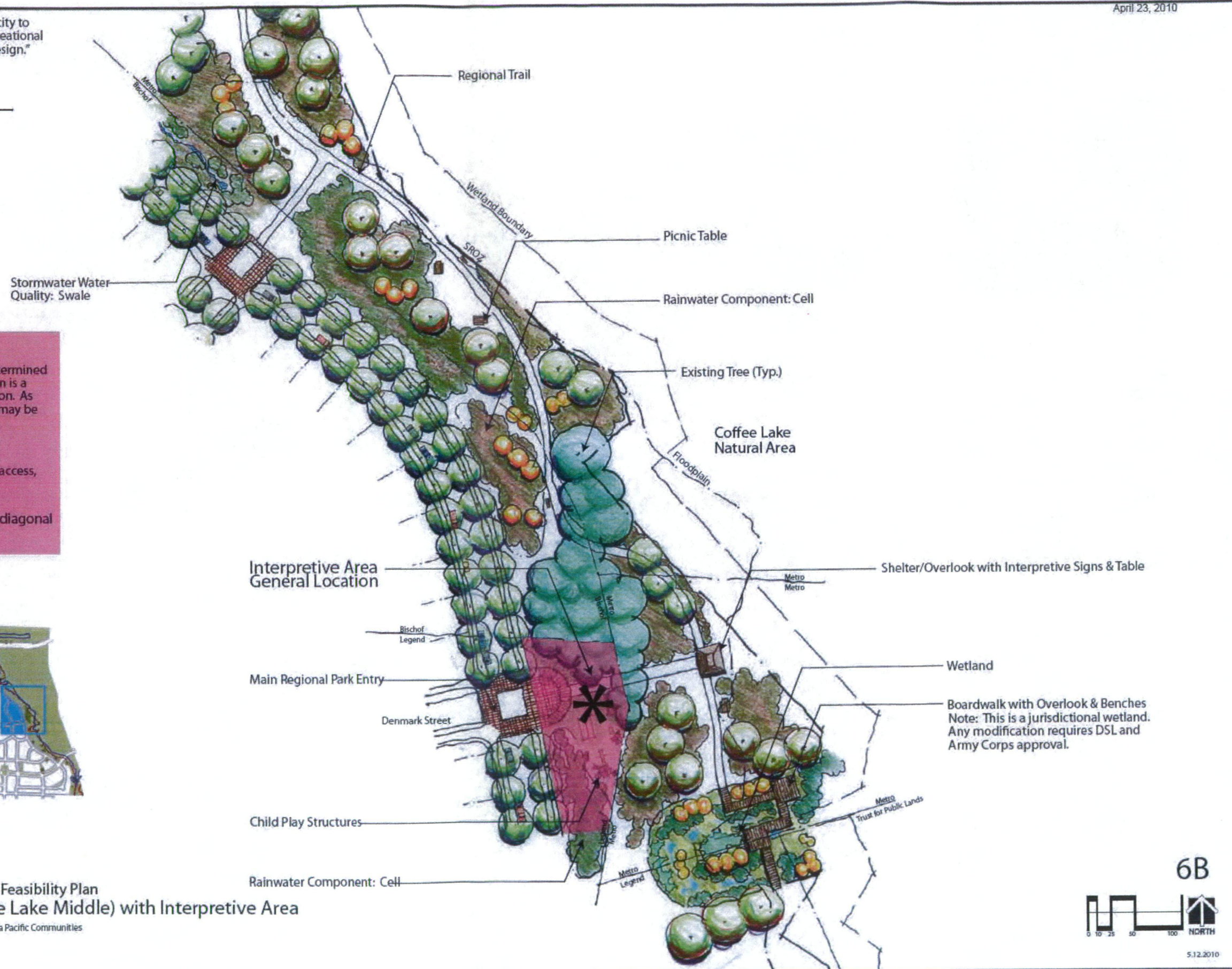
* The exact location and layout will be determined in the PDP for this site. The location shown is a suggestion based upon current information. As planning advances, the Interpretive Area may be relocated to another location within RP 8.

