

**PLANNING COMMISSION
WEDNESDAY, JUNE 10, 2015
6:00 PM**

AGENDA

I. 6:00 PM CALL TO ORDER - ROLL CALL

Marta McGuire - Chair Jerry Greenfield - Vice Chair Peter Hurley
Al Levit Phyllis Millan
Eric Postma Simon Springall City Council Liaison Charlotte Lehan

II. 6:05 PM PLEDGE OF ALLEGIANCE

III. 6:10 PM CITIZEN'S INPUT

This is the time that citizens have the opportunity to address the Planning Commission regarding any item that is not already scheduled for a formal Public Hearing tonight. Therefore, if any member of the audience would like to speak about any Work Session item or any other matter of concern, please raise your hand so that we may hear from you now.

IV. 6:15 PM CITY COUNCIL LIAISON REPORT

V. 6:20 PM CONSIDERATION OF THE MINUTES

A. Draft May 13, 2015 PC Minutes

Documents: [May 13 2015 PC Minutes.pdf](#)

VI. 6:25 PM WORK SESSIONS

A. Frog Pond Area Plan Update

Note: Additional documentation referenced in Attachment B: *April 2015 community survey results* is posted at: [Http://www.ci.wilsonville.or.us/636/Maps-Documents](http://www.ci.wilsonville.or.us/636/Maps-Documents) under "Online Survey Results".

Documents: [June 10 2015 Frog Pond PC Staff Report And Attachments.pdf](#),
[Att F. Citizen Input April 6 - June 2 2015.Pdf](#)

B. Transportation Performance Modeling - Preliminary Look

Documents: [Transportation Performance Modeling Note.pdf](#)

VII. 8:40 PM INFORMATIONAL

A. Basalt Creek Concept Plan Update

VIII. 8:50 PM OTHER BUSINESS

A. 2015 Planning Commission Work Program

IX. 9:00 PM ADJOURNMENT

Time frames for agenda items are not time certain.

Public Testimony

The Commission places great value on testimony from the public. People who want to testify are encouraged to:

- *Provide written summaries of their testimony*
- *Recognize that substance, not length, determines the value of testimony*
- *Endorse rather than repeat testimony of others*

Thank you for taking the time to present your views.

For further information on Agenda items, call Linda Straessle, Planning Administrative Assistant, at (503) 570-1571 or e-mail her at straessle@ci.wilsonville.or.us.

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting.

The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:

- *Qualified sign language interpreters for persons with speech or hearing impairments
- *Qualified bilingual interpreters.

To obtain services, please call the Planning Administrative Assistant at (503) 682-4960



**PLANNING COMMISSION
WEDNESDAY, JUNE 10, 2015**

V. CONSIDERATION OF THE MINUTES

- A. Consideration of the May 13, 2015 Planning Commission minutes

PLANNING COMMISSION
WEDNESDAY, MAY 13, 2015
6:00 P.M.

DRAFT

Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon

Minutes

I. CALL TO ORDER - ROLL CALL

Chair McGuire called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Marta McGuire, Eric Postma, Peter Hurley, Phyllis Millan, and Jerry Greenfield. Al Levit Simon Springall and City Councilor Charlotte Lehan were absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Stan Sherer, and Nancy Kraushaar

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

III. CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda.

Lori Loen, Wagner St, Wilsonville, OR, asked that the Planning Commission revise and reconsider the Frog Pond Plan. She had written letters and testified to the Council, and all of a sudden, there was all of this energy from the neighborhood; petitions were going around and at least 75 to 80 people attended a meeting at Sandelie Golf Course. Everyone was asking everyone else to gather together to speak in favor of larger lots. The residents hoped the City could provide the community with lots larger than 9,000 sq ft, which was nice, but even 10,000 and 15,000 sq ft lots. There were very few home sites in Wilsonville. She has been a real estate broker since 1991 and had people who wanted single-level homes and families that wanted larger homes; so many people who had nowhere to move up to. Wilsonville's move-up market was West Linn, because no larger, newer homes on larger lots exist in Wilsonville.

- The apartment situation was another issue. She had buyers who wanted to leave Lake Oswego and move to a really nice community. The homes were in the \$800,000s, but the buyer said they did not want to look in Wilsonville anymore because there were too many apartments. Those things were impacting the people examining and considering moving into the community. Wilsonville had 54 percent apartments, which was not okay with her as a homeowner in the city.
- She was hoping for lower density, fewer apartments, and larger lot sizes.

Chair McGuire said she assumed others would be providing input on Frog Pond, and she appreciated and valued the fact that residents are investing their time to provide comment to the Commission, which the Commission welcomed. She noted it was important that the residents come out for the public hearing on the actual plan, because giving feedback when the Commission was having a formal discussion about approving the plan was critical. There was a real impact when the residents were present during the actual public hearings and could respond to the Commission's discussion. She asked Staff if a public hearing had been scheduled for Frog Pond at this point.

Chris Neamtzu, Planning Director, provided an update on the Frog Pond Area Plan with these comments:

- The survey results on the draft concept plan were recently compiled and would be posted by the end of the week about which Staff would send out an email blast. A very interesting mix of input was received from about 180 respondents. Staff tried to make the Survey Monkey outputs more graphically

appealing so they were easier to read. Staff also did some summary analysis and different statistical exercises that would be the basis of a Planning Commission work session in June.

- The project staff team was working on a number of things to be responsive to the input, including some of the concerns Ms. Loen raised. Staff would be returning with a couple alternative land use plans that show different variations in lot sizes, some larger lot sizes, and other adjustments. Staff would also be coming forward with the infrastructure analysis, the cost of onsite and offsite infrastructure, which was always a very important part of concept plans. They would be having policy discussions around a wide variety of topics that are very specifically related to the input that has been provided.
- He believed the Urban Growth Boundary (UGB) decision being delayed by Metro afforded the City the time needed to be thoughtful and to continue to work through these issues in a methodical way.
- No public hearing was scheduled, but work sessions were anticipated with the Council toward the end of June or beginning of July. Depending on how all that went, there could be hearings in August with the Planning Commission. If the Council wanted more work, more analysis, or additional information, the schedule could slide and be delayed.
- He clarified that at this point, the Concept Plan did not include any apartments.

Chair McGuire believed both the Planning Commission and City Council had received the message loud and clear with regard to apartments. The Commission had actually had a lengthy discussion about the apartments at the last work session and pulled them from the Frog Pond Area Plan. The Commission had also discussed the larger density lots, but there was a balance at this point with some of the larger scale lots. From some of the comments, the Commission was looking at additional, bigger sized lots.

Ava Mieher, 28497 SW Meadows Lp, Wilsonville, OR, stated her family has lived in the Wilsonville area since the mid-1980s, and she had been a homeowner on Meadows Loop since 1996. She wanted to speak to some things she had noticed in the community that had changed recently.

- She was greatly concerned about what was happening with the schools and the amount of incoming population that she described as somewhat transient, for lack of a better word. It seemed to be temporary housing for people who were moving on. As that has happened, it has affected the schools. The schools were getting very populated, and the quality of education had dropped.
- She recently had a relative with a young, growing family move back to Oregon from out-of-state and she really hoped the relative would reside in Wilsonville. The relative had recently looked at the schools, which she had not revisited recently because her children had moved on, but her relative refused to move to Wilsonville due to concerns about the schools, and because she was looking for somewhere she could continue her family and then be able to stay in the community. Her relative noted that she did not see in her scope and where she was going with her life goals that could happen in Wilsonville. She had heard such things from people other than her relative.
- With regard to larger lots, she would describe her home as a beginner's family in the neighborhood. She did not have a large family, so she had no need to move. However, several families within her community had looked for something larger that would allow their children to go outside and play in the yard with their friends. The comfort of going down the street to the park was not there anymore. Being able to have other children come over was a great asset she had when her children were in school, and it really created a community environment. She was able to intermingle with her neighbors, meet people, create a bond, and the community grew. Some of those people were still in the community. Some had moved out for the lack of another place to move that was less than 5 or 20 acres. There had to be an in between.
- She concluded that she wanted to reemphasize Ms Loen's comments.

Dean Sprecher, 5696 SW Advance Rd, Wilsonville, OR, said he lived right along the line of the proposed UGB. He moved to this area in 1966, and remembered his dad saying that someday Portland was going to be all the way out to Wilsonville, and the family laughed. He had lived in this area most all of his life. He had moved to Portland for a short time and, basically, could not stand it. About 11 years ago, he bought an acre and a half. This town has changed considerably; he remembered when there was nothing but fields from that intersection all the way out.

- He saw the apartments as a burden. Just like Ms. Mieher said, there were a lot of people that just move in and out. He understood there had to be housing for those types of people, but the 56 percentage

number was way too much. He understood the Commission had already said no more apartments, but he was completely against any of the row houses and any lots with eight houses on one acre. He believed it was absolutely horrible that the City would even consider something like that.

- Frog Pond was kind of a rural area. He had lived around here all his life. His family had moved back to Wilsonville because he and his wife heard Wilsonville had great schools. His daughter had attended a private school in Portland. He had to pull his daughter out of school and had to put her in a private school because of the problems the school was having, and he would have to do the same thing with his son, which was just really horrible.
 - He was told that the number of free lunches had doubled or tripled over the last ten years. He knows people who actually had jobs or worked for cash, and made plenty of money because they could afford property, but their kids got free lunches at school. He was just kind of fed up with the whole thing on how this was proposed.
- He did not believe the City needed any trails in the big plan for Frog Pond. The plan showed that there would be a natural trail right down his driveway if he were to ever sell. He would never, ever sell his property if the plan being proposed right now was approved. He would figure out some way so that his property never went into the plan, and he was looking at trying to buy some adjoining property from one of his neighbors.
- The idea that the City could turn this into some little suburb and make it a little miniature Portland or a bedroom community where people were just stacked in there was just a horrible idea. That was where he stood.

Doris Wehler, 6855 SW Boeckman Rd, Wilsonville, OR, stated she was a member of the Frog Pond Task Force and lived within the West Frog Pond area. A year ago the Frog Pond Task Force held its first meeting and did a dot exercise. Three things stood out above all of the other dots: do something new and different in the city; build homes on one-quarter to one-half acre lots; safe trails and roads that connect different parts of the neighborhoods, and neighborhoods with character using quality materials and designs, not uniform subdivisions. So far, the plan met the request for safe trails and roads, but was a bit short on the request for the rest. The number of units and lots sizes bears no resemblance at all to what the property owners and neighbors requested to begin with.

- She intended to give the Commission the statistics on the lot sizes, how many units, etc., but after listening to Staff's update, she believed they might change. However, as planned now, Frog Pond would be considerably more dense than Meadows, which was right across the street from West Frog Pond.
- The City already provided a range of diverse housing options. There was diversity in Villebois, smaller units on Canyon Creek, and certainly enough apartments. The City did not have homes on large lots where kids could play in the yards, people could have gardens, a three-car garage if they wanted, or even a footprint for a large house.
- She knew the Commission would be considering these things at the public hearing and she was sure there would be plenty of people to testify at that time.

Dorothy Von Eggers, 6567 SW Stratford Ct, Wilsonville, OR, President, Landover Homeowners Association, stated she was testifying with regard to the Frog Pond development. The Landover subdivision bordered all three Frog Pond properties, the South, West and East Neighborhoods. She noted that as of today, the survey results were posted online. The reason the citizens were coming together before the Planning Commission now was to bring the Commission their ideas about the plan before the Commission approved the plan.

- She wanted to appeal to the Planning Commission to look at the comments on the April 2015 survey. She saw her comment online, so she knew it was definitely the most recent survey.
- She has also gone door-to-door in Landover and Arbor Crossing, and every single resident was against high density. When this many residents were against high density and wanted large homes and large lots, she appealed to the Planning Commission to please listen to the residents.

Traci Sprecher, 5696 SW Advance Rd, Wilsonville, OR, said she agreed with the comments made by Mr. Sprecher.

Chair McGuire thanked the residents who came to the meeting and provided feedback to the Planning Commission. The Commission appreciated it and looked forward to the continued discussions this summer, and she hoped that the residents would return.

IV. CITY COUNCIL LIAISON REPORT

No City Council liaison report was presented due to Councilor Lehan's absence.

V. CONSIDERATION OF THE MINUTES

A. Consideration of the April 8, 2015 Planning Commission minutes

The April 8, 2015 Planning Commission minutes were approved 4 to 0 to 1 as presented with Phyllis Millan abstaining.

VI. PUBLIC HEARING

A. Memorial Park Master Plan (Stan Sherer, Parks Director and Walker Macy)

Chair McGuire read the conduct of hearing format and called for the Staff report.

Chris Neamtzu, Planning Director, stated that City's Parks and Recreation Director Stan Sherer and Mike Zilas, a landscape architect with Walker Macy, had been working on the Memorial Park Master Plan for over a year now, and there had been quite a bit of robust public involvement, including both online and in-person open houses.