* The Interpretive Area will include:

- 1 to 2 restrooms with external access, 1 drinking fountain
- approximately 25 on-street diagonal parking spaces

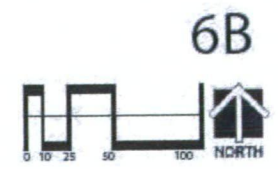


VICINITY MAP



**Villebois Parks Master Plan - Feasibility Plan
 Regional Park 8 (Coffee Lake Middle) with Interpretive Area**

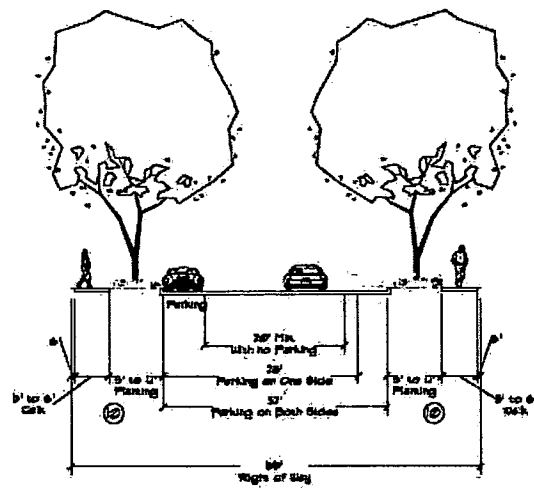
Plan by Alpha Community Development for Costa Pacific Communities
 Amended by City of Wilsonville - May 12, 2010



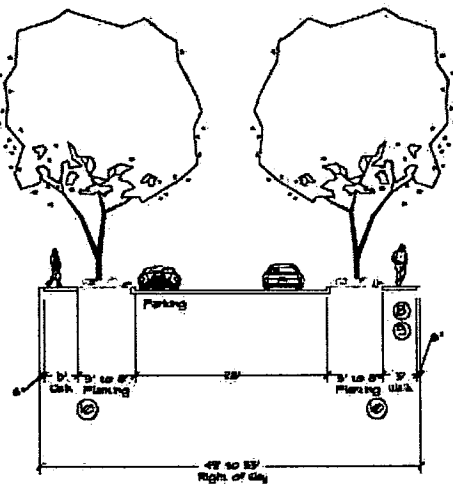
6B

5.12.2010

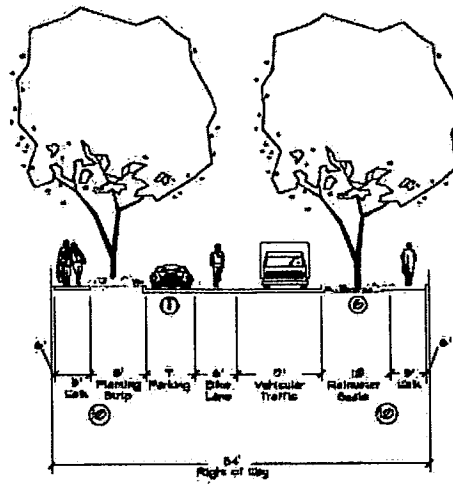
Figure 9B



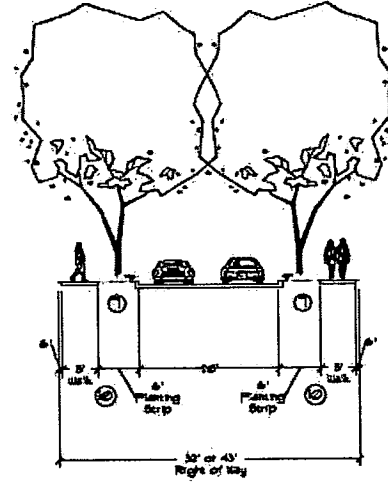
K. Residential - Minimum
Scale: 1" = 20'
(TSP Figure 4.14)



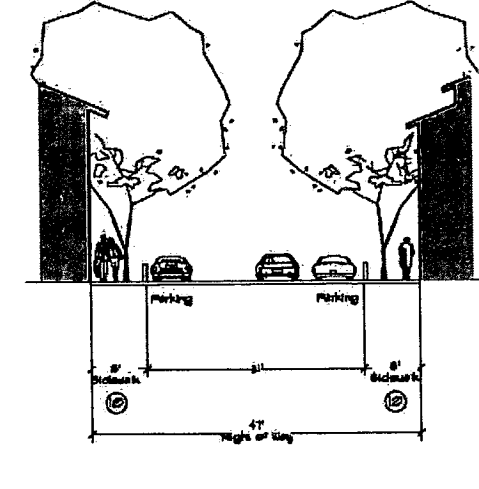
L. Residential - Parking One Side
Scale: 1" = 20'
(TSP Figure 4.14)