- The Planning Commission had a work session and received a comprehensive presentation about the site plan last month that had been turned into a Master Plan for the Commission's review. Cost estimates were now included that were not in the previous packet. There were also some priorities and groupings of projects according to common high-priority, medium-priority, and long-term priority. Master plans were often looked at as 20-year documents. Memorial Park was Wilsonville's most important and significant park, and it was cherished by residents and people who visit the community, so the Master Plan was an important piece of work.
- He entered the following exhibits into the record:
 - Exhibit A: Memorial Park Master Plan, which was provided in the meeting packet.
 - Exhibit B: Email dated May 7, 2015, from Elaine Swyt, providing input on a proposed improvement being added to the Memorial Park Master Plan.
- He noted Mr. Sherer would go through another presentation this evening, noting the Commission would receive public testimony about the Memorial Park Master Plan and hopefully forward the Master Plan to City Council for a work session on May 18, 2015 and public hearing on June 1, 2015.

Stan Sherer, Parks Director, stated this project was initially launched because certain elements within the existing facilities at Memorial Park were definitely in need of rehabilitation. In addition, it was an effort to keep up with the increasing demand for recreation services in the community. It was critical to the community throughout that public involvement process that there be a balance of passive and active recreation opportunities within the park, and he believed that had been accomplished with this plan. A couple of the items the Planning Commission raised during the work session last month had been addressed, including having multipurpose courts, as opposed to the number of pickle ball courts originally proposed, that could be used for either tennis or pickle ball. A basketball element was also added to the center of the park to accommodate the Commission's wishes. He agreed those were very good suggestions.

Mike Zilas, Walker Macy, presented the Memorial Park Master Plan via PowerPoint with these additional comments:

- Memorial Park is a highly used park that served many of the park amenities people look for within the City's system, including both passive and active recreation.

- He described the very robust stakeholder and public process, noting the process resulted in a similar set of requests. One key request was a need for safety and security on the edges of the park and buffers to the neighbors, which were incorporated in the plan.
 - The results of the public survey revealed that the highest use right now was sports fields, which was followed by specific family-related items like the playgrounds, water feature, and that sort of thing.
 - River access was desired. A variety of methods to provide access were tested and within the discussion groups consensus was reached about the need for visual access and better light watercraft access, but protecting the forested edge.
 - From this outreach, three plans were produced that considered a variety of different uses and further comments were received about the level of development people were seeking. Again, balancing active and passive uses and protecting the park's edges were high priorities.
- Memorial Park had a variety of uses within its 126 acres, and the Master Plan retained many of the uses related to sports and picnic shelters, and addressed improvements and some adjustments of areas on the west and some significant changes on the east of the park.
 - Access was a major conversation with everyone. One recommendation was to mark the entries more clearly and connect the circulation system within the park in an improved manner, and identify and build better parking lots. Many parking areas were informal right now, impacting the landscape.
 - Trails were highly used. The City heard from a wide variety of people that use the trails on a regular basis, and the plan not only improved trails, but extended them.
 - A connection was proposed for a regional trail coming from Wilsonville Road, which was indicated by the purple dashed line on Slide 14; other major trails were shown in red. Input was received that residents wanted to connect by means other than just vehicles, so this provided pedestrian and bicycle access, as well as a nice loop system that people could use as they walk around the park.
 - People were very interested in how far they could walk to track their daily exercise. One-mile and two-mile loops were included in the Master Plan, as well as a variety of smaller trails that connected uses within the park.
 - The environment was a major component of the park, and a lot of work had been done by City Staff and volunteers over the past decade plus on the parks many beautiful, natural areas. The Master Plan protected those areas, and in some cases expanded them. The environmental context of the park in the Master Plan was the forested areas below Murase Park as well as along the river; the riparian area along Beckman Creek; and the addition of a natural meadow and wet meadow environments to the northeast. There was a lot of discussion about the impact of active recreation on these environmental areas, so the yellow zones, shown on Slide 19, stayed clear of the key environmental areas.
- During the public process, it was helpful to divide the Master Plan into four areas, which he reviewed as follows:
 - Murase Plaza, at the top of the hill along Wilsonville Road, was the newest portion of the park and a highly-prized area that was very visually accessible, so it was really the identifying element of the park today as people travel through the city. The proposal was to improve Murase Plaza by providing additional seating along the fountain, improving the amphitheater connecting the regional trail, making other connections down through the park, and improving accessibility to the existing barn. Mr. Sherer and his staff were also improving the playgrounds and other facilities.
 - In the west area, there were many conversations about tournament fields and the ability for the park to accommodate uses. The proposal would improve the sports fields with both synthetic turf and natural turf so they could be used throughout the year; increase the base pad length, so different users could use the ball fields; and add a variety of hard courts, including pickle ball and the shared sports court Mr. Sherer mentioned. One of the hard court areas would be covered.
 - Based on discussions with the Commission, some basketball shooting areas were added at the north and south ends of the park's west area.
 - To the southwest, a new parking lot was proposed, as well as new restrooms and an expansion of the play area, which was well-loved. The play area would be improved with expanded play

abilities to establish a nature-based play area where kids could have fun in the woods. (Slide 26)

- The existing barn above the sports fields currently used for maintenance would be renovated into a picnic shelter. A consultant looked at revenue generation and the use of spaces in the park, and picnic shelters are highly used. Renovating the barn into a leasable picnic shelter would be a good investment; the maintenance facilities would be relocated to Murase Park, adjacent to the others.
- There were lots of conversations about the amount of activity on the riverfront. The proposal would maintain most of the forest, provide views to the water, and improve the boat access. Slide 29 showed the proposed overlook areas. Improvements would be made the main river trail and the shelter.
 - A lot of people were interested in light water craft use, so the gravel driveway could be used and managed to allow additional access to the boat dock. In the future, there could be a concession area, perhaps, where boats could be rented. Once the City had jurisdiction of the dock in the coming years, improvements would be made to allow better access for light water craft.
 - The existing river shelter would remain in place and the landscape and connections to it would be improved. Few people know about the existing shelter to the east because of the berm and grading, so the suggestion was to remove that berm so the shelter was safer and more easily accessed, to increase use of the shelter.
- A number of features would be located in the east area of the park that would balance different recreational needs and meet some new ones. Improvements included formalizing parking in the area, which had been lacking, adding a restroom area, and moving the skate spot over to the east area. Based on input from the community, a bicycle skills course would be added where people could work on a variety of mountain biking skills.
 - In the open area to the south, the dog area would be relocated to the north to create a nine-hole disc golf course that would be heavily planted and have a variety of trails for people to use as part of the connections through and to the park. The relocated off-leash dog area would be the same size as it was today with similar facilities.
 - In addition, the community garden would be moved slightly to the east to allow it to get better sun. Right now, the riparian vegetation was protecting the creek, but also shading the garden, so the suggestion was to slide it to the east.
 - Further to the east was an open meadow that was a leased property that the City was now managing. The meadow was often wet during the year, and people enjoy walking through meadow areas, birding, and that sort of thing. A circulation system was suggested in this area, but very much an open, passive zone.
- The priorities for the improvements are:
 - Phase 1 was to prepare the east side of the park by moving the dog area and garden, and allowing some of the lower-cost improvements to occur, such as the disc golf and bicycle skills course, and improving the circulation and parking.
 - Phase 2 would involve making significant changes to the ball fields as a contiguous portion of work, rather than doing one field at a time, which would really help the sports groups.
 - Phase 3 involved many priorities throughout the park, including the trail systems.

Commissioner Hurley:

- Noted one item not mentioned but discussed at the prior Planning Commission meeting was doing all synthetic turf fields. The Commission was told that it was a budget issue; other budget issues were added in the plan but no additional synthetic turf and it was not addressed.
 - Mr. Sherer responded that during the public process, one of the conceptualls had all four fields being synthetic and there was some pushback because of the multi-purpose use of the park associated with nonathletic events. During that process, comments were made that grass certainly had its place as far as the special event activities, such as Easter egg hunts. Staff believed initially that it was a nice

balance between the increased programmability that synthetic gives, and then, since the park was used for multiple activities, to leave the turf on the west and south sides.

- Asked what percentage of the total park would go synthetic; from the map, it looked like about 5 percent. There was land to the north and to the east for Easter egg hunts and tents with shelters and everything. It did not make a lot of sense to him, especially considering it was revenue-generating. If improvements were going to be made, the City should do it right. About six different uses are used for those fields throughout all twelve months. He had not taken his children to the Easter egg hunt, but he could see a lot of good places to do an Easter egg hunt that was not on a softball field.
 - Mr. Sherer noted none of the proposed projects were currently funded, which was a discussion Staff would need to have with City Council. Different funding options were being considered, whether strictly from the General Fund, incrementally through the CIP projects, or possibly through some sort of general obligation bond. Staff was going through a survey process right now for the aquatics center and one alternative that would be presented to the respondents was to include improvements to Memorial Park in with another bond. This was based on some of the input received from the consultants that including improvements to Memorial Park could certainly broaden the base of support for a bond question. Those were the only real alternatives and, of course, the solicitation of grants. Certainly, when it came time to allocate funds to the Master Plan, the option of additional synthetic turf could be represented.
- Reminded that at the last meeting, Staff said there were still plans for the skateboard park across from City Hall, so the \$250,000 seemed like a lot when another skateboard park was already planned.
 - Mr. Sherer replied the cost estimate for the skateboard park, for which Staff had just completed the planning process, was in excess of \$800,000. Replacing the existing skateboard park in Memorial Park made sense on an interim basis. If both parks existed, there was certainly the demand for service where both could be successful. Quite honestly, the skateboard park across from City Hall was another project that was totally unfunded. City Council funded the design element, but it would have to be a community effort, partnering with the City, in order to make it a reality.
- Noted the cost of \$85,000 for moving the community garden.
 - Mr. Sherer replied a lot of that cost was fencing.
 - Mr. Zilas added it was also soil preparation, as improving the soil had occurred over the years as requested by the citizens who use the garden.
 - Mr. Sherer explained that community garden users pay different prices based on use of a raised bed or flat bed, but it was about \$30 to \$35 a year, which was included in the revenue projections.
- Commented if the city had one-acre lots a community garden would not be needed.

Commissioner Postma noted Page 28 of 102 incorrectly identified the regions of the park.

- He appreciated that more basketball courts were added to avoid the risk of the courts being exclusive, but also recalled mentioning that sand volleyball courts had the same problem; adults were playing and children were left standing on the side holding the volleyball. Considering the relatively small cost, he believed adding another sand volleyball court at a cost of \$9,500 was an excellent idea compared to the \$500,000 for pickle ball courts. Like the basketball court, a single volleyball court becomes very exclusive, resulting in an even bigger problem than if nothing was provided.
- He shared some of Commissioner Hurley's concerns and was a bit troubled to see the City expending several hundred thousand dollars to essentially move an existing amenity to a new spot. He understood it was inevitable to some degree, but in a budget conscious era, it would be a bit tougher for everybody to swallow. Maybe there was no solution considering the topography and what the City had to work with, but he believed it was something the Commission should consider. He understood this was a Master Plan and nothing was defined in stone, so maybe those things could be addressed in the future. Going forward, the Commission might want to consider whether or not to spend money to move features the City already had.
- He also agreed with the synthetic courts, which make a very big difference. There was clearly an appetite for synthetic courts and if more existed, the City's would increase its opportunities for revenue. He knew it was an expensive option, which it was something to keep in mind going forward.

- He noted the \$500,000 for pickle ball courts. He understood pickle ball was a growing sport, but it was also still a fringe sport. The first option that came to the Commission had one basketball court and eight or nine pickle ball courts, which was a bit tough to explain to a community with kids who play basketball versus an up and coming sport. He questioned whether the City expected pickle ball to be revenue generating or some public/private partnership could be expected to create these sorts of things. He noted that covering some courts was a new introduction, but the City did not have covered tennis courts, basketball courts, or other courts. The City was now proposing covering this new pickle ball court at a pretty high expense and it had not even been tested in this community, which concerned him a little bit.

Commissioner Greenfield:

- Asked for clarification regarding Figure 11. Ball Field and Shelter Time of Use shown on Page 29 of 102.
 - Mr. Zilas explained Figure 11 showed the weeks and times of use throughout the year. In July, for example, looking vertically, the ball fields, soccer fields and shelters were all being used. He confirmed the white space indicated the field or shelter was not used and that there was no particular significance to the color coding, only to make it legible.
- Recalled there was an environmental reason for moving the community gardens, possibly about shade.
 - Mr. Zilas confirmed the western portion of the existing garden was getting shaded out and would be moved. People growing vegetables said they were not getting enough sun on that space, so the proposal was to leave some plots and shift others to the east. It was not simply an arbitrary design move.
 - Commissioner Postma understood there were reasons for moving some things. This was a shade and location issue for the community garden, but shade was not an issue for the off-leash dog area, which was also being moved.
- Said he had heard or read recently about health and safety concerns for children related to synthetic turf and asked if that issue had been researched.
 - Mr. Sherer answered yes, noting the end result of the studies he read was that the risk was minimal, if at all. Today's infill synthetic turfs were not the same as the initial versions; instead of running on a carpet, one actually ran on the infield between the fibers, so those things had been modified and advanced in implementation and impact on use.
- Was pleased to see the location of the additional basketball hoops, and appreciated that that team took that into account. Overall, he was very pleased with the design. The team had done a really terrific job. He walked particularly the eastern part of the Riverfront the other day, imagining what it could be like, and it needed the improvement. If it could be done without significantly changing the general ambience, as he believed the Master Plan would, it would be very welcomed.
- Asked if there was any projection or timeline for the phasing in a best possible scenario.
 - Mr. Sherer answered no; until a funding source was identified, there was just no way to anticipate when any of the phases could be initiated. The theory behind the phasing was that the City could do the relatively less expensive items initially and do the moving around to accommodate the improvements farther to the south on the east side, and then address the more active play area all at one time for economy of scale, instead of staging and unstaging. When those improvements would be initiated was dependent on the City's ability to secure funding.

Commissioner Millan:

- Clarified that pickle ball was replacing tennis for the baby boomers, whose knees were not what they used to be.
- Noted access to the river was one of the guiding principles, but that improvement was toward the end of the phasing. She understood about economy of scale, in terms of shifting where the dog park area etc., but asked why river access was relegated to the end of the plan when one complaint for years in the community has been the lack of access, use, or even advocating that people use the river. Some people do not even know there is a river in Wilsonville.
 - Chair McGuire asking if guiding principles were used to determine how the different projects were phased other than major elements need to be moved before other work was done.

- Mr. Sherer replied a lot of the phasing was based on current demand and current uses. According to the 617 respondents to the comprehensive survey, the most active uses in the park were the sports fields, which he believed accounted for 55 percent of the total use in the park. Ideally, if the funding was available at one time, no phasing would be necessary. He agreed having some outlook areas in the early part of the phasing process was a good point.
- Noted the river picnic shelter was very highly used and had to be booked almost a year or more in advance. The other alternatives were the forest shelter and turning the barn into a picnic area, but again, those improvements were lower priorities. These were features people really liked to use and were also revenue generating. Perhaps the team would want to consider where the renovation of that barn comes from. She asked if the barn would be more open air or a closed-in type of structure.
- Mr. Sherer replied the reason the barn was so far down on the phasing list was because it was currently used for storage of park maintenance equipment. Until the maintenance yard could be relocated, the barn was needed for its current use.
 - The phasing was not an easy thing to determine, but was done based on current demand for services. Currently, the forest shelter was underutilized in comparison to the river shelter because it could not be seen. He agreed that opening the area up would change the use levels, but including the forest shelter improvements in Phase 1 was not practical. However, including it in Phase 2 might be feasible because some earth work would be done around the park to renovate the fields anyway. Projects in Phase 3 were not necessarily a lesser priority, but without knowing exactly what the funding strategy would be, the team came up with this proposal.
- Stated she had heard complaints from former members of the community garden about how the garden has been managed. The garden plots of many people were poorly maintained, so weeds overtook adjacent plots and people who had brought in soil to amend their plots would not get the same plot the following year. She understood the Master Plan did not even address the issue, but she wanted to make the department aware of these concerns. She believed moving the garden so there was more sunshine was a good idea.

Chair McGuire stated that overall, she supported the design of the Master Plan and appreciated the time taken to get and incorporate public input, as well as that received from the last Planning Commission meeting. She also supported adding the additional sand volleyball court, noting there was only one sand volleyball court in her neighborhood, and the kids wanted their own court to play on. Considering the cost benefit, she believed the additional court would get a lot of use.

- She believed doing synthetic turf on two of the fields was a fair and balanced approach. The \$2.5 million was a significant investment for the City and there were benefits of doing that phased approach. There might be community support if the City could incorporate the additional revenue into other areas of the sports field; or if people have that experience of having turf and then want the grass, preserving the grass in case people did not want the entire area to be turfed was a balanced way to go about doing it.
- The skateboard park and community garden were good elements of the Master Plan.
- With the phasing, she understood this would unfold slowly over time, but she would advocate for moving that nature play area and dock launch up to the earlier phases, given their lower expense compared to some other line items, to give access to the river and give a different experience to the kids. Kids love playing in the woods and having a nature play area in that wooded area would offer an additional benefit to the community outside of the play structures and sports court.

Commissioner Greenfield:

- Confirmed no design plans yet existed for how the barn (near Murase Park) could be converted to a picnic shelter. He inquired about the durability of the barn and how it was being protected against rotting out.
 - Mr. Sherer replied when the City first renovated the barn (next to Murase Park), it was made structurally sound and still maintained the rustic feel of a historical building. He believed through existing maintenance practices; it could be kept in good shape. The City's recent improvements had

made the barn much more attractive and it becoming the City's most popular rental facility and a terrific revenue generator.

- Added that Wilsonville has very few structures from that era, so it was worth protecting. He asked if the wood could be treated.
 - Mr. Sherer replied the wood could be stained, noting the City had to be careful not to take anything away from its historical significance, but structurally, the barn was sound.

Commissioner Hurley asked if the team had considered cutting a few trees down to get rid of the shade at the community garden, which would save \$85,000 and people could be growing in the garden this year.

- Mr. Sherer replied the trees were in the protected areas as well as in the Boeckman Creek riparian area.
- Chair McGuire added removing the shade would affect the fish.

Commissioner Greenfield noted the difficulty in getting a view of the river from the walkway without risking life and limb or getting really scratched. He asked if some short-term improvements could be made to make the overlook sites immediately accessible, possibly through the use of volunteer labor.

- Mr. Sherer believed there was, adding he would look at some of the more obvious sites identified in the Master Plan to see just what would be required to accomplish that.

Commissioner Millan agreed with the suggestion, noting that people blaze their own trails through there. It would not need to be a fully developed trail, but something that would access a view of the river would go a long way.

Chair McGuire called for public testimony on the Memorial Park Master Plan.

Linda Ingalls, 7505 SW Schroeder Way, Wilsonville, OR, explained that Schroeder Way dead-ends at the community gardens. She had never heard anybody complaining about the shade, but she did not use the community gardens; she did walk there almost every day, though, and it was heavily used. Her concern was all the traffic that would be on Schroeder Way if the City was going to put in more parking and a restroom and was moving the dog park there and changing the gardens. There were only five residents that live on that road, now; of course, three huge million dollar homes were being put in next to her house if anybody is interested in a bigger lot. She asked what would be done with Schroeder Way because it was not that big of a road.

Mr. Neamtzu explained a traffic analysis would come with development of the actual site; it was not done at the master planning level. However, with all new development traffic analyses were done to ensure the road would be able to meet certain level of service standards for flow of traffic. There were pretty rigorous requirements for making sure the road still functioned adequately to meet the demand. Staff did not have that information at this level, unfortunately, but it was an important point.

Ms. Ingalls added two cars could barely pass each other on that road. She commented that pickle ball was up and coming sport and was what the baby boomers were doing. She taught and knew a lot of people play it. Pickle ball was not quite as big as tennis, and so it was an easier game to master. It was a great sport.

Commissioner Postma agreed it was an up and coming sport and was a \$500,000 expense.

Commissioner Hurley noted something that had been around 100 years was not up and coming.

Chair McGuire added it could be a potential source of revenue.

Chris Owen, Sandy Court, Wilsonville, OR, noted it was great to see families play in the water feature at Murase Plaza, but many times kids would dart away from their families, and from the library parking lot across to the park. One always had to pay attention for people in the street there.

- He appreciated that the Commission recognized the need for the additional sand volleyball. He believed it would be great to have more than one.
- The pickle ball sounded like a great thing, but with everything being combined into one area and being so expensive, he asked if some things could be strategized into the other new developments as they came into town or was it best to be in just this one area when there was so much going on in one spot.
- Regarding the BMX bike course, from his mountain biking experience, the City needed to consider a lot bigger venue. Given the costs he was hearing on such things as the skate park, moving the garden, etc., he assumed the BMX course was going to be pretty costly, and for the size and reward, there probably would not be that much return off the opportunity.

Chair McGuire confirmed there was no further public testimony and closed the public hearing at 7:10 pm.

Chair McGuire asked if the addition of a sand volleyball court could be added as an amendment or if the suggestion could be forwarded to City Council.

Mr. Neamtzu replied it was perfectly appropriate for the Commission to make any series of modifications to the Master Plan and recommend that the Council consider including those as part of final adoption.

Commissioner Postma advocated for adding at least one more sand volleyball court, adding he was very encouraged to see the minimal cost associated with it, so it seemed to be something of a no-brainer. He believed the synthetic turf and pickle ball courts and when and how the money would be spent were for later discussions; it was something the Commission could consider, but did not require modification. He asked if any additional changes, other than the added sand volleyball court, should be put into the motion.

Commissioner Hurley stated the Master Plan had a long horizon with zero funding, so he believed the Master Plan should include the goal of having all the fields in that western section be synthetic turf fields. Phase 1 would be the two ball fields, and then Phases 2 or 3 would be the remainder, which would also give the public the option or time before a second phase comes in to say whether they preferred grass or synthetic turf.

He wanted it in the Master Plan, because the next Master Plan would not be done for another 25 years. He agreed to adding language to the Master Plan that consideration should be given to add additional turf during Phase 2 or subsequent to synthetic turf being installed on the first two fields.

Commissioner Greenfield noted the language needed to be part of the Master Plan the Commission was endorsing today.

Commissioner Postma agreed to the proposed language, noting it was actually a cost benefit analysis. The City needed to know whether or not the additional revenue made from the use of the ball fields would do that, and it was a very long-range and difficult process.

Commissioner Hurley noted the City was spending \$1.1 million on the lighting for the ball fields. However, there is not a decent field to play on, even if there is lighting. If he was trying to schedule some sort of evening sporting event and if he had two options between synthetic and natural turf and both have lighting, he was going to go with the synthetic because he believed that grass turf was the cause of too many injuries.

Commissioner Postma confirmed the lighting improvement was part of Phase 3.

Commissioner Millan noted the survey results on the natural versus artificial turf were split.

Chair McGuire said she had heard mixed responses, so she believed the survey was representative of different opinions and that the balanced approach would serve that by giving people a chance to see whether they liked the synthetic turf and wanted to invest that money.

Commissioner Postma believed the Commission could indicate the desire for consideration of additional synthetic turf at later phasing and let Staff find the appropriate place to include language in the Master Plan.

Commissioner Hurley noted the cost in today's dollars for a bike pump track was \$31,000, so he did not believe the track would be mountain biking, but for smaller BMX bikes.

Commissioner Millan understood BMX bike tracks were used by people practicing their mountain biking skills.

Commissioner Postma believed the bike track was one of those things the City could consider if funding was available. The mindset of the Master Plan was to find a location and when there was funding, the City could get more specific as to size and cost at that time.

Commissioner Millan also wanted to add language regarding access to the river, starting with the viewpoints and moving to improving dock access. River access was down on the priority list, but the surveys reflected river access being a priority.

Commissioner Postma said the Commission could also ask Staff to include, where appropriate, indications that the Commission would like to consider more immediate phasing of access to the river and river views, which was currently Phase 4.

Commissioner Postma moved to adopt Resolution No. LP15-0001, correcting Page 28 of 102 of the Staff report to correctly identify the regions of Memorial Park, and 1) adding an additional sand volleyball court at an appropriate location to be determined by staff; 2) adding language in the Plan to consider the potential of additional synthetic turf beyond what is currently depicted in the active sports field core as part of later phases, and 3) more immediate phasing of access to the river and the creation of river views where appropriate. Commissioner Millan seconded the motion, which passed unanimously.

VII. WORK SESSIONS

A. Coffee Creek Industrial Form-based Code (Neamtzu, Urbsworks)

Chris Neamtzu, Planning Director, said that Staff and Urbsworks were working on the final draft for the Form-based Code, but tonight's work session was to refresh the Planning Commission on the project and provide an update on the progress made thus far. Staff would also be reviewing the Form-based Code Pattern Book once received from the consultants, who would then make any final edits and prepare the draft. No public hearings had been scheduled at this point as the process of melding new Code language and existing processes with idea of creating clear and objective standards and a two-path system for review of development in the Coffee Creek Industrial Area had proven to be rather complex.

- He noted the consultant team was working for the State of Oregon Transportation Growth Management (TGM) Program, and that Laura Buhl, Contract Administrator for the TGM Program, was also present.
- He clarified that the deadline for the grant was the end of June, but the City was trying to extend that out a couple months. The grant required the consultant team to deliver a final product, but the City was not required to adopt the program within the timeframe. If the Form-based program was acceptable, the City would likely be required to continue the work and engage with the design team through the process for adoption.

Chair McGuire noted it was good to have so many Commissioners with prior experience on the Development Review Board (DRB).

Marcy McInelly, Urbsworks, stated the consultants were working closely with Staff on amendments to the Development Code that were necessary to make the new Form-based Code component work, and only about three issues, which were quite complicated, remained to be resolved. She reviewed the key elements of the

Wilsonville Coffee Creek Light Industrial Area Form-based Code, discussed on Page 4 of the memorandum included in the meeting packet.