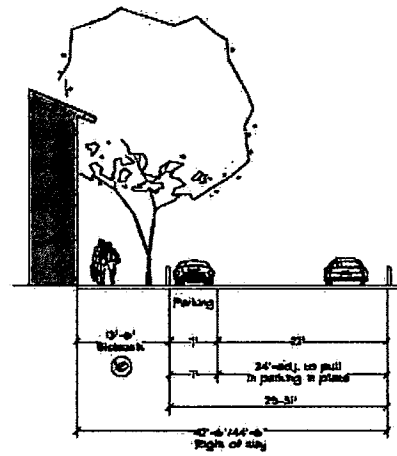
L2. Residential - Parking One Side, One-way Traffic
Not to Scale



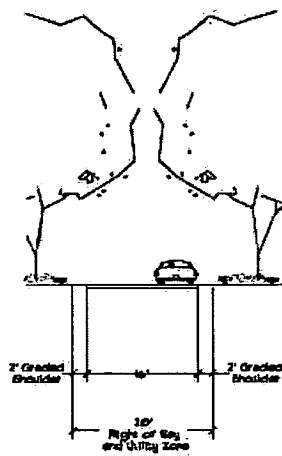
M. Residential - No Parking
Scale: 1" = 20'
(TSP Figure 4.14)



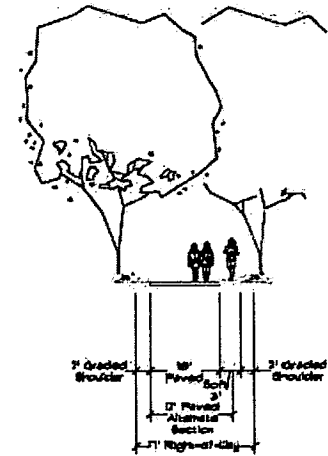
N1. Private Woonerf
Scale: 1" = 20'



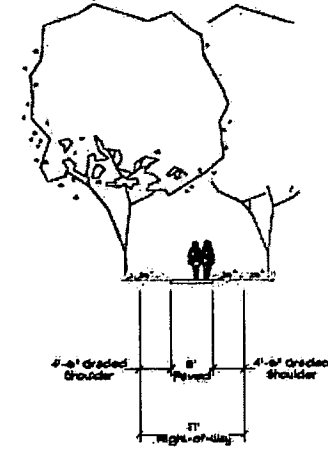
N2. Private Woonerf - adjacent to Plaza
Scale: 1" = 20'



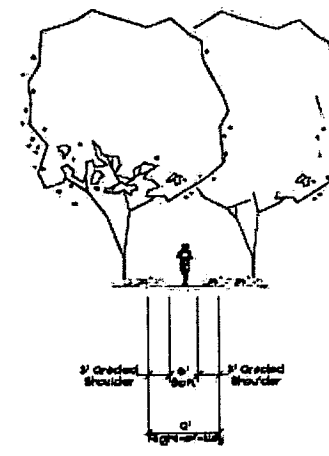
O. Private Lane
Scale: 1" = 20'



P. Major Pathway
Scale: 1" = 20'



Q. Minor Pathway
Scale: 1" = 20'



R. Nature Trail
Scale: 1" = 20'

NOTES:

1. No parking where bus lanes are required at intersections or at Granger's Ferry Road.
2. Minimum curbs are not required for streets with grades in excess of 5%.
3. Section to be determined by Consultant's assessment project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to residential use.
5. Blocks over 150' will have a 5' to 6' sidewalk. The same does not provide 20' bus clear for vehicle passing on Granger's Ferry Road.
6. See 2004 Ordinance for bus clearances.
7. No planting strip at driveway crossings. Provide minimum 5' clear sidewalk from back of curb.
8. Sidewalk and planting strip optional when adjacent to multi-use trail.
9. The Right of Way shall be reduced to 21' behind face of curb where adjacent to open space.
10. Dry utilities in sidewalk and planter area where necessary. Individual utility service to the private lane where available.
11. 54' width for LSC access road may be reduced with the GAP Plan to a 35' access road.
12. Continue turn lane at Granger's Ferry Road.
13. 45' width over adjustment to L. Near Green.
14. Sidewalk in excess 250' planting strip is removed and Right of Way becomes 47' when adjacent to Commercial.
15. Section P deleted with 2009 Master Plan Update.
16. Section N deleted and replaced with Sections N1 & N2.

Street and Trail Sections - B
May 12, 2010