Ms. McInelly and Staff responded to comments and questions from the Planning Commission regarding those key elements as follows:

- Currently, Class II Administrative Reviews cover a wide variety of applications, including temporary uses, additions less than 1,250 sq ft, tree issues, etc. Form-based Code applications processed through a Class II review would be issued in the form of a decision, as currently allowed. A majority of either DRB Panels could call the decision up to a public hearing, and City Council could call up a DRB decision as well.
 - Application packets submitted for Form-based Code development would more substantial, but Staff did not envision changing the existing call up procedures, which provided options for the DRB to review the application if they believed it necessary or an issue emerged.
- Concern was expressed about the significant review authority given to the Planning Director under the Form-based Code, especially given the proposed Pattern Book. The Villebois Master Plan had a Pattern Book with new developments and homes going through administrative review, not a public hearing. As new and different builders have come in for administrative review and do refinements allowed within the latitude of the Villebois Pattern Book, a dilution of the required design has resulted. While the private developer was provided with more flexibility, their interests were prioritized over the public's interest. While there were advantages to having such a streamlined review process, administrative review involved a lot more subjectivity and was less vigorous.
 - As with the current process, a notice of administrative action would be sent to all surrounding property owners, who would have a minimum ten days to review the submitted materials and submit written testimony. The Planning Director could make a decision or send the application to public hearing if there were a lot of issues or concerns. Any Planning Director decision could be called up by the DRB to a public hearing.
 - The reason for giving the Planning Director more authority was because the Form-based Code would be much more exacting. There would not be so much room for interpretation, so areas where the Director had more authority would be clearly outlined in the Code. If the DRB called up a decision, the DRB only had latitude when latitude existed in the Code. One reason for passing the Form-based Code was to remove the discretionary elements of the Development Code.
 - The Form-based Code worked out every single standard that would apply to the site very exactly and without any room for maneuvering except for a few built in adjustments. The team was working to make every single standard clear and objective, for the setbacks, building heights, façade designs, landscaping, parking lot siting, new connections, etc. It was very exacting with no room for flexibility or negotiation.
 - The point was to work out all the details of the standards ahead of time, so that Staff and the consultant team were confident it would work, and then the Planning Director could simply say, yes, the standard had been met.
 - The Pattern Book is a complement to the Form-based Code and would help people understand how the Form-based Code could be interpreted. Although some flexibility was built in, there would be clear limits of that flexibility. The Pattern Book would show several optional patterns that could be used to meet one standard. For example, different kinds of streets and multi-use paths would be shown that could be built to meet the connectivity requirement. The Form-based Code still put a box around what a developer could do.
 - The best place to use a Form-based Code was in an industrial district far away from a residential district, so there was not a mix of uses or adjacent incompatible uses that had to be addressed. The Coffee Creek Industrial Area was a nice laboratory for the Form-based Code.
 - Adjustments would be limited to a 10 to 20 percent deviation. The 10 to 20 percent deviation would be allowed on any metric within a quantifiable standard, and the specific percentage differed slightly for every single standard. For example, if the connectivity standard required a connection every 600 ft, but a developer needed a connection a few feet farther than 600 ft

because they had a very large site or another connection had already been put in, they could get a quantifiable adjustment.

Ms. McInelly and Joseph Readdy, also of Urbsworks, presented the Form-based Code via PowerPoint, describing the four areas of regulation and how the Form-based Code would work on three actual sites using a road test and 3D modeling. The road test helped the team find 120 different issues within the Development Code that the Form-based Code had to address, unlock, unravel, and reconnect to ensure the Form-based Code would be as effective as possible. That the new code would work well from adoption, work well for Staff and make applicants grateful to have a clear and objective path to follow that would provide certainty. The 3D modeling was used to test whether the Form-based Code elements would really work on an actual site.

Discussion and feedback from the Planning Commission as well as responses by Staff and the consultants to Commissioner questions were as follows:

- Unlike the Day Road Design Overlay, which started with regulating buildings, the Coffee Creek Industrial Form-based Code started with the public realm of street design and connectivity, district-wide landscaping and design, development of the site and site design, and then building design would make the neighborhood complete. The goal of the project was to create an industrial district with cohesive, high-quality design in the public realm, in the landscaping and architecture.
- Because these buildings could be a warehouse, fabrication, or even an office building, applicants could determine, to a large degree, the appropriate amount of fenestration or windows on their building facades; however, the Form-based Code was particularly concerned with transparency around the building entrances. The Technical Advisory Committee (TAC) provided strong input about where regulation should apply and the best regulation that would be most applicable to the most types of buildings in the district. Fenestration was addressed, but not regulated. There was no minimum or maximum requirement for fenestration on buildings.
 - The team had considered having different fenestration percentages for different building uses, but the idea was to regulate use and not form in the Form-based Code in the hope that form would follow use.
 - The market would respond to the types of buildings resulting from the Form-based Code. Should Day Road get the kinds of developments the City always hoped for, it would not make sense for a company with a building that primarily housed office workers to build a big, solid, unfenestrated building without any transparency; it would not serve its tenants well. Conversely, it made no sense to have a minimum fenestration requirement for a distribution warehouse. The windows required originally by the Day Road Design Overlay likely would have been covered up or obscured, at worst, and at best, ridiculed by developers.
 - The team believed a balance had been achieved between encouraging the right kind of design for the right context for the right buildings, and encouraging the right kinds of buildings to be fully adaptable to a variety of uses, while not setting a required amount of fenestration.
 - Those in the market who served on the TAC assured that office buildings would have windows, but stated that if over-regulated and forced to put in windows, Coffee Creek would not be in the market for those wanting a distribution warehouse or manufacturing facility where secrecy and confidentiality were required. The consistent conversation was that there needed to be flexibility and understanding that the market would do what was needed with regard to things like windows.
 - The Form-based Code still had design standards and regulated how the entryways must look, so no buildings would be solid rectangles with no windows
 - Day Road is the northern entrance to the city. The intent of the Day Road Design Overlay was that area would be commercial space; developing with the Form-based Code without that vision could result in an industrial park of windowless buildings.
- The Day Road Design Overlay was based on projections about what jobs would be coming to Wilsonville and continually hearing from the community that higher paying jobs were needed. Therefore, there were concerns about the Form-based Code approach.

- People within the market had serious reservations about the current Day Road Design Overlay, and in fact, strong opinions as to whether Day Road could ever be built that way; those in the market said it would never be built. The mindset was that the market had given a pretty clear indication that it would not be built out if the standards were that strict, so the idea was to build in a bit more flexibility in hopes of achieving build out.
- Flexibility and responsiveness to the market was not necessary in deciding the land uses, but given a use in an application there seemed to be room in a form-based code to specify at least parameters as far as fenestration and materials. It did not seem that level of detail should be left to the market.
- Mr. Readdy replied that he respected that point of view, but he suggested that the Commission consider the Applicant who refuses to provide fenestration and submitted plans for Staff review that did not show the true intention, and proposed no windows, citing the appropriate Form-based Code standard, when actually, a future use might need such windows under the Form-based Code.
 - The team had chosen to stay away from fenestration requirements by having a very simple set of clear standards that start with the high quality of the public realm; whereas the Day Road Design Overlay would result in a certain type of building with offices, but it did not necessarily result in those buildings up close to the street to provide a continuous street wall along Day Road that truly reinforced a high quality street with high quality landscape and good buildings. The Overlay focused only on good buildings.
 - The team knew the Form-base Code would result in a very beautiful street with buildings close to the street that were articulated and highly, well designed with the encouragement of the Pattern Book. The entrance would be very clear to people on the street, inviting, open, welcoming, protected, and people would understand the kind of architecture, design, and building uses Wilsonville wanted in the community. The team believed this could be achieved without setting standards for the amount of fenestration on each building.
- Ms. McInelly offered a specific example. The Day Road Design Overlay required buildings to have a high degree of articulation, which received high push back from the development community, but the buildings were not required to be close to the street. Buildings could have been behind parking lots.
 - To compensate for the fact that the City could not control what was in the building or the amount of fenestration, a lot of the Form-based Code regulations focused on how to make the space between the sidewalk and building the highest quality possible. The landscape standards, parking screening, how buildings are articulated and their distance from the street were all specified to achieve a sense of enclosure on the street in order to make it an urban environment.
 - These things were not given much attention in the Day Road Design Overlay, which again, was focused on the buildings themselves, and this was one of the tensions the team had been working with.
- Most developers and potential tenants want the entrance to be accessible. One concern discussed by the TAC was that the entranceways were being pushed to the front road, which was a long way from parking and not a natural spot where most people would be coming in. With regard to visibility concerns, the benefit of having a visible entrance was important, but from a utility standpoint, the entrance should be in the right location. The majority of people would not access the building at a front entrance on the addressing street.
 - The standards provided quite a lot of flexibility by allowing the entrance to be right at the 30-ft setback or pulled back 150 ft maximum from the right-of-way of the addressing street, giving the applicant a chance to include nearby parking.
 - Entrances could be in many different locations than those shown on the 3D slides, so some flexibility was available. How walkways would connect parking lots to entrances within 150 ft and visible from the addressing street, even on separate buildings, was indicated.
 - The lingering concern was how to avoid having long expansive walls with no windows or visible entrances with windows in impractical locations, while still meeting the grand entranceway-type feature that developers want.
- After TAC conversations about loading docks, the team held a Google Earth exploratory meeting to look at industrial development that had loading berths on the fronts of buildings and consider how they were designed and integrated.

- Currently, the draft Form-based Code allowed one loading dock on the front façade of a building facing an addressing street. No screening was required, but the loading docks were limited in size and distance from the back of the sidewalk and could not interrupt the sidewalk.
- The team had not yet explored options for having multiple docks or potential requirements for screening them.
- Finding examples of outdoor spaces or respite areas was difficult on Google Earth because of trees and the fact that most outdoor spaces were within the site and not visible from Google's street view.
 - Two suggested locations for the team to consider were on the west side of old Nike building, which was now Pacific Foods, and the area just south of there with the trees.
- The Pattern Book would include really clear illustrations, including a combination of 3D models and a lot of photographic material to provide good examples of other exemplary development in other locations.
 - As an example, connectivity was important and part of achieving the City's Transportation System Plan (TSP), so achieving it was made as flexible as possible. One difficulty of this whole endeavor was that form-based codes usually regulate from the outside of the site in, starting with the street; so, if facing a certain street, the building must do certain things with the street and have a certain relationship with the street. However, not many streets exist in Coffee Creek, so it was important to leave a lot of flexibility as far as where the streets would be placed because the industrial developers would need to locate the streets in ways that best meets their needs.
 - The team did not want too many limitations while meeting the TSP standard, so developers would be allowed to choose from a wide range of different types of connections to meet the requirement, such as a street, parking lot, drive aisle, multi-use trail, etc. The Pattern Book would show several different options that could be used to meet one standard.
 - Additionally, the imagery would be more explicit in guiding a person on where the primary frontage must be located, the type of façade required on the primary frontage, where the entrance must be located and its required features, etc.
- The Form-based Pattern Book, brought to mind experiences with the Villebois Pattern Book and how things had deviated of late from that Pattern Book. Driving through Villebois, one could see that different houses from different builders were not the same. This could be due to the types or quality of materials used that might not be specified in the Villebois Pattern Book, or perhaps some builders went beyond the requirements and set the precedent higher. Stonework was lacking on some of the homes built later, but all Villebois homes were supposed to have the same level of appearance and they did not come off that way. While these builders adhered to the Pattern Book, the ability to take a slightly different approach resulted in a different product.
 - Mr. Neamtzu noted one example could be the courtyards, which were an optional design element implemented in much of the earlier phases of Villebois. No courtyards or patios were being built by the new company that came into Villebois, but after hearing from citizens, Staff began conditioning courtyards in subsequent phases. Standing close to the homes, one could recognize an obvious difference in construction techniques, but the Pattern Book did not address that level of detail.
 - There were unforeseen consequences to providing additional freedom for construction and development in the Coffee Creek Industrial Area and not having as rigorous of a process was concerning.
 - Developers would push any flexibility to nth degree to save money and maximize profits. People were seeing a difference in standards in Villebois, so was there a break down to identify to ensure the same problem was not repeated process wise with the Form-based Code?
 - Providing a 10 to 20 percent deviation must be allowed to accommodate certain circumstances, but that flexibility would result in a different outcome than the standards put in the Form-based Code. The City must be vigilant about allowing for those deviations based on objective metrics and not things like aesthetics or provide for a veto.
 - The market's concern was that with too many options for vetoes, the Form-based Code would mean nothing. Everything would be vetoed so developers would be back to the DRB system and the City would struggle to get interested developers because of the costs associated to make their projects fit the Form-based Code, and then one veto would take them back to the system they were trying to avoid.

Chair McGuire stated that was what the public process was about. She recognized the city wanted development, but the City and the Commission were here to serve the public's interest. One of her guiding principles was to hold the public's interest as more important than private developers, so that impact must be taken into consideration; this due process existed for a reason.

- She did believe the Form-based Code was innovative and exciting, and that using an industrial area as a pilot was an excellent approach. She was interested in learning more and looked forward to seeing the Pattern Book, but she was a bit hesitant due to that risk and she wanted to be thoughtful about that for the Wilsonville community.
 - Mr. Neamtzu responded that was exactly what was needed in this process. It was important to be diligent in reviewing the Form-based Code to ensure it achieved what the community wanted.

Commissioner Postma agreed, adding that both he and the TAC also struggled with the issue of balancing what the market could actually do something with and was acceptable to the community, which involved a certain design, look, and function.

Chair McGuire noted the same balancing issue was occurring in Frog Pond; the community wanted 15,000 sq ft lots and the developers said no one would buy them and they could not afford to develop them.

Discussion continued about the Form-based Code as follows:

- The team recommended the City-sponsored tree inventory be done in advance to create a true, clear and objective process. The City would steward and protect the trees ahead of time. Everyone would know the important trees and tree groves that would need to be addressed from the beginning. A lot of flexibility was built into locating streets and designing parking lots, so developers would be required to meet those standards around the pre-identified trees.
 - If the tree inventory was not done, the team did not believe the Form-based Code would work because after going through the Class II Administrative Review, a developer could still get a call back on trees.
- While identifying the tree resources to be preserved, the developer component of the TAC also suggested looking at the area's transportation needs. With the transportation needs mapped out, developers on the TAC believed Coffee Creek would be one of the most attractive industrial areas in the region. The team was considering a loosely preapproved transportation plan with a lot of flexibility about where streets or connections were located. Generally, some master planning would help create a truly streamlined process.
 - Having a master transportation overlay of sorts also made tremendous sense because it could ensure the right traffic flow for different vehicle types and better inform developers about what parcels might best suit their transportation needs.
- The lack of attention to aesthetics in the Form-based Code caused some uncertainty and discomfort. Would there be protections against such architectural horrors as seen in the SMART Building? What structure would produce a sense of identity, consistency, and a sense of place in Coffee Creek, which would be thwarted by a hodgepodge of architectural development?
 - The sense of place would come from the environment: the tree preservation and nature that would be left, as well as the public realm between the building and the street where a significant amount of landscaping would be required.
 - Although the look of the buildings was not as regulated as far as style, architecture, amount of fenestration, etc., the buildings were allowed to be what the market needed for that use at that time.
 - Many tilt up buildings had become more employee-rich places with windows cut into the slab to open them up and floors put in to create multi-story buildings from prior warehouses.
 - A minimum height requirement would enable the buildings to be adapted in the future.
 - The team was walking a fine line between allowing flexibility in the buildings, such as with architecture, and requiring a lot from the developers in terms the quality of the public realm and amount of landscaping that was required and preserved in the form of the tree preservation, which would go a long way toward creating a sense of place.

- Form-based Code was cold and clinical and made as clear and objective as possible; however, it would not operate without the Pattern Book as its component part. The emphasis on aesthetics was in the Pattern Book, which was appropriate. The Pattern Book would emphasize creating a high quality environment that starts with the regional landscape and goes down to the specific elements of the building. The team did not find an appropriate place to say “beautiful”, other than in the encouraging language of the purpose statement of the Form-based Code, because beautiful was not clear and objective. The challenge now was to come up with the proper illustrations to help show an applicant what was expected and encourage them to provide maybe more than even they anticipated.
- Coffee Creek would be a vibrant and exciting place, full of business opportunity and employment. People would be thrilled to go there and would think of it as a single place, the Coffee Creek area, not just an industrial area with one good building. The team assured that aesthetics had been considered and were quite emphasized.

B. Community Development Project Updates (Kraushaar)

Nancy Kraushaar, Community Development Director, stated that after updating City Council, she and Mr. Neamtzu believed providing the same update to the Planning Commission was important so they could address any questions from Wilsonville citizens. She presented the Community Development Project Updates via PowerPoint, describing the details and anticipated timelines of several construction projects underway throughout the city and responding to clarifying questions from the Commission.

- Installing a flashing red light or, at minimum, striping was suggested at the Boeckman/Canyon Creek Rd intersection. A majority of the car accidents there occur when someone going east-west on Boeckman Rd did not see or did not know there was a stop sign and tagged someone going north-south on Canyon Creek Rd.
 - The thermal plastic pedestrian crossing that would be installed as part of the Canyon Creek Pedestrian Enhancement could raise some awareness to drivers about the presence of the intersection. Another idea was to install oversized stop signs, which help a fair amount and would be a very economical.
 - The two heavily traveled roads would have a traffic signal someday, but that was not shown in the TSP for 10 to 15 years.
- Commissioners Levit and Springall should be contacted about serving on the task force for the French Prairie Ped/Bike/Emergency Bridge.
 - With any large project using federal funding, part of process involved looking at a couple alternatives for the location. Both the Boones Ferry and Charbonneau Connections would be considered, though the Boones Ferry Connection seemed to be the preferred location years ago.

VIII. OTHER BUSINESS

A. 2015 Planning Commission Work Program

IX. COMMUNICATIONS

There were none.

X. ADJOURNMENT

Chair McGuire adjourned the regular meeting of the Wilsonville Planning Commission at 8:56 p.m.

Respectfully submitted,

By Paula Pinyerd of ABC Transcription Services, Inc. for
Linda Straessle, Administrative Assistant III



**PLANNING COMMISSION
WEDNESDAY, JUNE 10, 2015**

VI. WORK SESSIONS

- A. Frog Pond Area Plan update (Neamtzu)



**PLANNING COMMISSION
WORKSESSION STAFF REPORT**

Meeting Date: June 10, 2015	Subject: Frog Pond Area Plan update and next steps Staff Member: Chris Neamtzu, AICP Department: Community Development
Action Required <input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A

Staff Recommendation: N/A
Recommended Language for Motion: N/A

PROJECT / ISSUE RELATES TO:		
<input checked="" type="checkbox"/> Council Goals/Priorities FY 13'-15': Thoughtful Land Use – Complete a formal concept plan for Advance Road and Frog Pond residential areas.	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COMMISSION: The project team has completed the second round of public involvement on the Frog Pond Area Plan. To date, there has been excellent public participation from a wide variety of stakeholders. Staff will present a summary of the survey results and introduce new information that is responsive to the recent public input on lot size. The purpose of this meeting is to provide information about key outstanding issues and provide options for consideration. Discussion and feedback is requested of the Commission to inform the ultimate direction the project takes.

EXECUTIVE SUMMARY: In January, the Planning Commission and City Council conducted a joint worksession on the Draft Frog Pond Area Plan providing direction to the project team on a wide variety of topics, most notably the housing mix and the location of a commercial node.

Regarding housing mix, the consensus was to remove multi-family housing (apartments, condominiums, senior housing) from the plan and to continue to locate the neighborhood scale retail at the northeast corner of Boeckman/Advance, Wilsonville/Stafford. Based on the direction provided, the plan was revised and presented to the Task Force in March.

An on-line and in-person open house was conducted in April, and the results were posted on the project web site in May. Over the month of May, testimony was received in both writing and in person at the May 18th City Council meeting. In summary, community members have requested that the City look at increasing the lot sizes in the Plan.

The materials in your packet are responsive to this public input and are the subject of policy discussions with both the Planning Commission and City Council over the months of June and July in preparation for adoption of Phase 1 in August/September.

At the June 10 work session, Staff will present:

1. 2nd open house summary
2. Status of working recommendations, issues/options for the concept plan
3. Infrastructure overview
4. Draft infrastructure funding strategy
5. Revised land development financial analysis

The project team is working on a number of additional products for review in July. Those items include:

1. Final draft of the infrastructure analysis
2. East neighborhood demonstration plan depicting the attached/cottage single-family housing type
3. Lot diagrams and site layouts
4. 60th Avenue cross sections
5. Continued discussion of the issues/tradeoffs between options

EXPECTED RESULTS: Additional community dialogue about options and tradeoffs will ensure a thoughtful concept plan for the entire area.

TIMELINE: The overall project timeline has been delayed by a couple of months to afford thoughtful and deliberate responses to public comment. The following review schedule is envisioned.

- June - informational discussions with the Planning Commission and City Council
- July - PC and CC direction on the concept plan
- August - public hearings before the Planning Commission
- September - public hearings before the City Council
- September – Spring 2016 phase 2 master planning for the west neighborhood

CURRENT YEAR BUDGET IMPACTS: The city received a Metro Community Planning and Development Grant to complete the work.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: _____ Date: _____

LEGAL REVIEW / COMMENT:

Reviewed by: _____ Date: _____

COMMUNITY INVOLVEMENT PROCESS: The preparation of the concept plan for the Frog Pond area is guided by a detailed Public Involvement Plan (PIP).

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Completing a concept plan for the Frog Pond area is a City Council goal. Conducting a thorough and thoughtful planning process will identify and resolve potential impacts to the community. The benefits to the community include the potential for well-planned new neighborhoods that are well-connected to existing neighborhoods and that include new housing opportunities, quality trails, parks and retail services to serve new and existing residents.

ALTERNATIVES: The project has been through numerous alternatives with more included in the packet. Policy direction is anticipated in July as part of upcoming meetings.

CITY MANAGER COMMENT:

ATTACHMENTS

- A. Agenda for the work session
- B. April 2015 community survey results
- C. Memorandum from LCG “Draft Infrastructure Funding Strategy”
- D. Memorandum from LCG “Land Development Financial Analysis”
- E. Memorandum from APG “Key Issues Options and Solutions for June 10th Work Session”
- F. Citizen input received since April 2015 open house – available online at:
<http://www.ci.wilsonville.or.us/636/Maps-Documents>.



FROG POND AREA PLAN

Creating a great community

Planning Commission Work Session – June 10, 2015

Date: June 10, 2015
Time: 6:00 to 8:00 PM

Wilsonville City Hall
 29799 SW Town Center Loop East,
 Wilsonville, OR 97070
 Room: Willamette River 1 & 2
 (upstairs)

Agenda

- | | | |
|-----------|--|---|
| 6:00 p.m. | <p>Welcome and Overview of Work Session</p> <ul style="list-style-type: none"> • Where we are in the Frog Pond process – goals for the work session and next steps • Brief framing of key issues and information to be presented tonight | <p>Chris Neamtzu

Joe Dills, Angelo Planning Group</p> |
| 6:10 p.m. | <p>What We've Heard: Highlights from the Open House, On-line Survey, and Recent Testimony</p> | <p>Miranda Bateschell</p> |
| 6:30 p.m. | <p>Infrastructure Funding and Development Feasibility</p> <ul style="list-style-type: none"> • Brief overview of infrastructure needs • Draft Infrastructure Funding Strategy • Draft Land Development Financial Analysis <p><i>Action requested: None. This is an informational item and opportunity for the Planning Commission to discuss these issues. A presentation will be provided for each item above, followed by Planning Commission discussion.</i></p> | <p>Nancy Kraushaar

Brian Vanneman, Leland Consulting Group</p> |
| 7:10 p.m. | <p>Key Issues, Options and Solutions</p> <ul style="list-style-type: none"> • Please see the memorandum in the packet from Angelo Planning Group. • Overview of options for the Planning Commission to consider – focusing mainly on housing and lots size choices for the West Neighborhood • Other key issues will be briefly addressed <p><i>Action requested: None. This is an informational item and opportunity for the Planning Commission to discuss these issues. To help inform the July discussion by the Planning Commission, the team requests that questions and follow-up be identified in the course of the June work session.</i></p> | <p>Joe Dills, Angelo Planning Group</p> |
| 8:00 p.m. | <p>Next Steps and Conclude Work Session</p> | <p>Chair</p> |

For additional information, visit the project website at www.ci.wilsonville.or.us/frogpond or contact Chris Neamtzu, City of Wilsonville Planning Commission at PlanningCommission@ci.wilsonville.or.us or 503-570-1574.



FROG POND AREA PLAN
Creating a great community

Frog Pond Area Plan: April 2015 Online Open House Survey Results

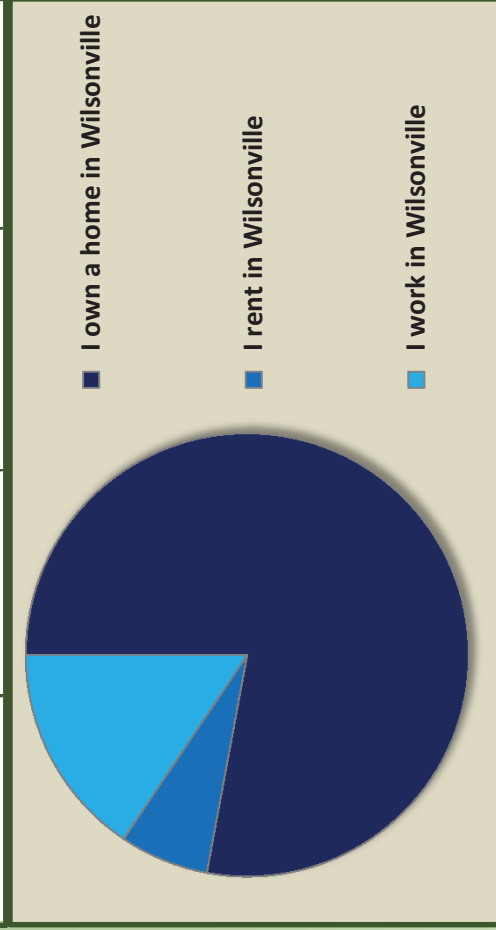
See also:

- [Online Survey](#)
- [Compiled Comments From Survey](#)
- Materials available at April 2, 2015 Frog Pond Area Plan Open House:
 - [One page overview](#)
 - [Display Boards](#)
 - [Presentation](#)

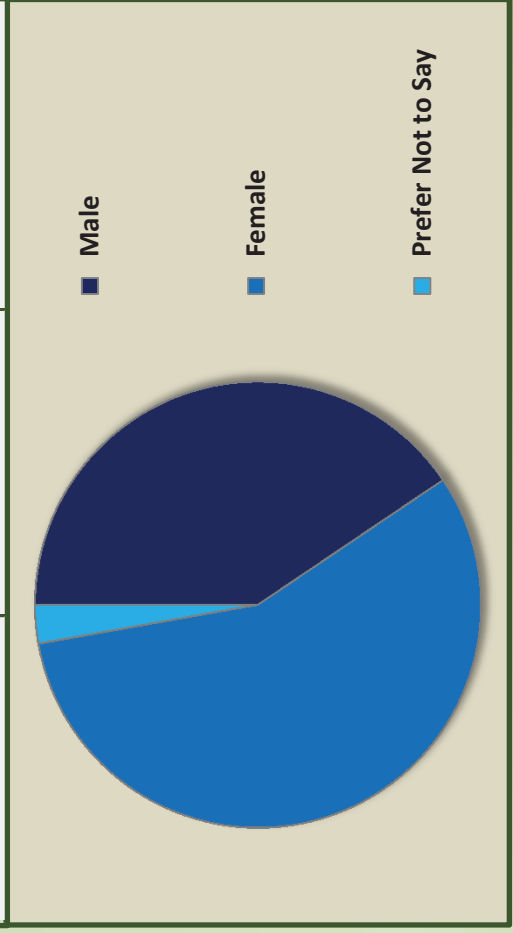
178 Total Responses
Complete Responses: 148

Demographics

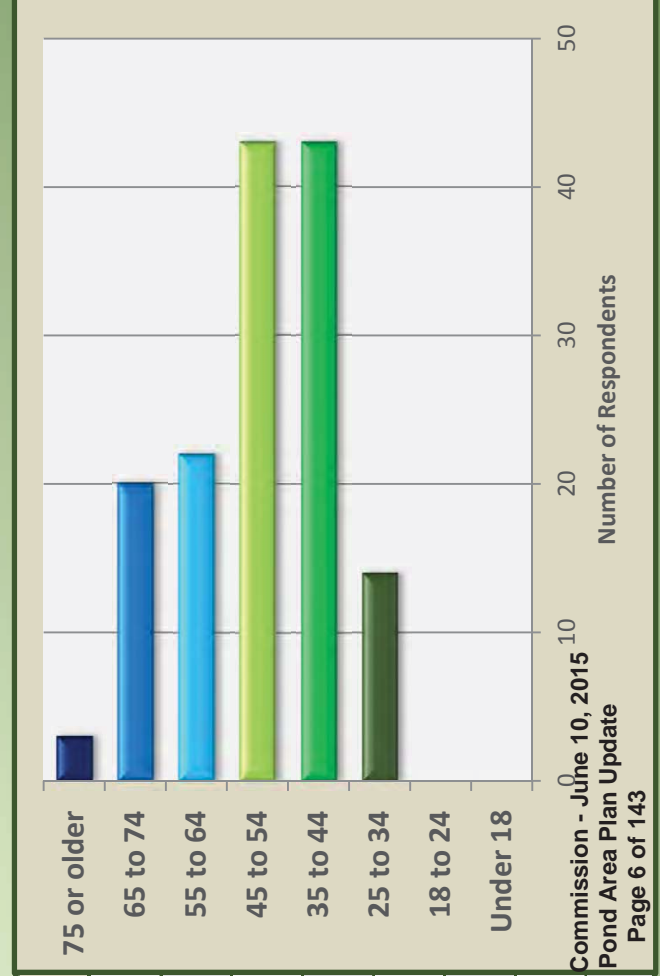
I own a home in Wilsonville	I rent in Wilsonville	I work in Wilsonville	Total Respondents
88.24% 120	7.35% 10	17.65% 24	154

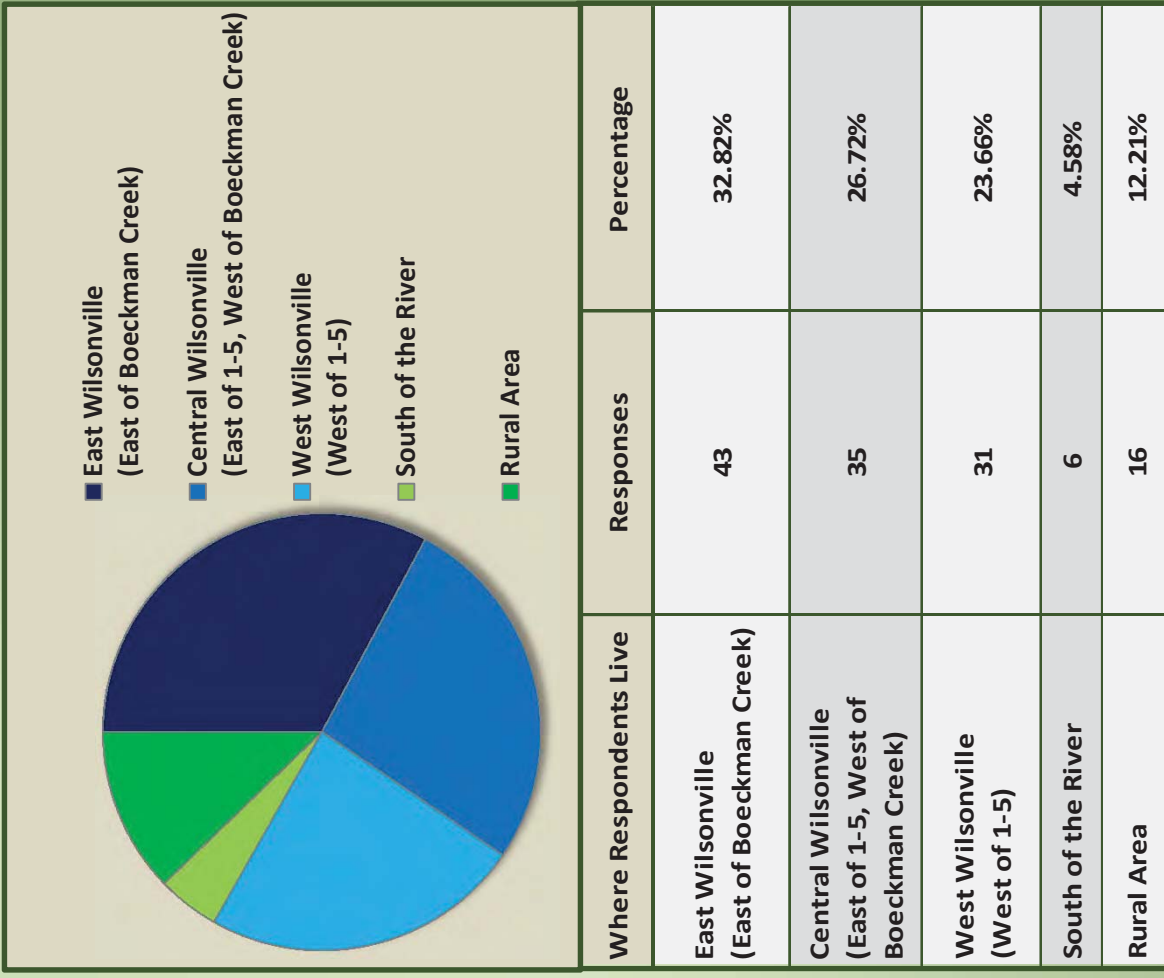
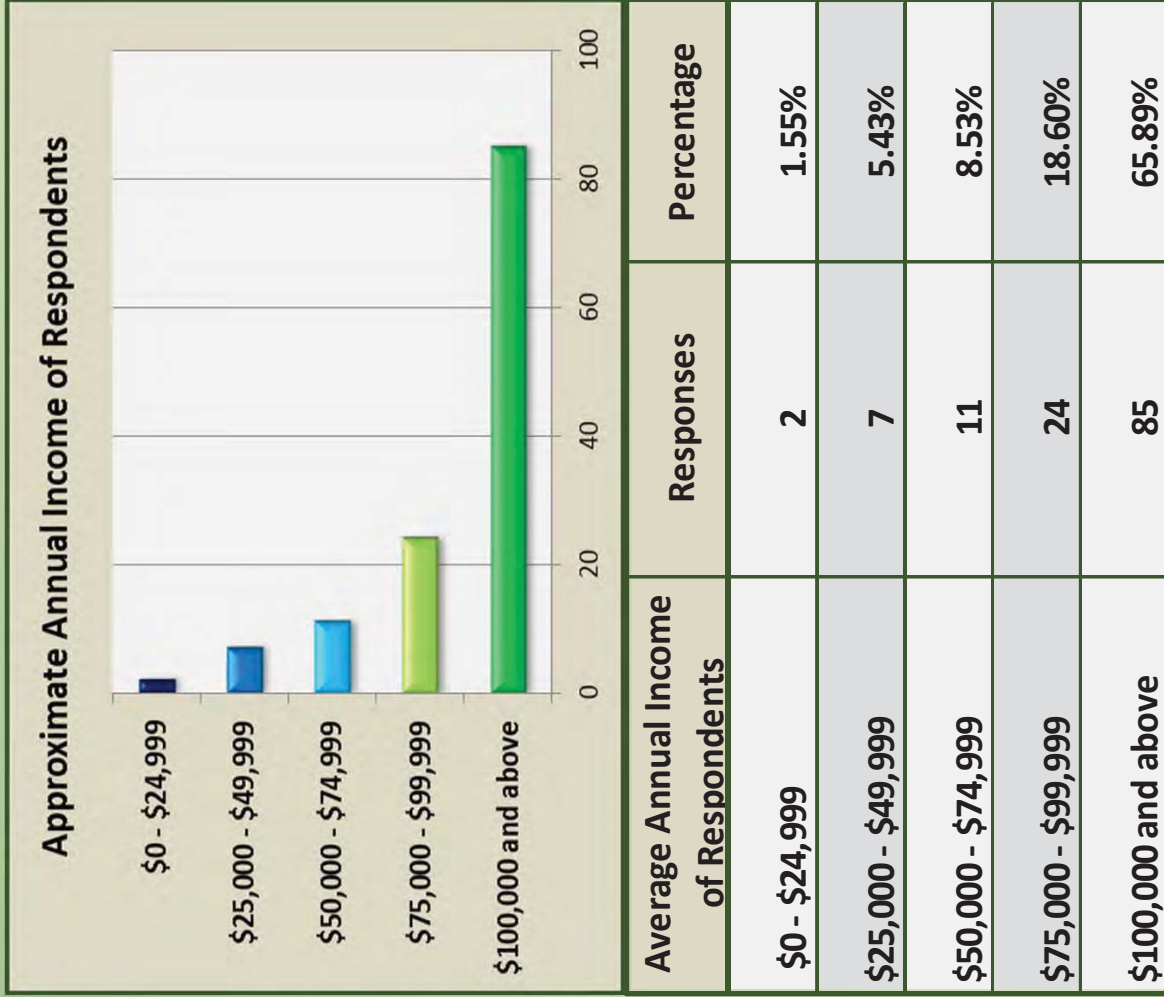


Male	Female	Prefer Not to Say
58 40.56%	81 56.64%	4 2.80%



Age Categories	Respondents' Ages	Percentage
75 or older	3	2.07%
65 to 74	20	13.79%
55 to 64	22	15.17%
45 to 54	43	29.66%
35 to 44	43	29.66%
25 to 34	14	9.66%
18 to 24	0	0.00%
Under 18	0	0.00%



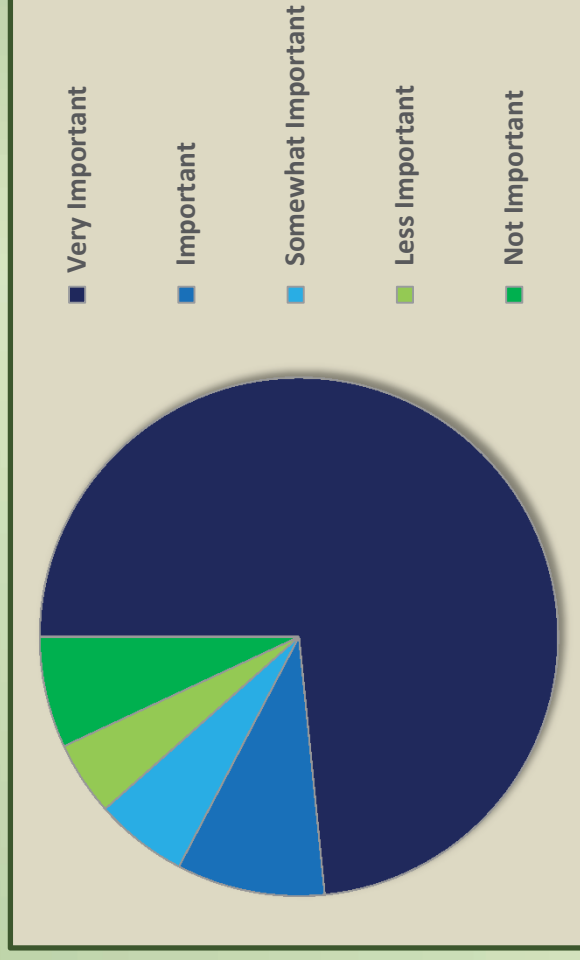


Land Use

Attachment B

Please review the land use materials at the open house and answer the questions below.

Q1: How important is it to provide detached, single-family homes in the Frog Pond area to meet near-term housing needs?



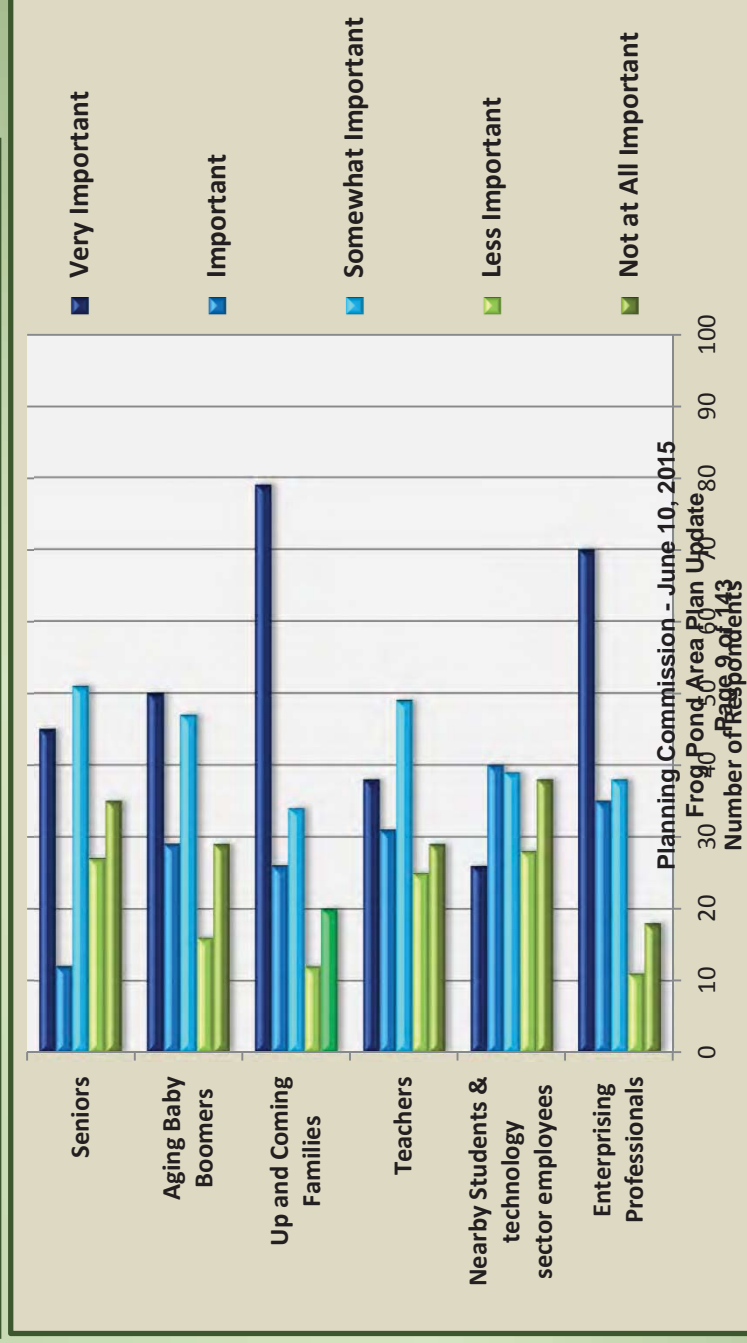
Very Important	Important	Somewhat Important	Less Important	Not Important	Total	Weighted Average
73.41%	9.25%	5.78%	4.62%	6.94%	173	4.38
127	16	10	8	12		

Please review the land use materials at the open house and answer the questions below.

Q2: How important is it to provide housing in the Frog Pond area with the appropriate type, size, and price point for the following groups?

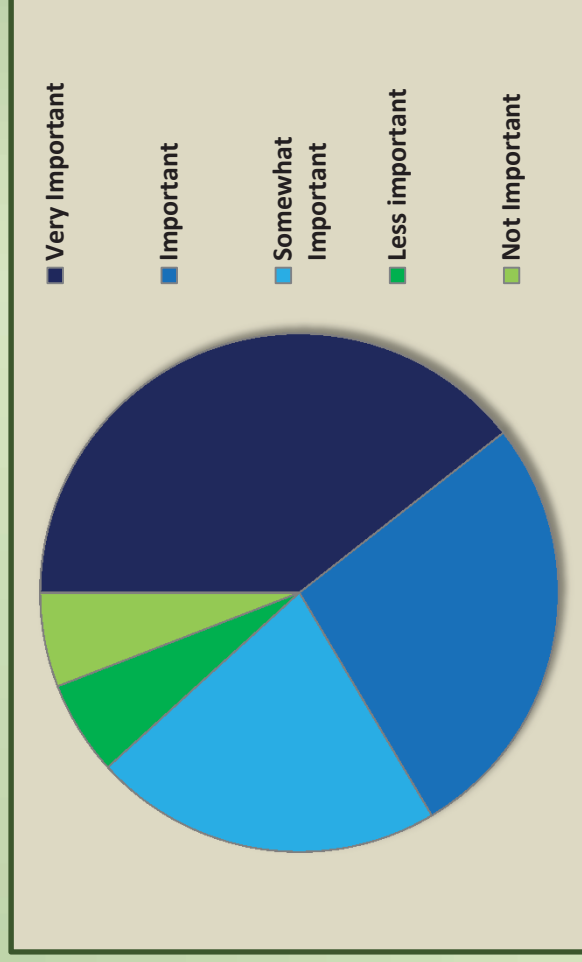
	Very Important	Important	Somewhat Important	Less Important	Not at All Important	Total	Weighted Average
Seniors	26.47% 45	7.06% 12	30.00% 51	15.88% 27	20.59% 35	170	3.03
Aging Baby Boomers	29.24% 50	16.96% 29	27.49% 47	9.36% 16	16.96% 29	171	3.32
Up and Coming Families	46.20% 79	15.20% 26	19.88% 34	7.02% 12	11.70% 20	171	3.77
Teachers	22.09% 38	18.02% 31	28.49% 49	14.53% 25	16.86% 29	172	3.14
Nearby Students & technology sector employees	15.20% 26	23.39% 40	22.81% 39	16.37% 28	22.22% 38	171	2.93
Enterprising Professionals	40.70% 70	20.35% 35	22.09% 38	6.40% 11	10.47% 18	172	3.74

See Compiled Comments from Survey, page 1, for comments regarding Survey Question #2.



Please review the land use materials at the open house and answer the questions below.

Q3: How important is it that future development in the Frog Pond area can pay for the infrastructure needed to serve the area?

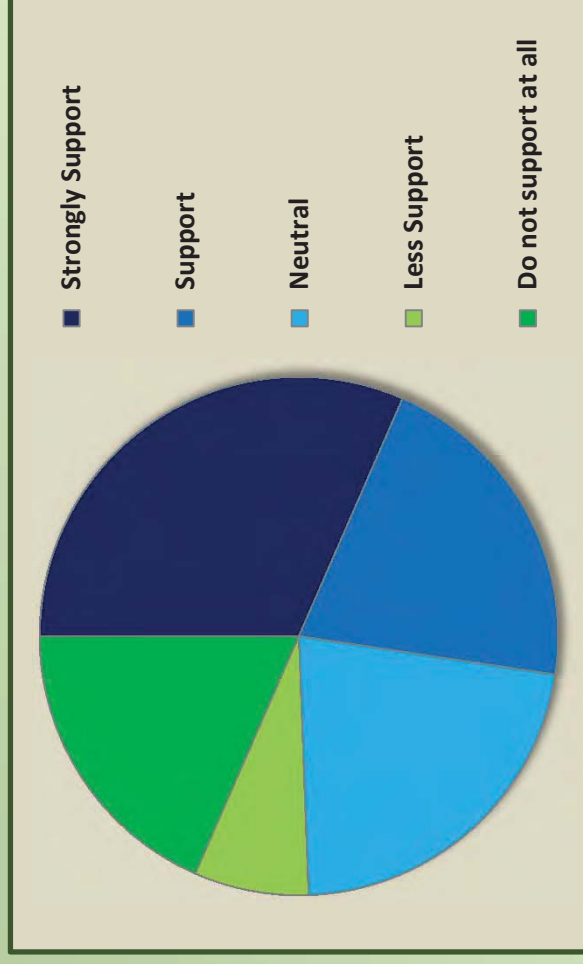


Very Important	Important	Somewhat Important	Less Important	Not Important	Total	Weighted Average
39.41%	27.06%	21.76%	5.88%	5.88%	170	3.88
67	46	37	10	10		

Lot Size Flexibility

Please review the lot size flexibility materials at the open house and answer the questions below.

Q4: What is your level of support for using one or more of these zoning techniques to provide flexibility in regards to lot size within the different housing categories outlined in the Frog Pond Area Plan?



See *Compiled Comments from Survey*, page 3, for comments regarding Survey Question #4.

Strongly Support	Support	Neutral	Less Support	Do not support at all	Total	Weighted Average
31.55%	20.83%	22.02%	7.14%	18.45%	168	3.40
53	35	37	12	31		

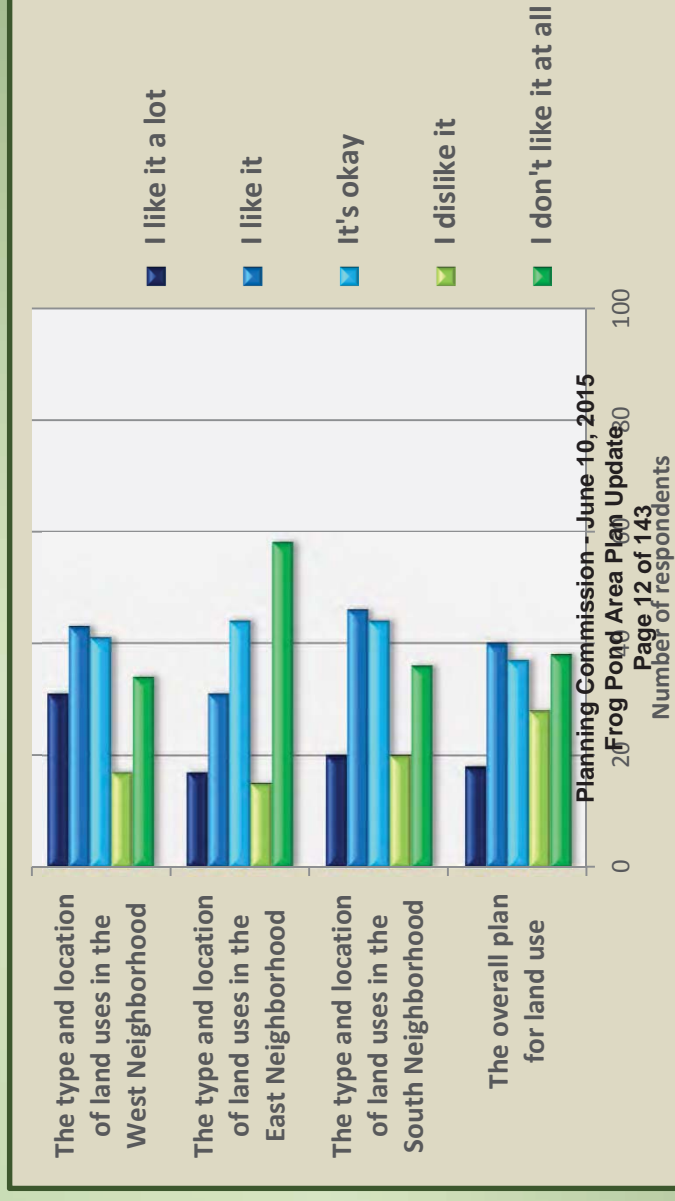
Lot Size Flexibility

Please review the lot size flexibility materials at the open house and answer the questions below.

Q5: Considering all land uses, please rate the following components of the Land Use Framework.

	I like it a lot	I like it	It's okay	I dislike it	I don't like it at all	Total	Weighted Average
The type and location of land uses in the West Neighborhood	18.67% 31	25.90% 43	24.70% 41	10.24% 17	20.48% 34	166	3.12
The type and location of land uses in the East Neighborhood	10.30% 17	18.79% 31	26.67% 44	9.09% 15	35.15% 58	165	2.60
The type and location of land uses in the South Neighborhood	12.05% 20	27.71% 46	26.51% 44	12.05% 20	21.69% 36	166	2.96
The overall plan for land use	11.18% 18	24.84% 40	22.98% 37	17.39% 28	23.60% 38	161	2.83

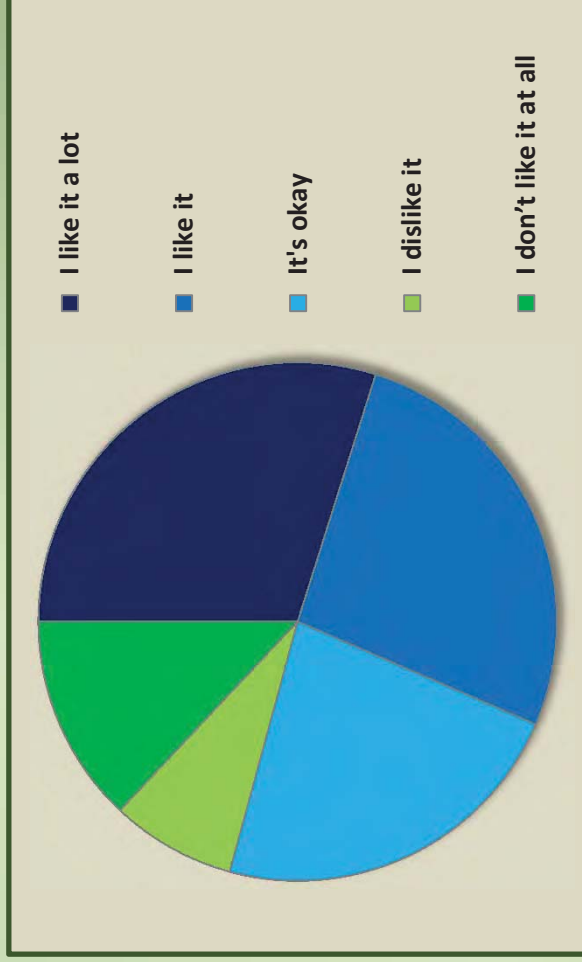
See Compiled Comments from Survey, page 6, for comments regarding Survey Question #5.



Community Design

Please review the Community Design materials at the open house and answer the questions below.

Q6: Please let us know your overall impression of the images* - for you, how well do they illustrate a quality, walkable single family neighborhood for Frog Pond's West Neighborhood?



*See Question #7, on slide 10, of this presentation for images.

See *Compiled Comments from Survey*, page 11, for comments regarding Survey Question #6.

I like it a lot	I like it	It's okay	I dislike it	I don't like it at all	Total	Weighted Average
29.87%	26.62%	22.73%	7.79%	12.99%	154	3.53
46	41	35	12	20		

Community Design

Please review the Community Design materials at the open house and answer the questions below.

Q7: What specific neighborhood design feature do you like? What features do you dislike? Please tell us why.



See Compiled Comments from Survey, page 14, for comments regarding Survey Question #7.

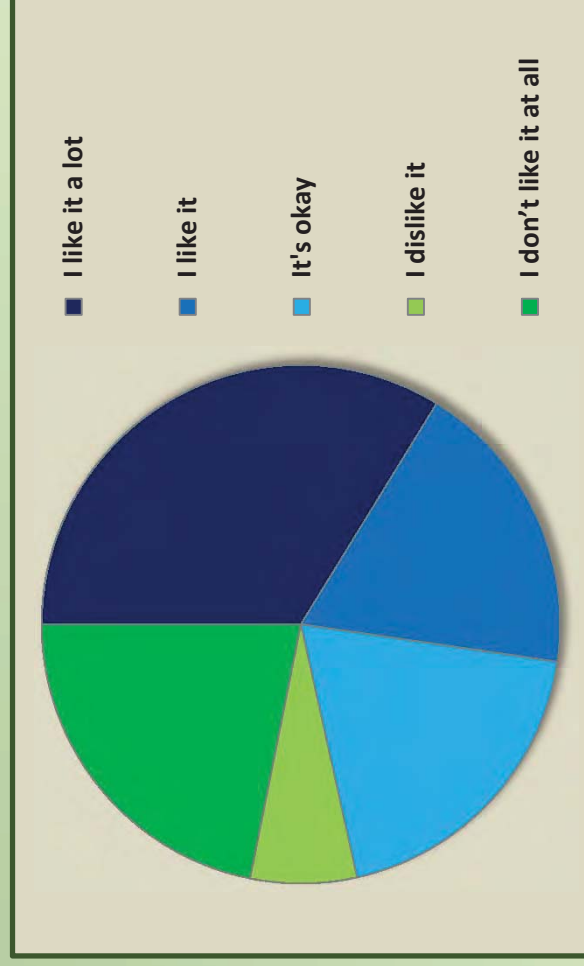


Medium Lot Single Family (front yard) with June 10, 2015

Community Design

Please review the Community Design materials at the open house and answer the questions below.

Q8: Please let us know your overall impression of the images* – for you, how well do they illustrate a neighborhood scale commercial or mixed use development appropriate to the site proposed at the northeast corner Wilsonville Road and Advance Road?



*See Question #9, on slide 12, of this presentation for images.

See *Compiled Comments from Survey*, page 18, for comments regarding Survey Question #8.

I like it a lot	I like it	It's okay	I dislike it	I don't like it at all	Total	Weighted Average
33.77%	18.54%	19.21%	6.62%	21.85%	151	3.36
51	28	29	10	33		

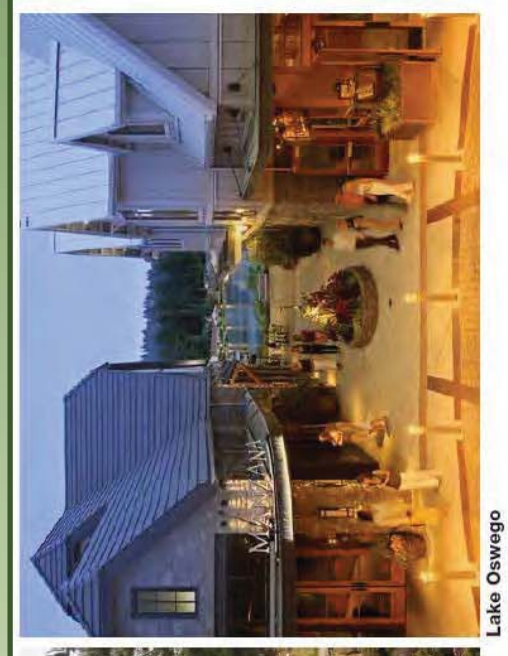
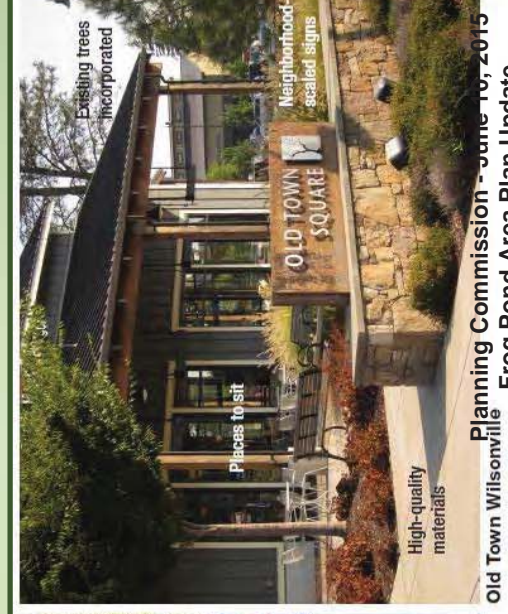
Community Design

Please review the Community Design materials at the open house and answer the questions below.

Q9: What specific commercial or mixed-use design features do you like? What features do you dislike?



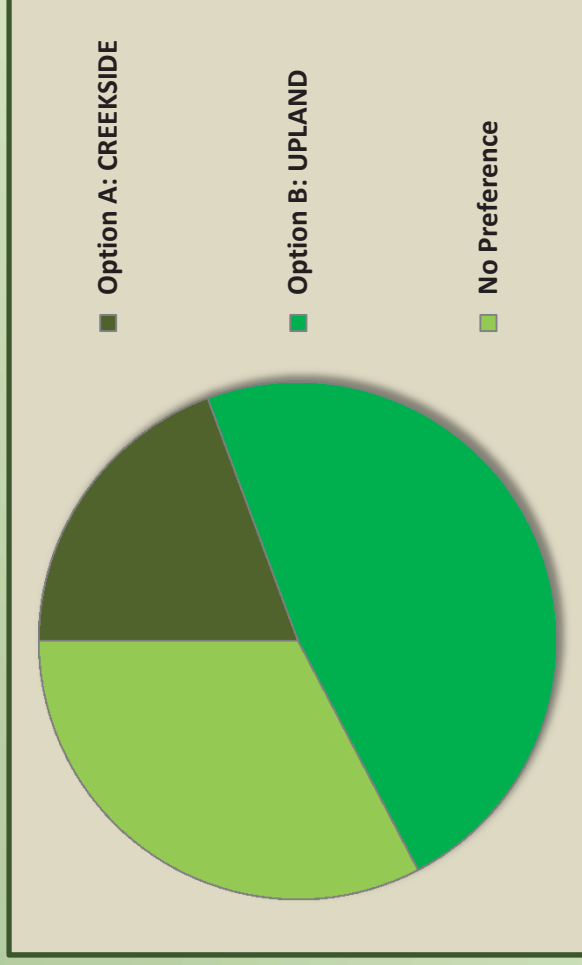
See Compiled Comments from Survey, page 21, for comments regarding Survey Question #9.



Boeckman Creek Trail Options

Please review the Boeckman Creek Trail Options materials at the open house and answer the questions below.

Q10: Which option* for the Boeckman Creek Trail do you prefer?



*See Question #11, on slide 14, of this presentation for maps showing the options.

See *Compiled Comments from Survey*, page 26, for comments regarding Survey Question #10.

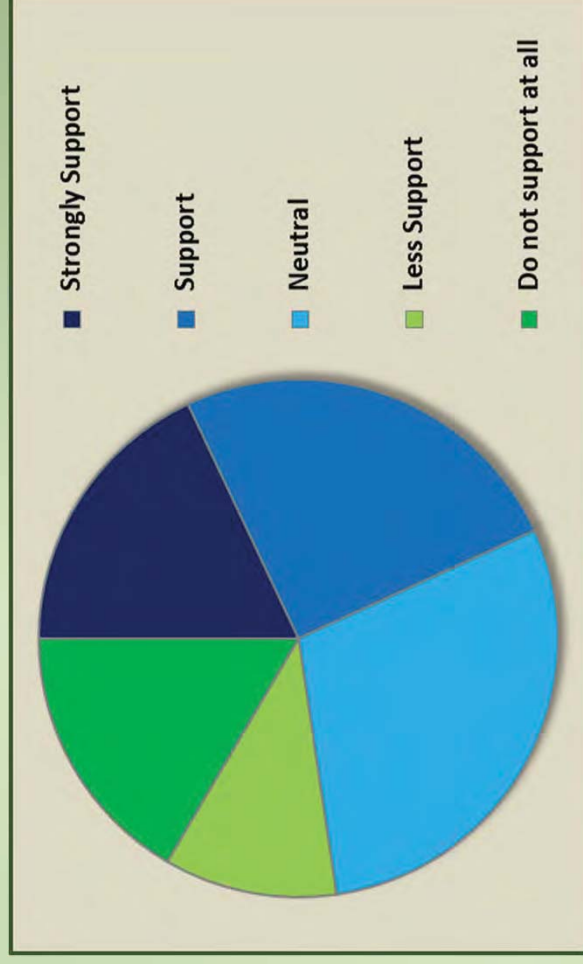
Option A: Creekside	Option B: Upland	No Preference	Total
19.33%	48.00%	32.67%	
29	72	49	150

Transportation Framework

Attachment B

Please review the Transportation Framework materials at the open house and answer the questions below.

Q12: What is your level of support for the Transportation Framework?



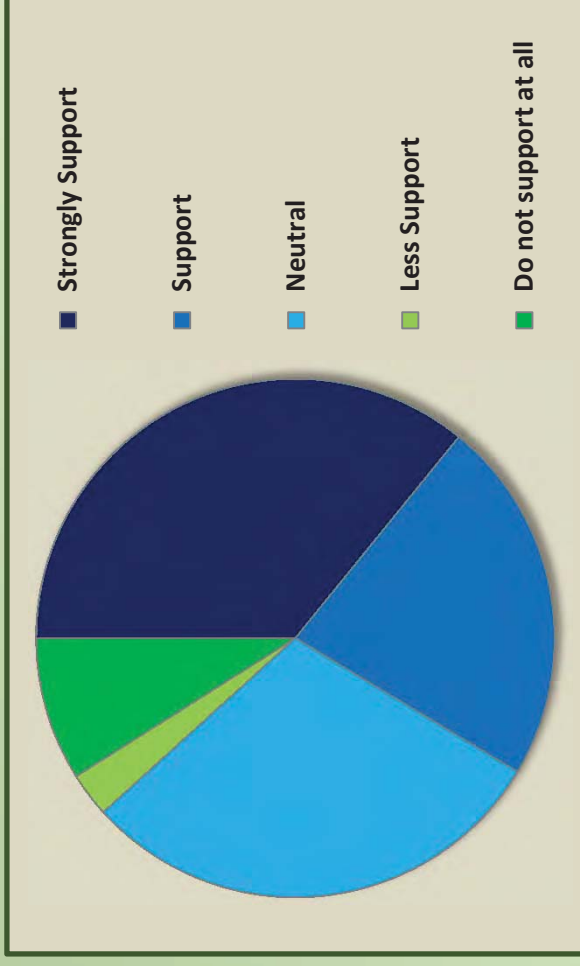
See *Compiled Comments from Survey*, page 32, for comments regarding Survey Question #12.

Strongly Support	Support	Neutral	Less Support	Do not support at all	Total	Weighted Average
17.99%	25.18%	29.50%	10.79%	16.55%	139	3.17
25	35	41	15	23		

Transportation Framework

Please review the Transportation Framework materials at the open house and answer the questions below.

Q13: What is your level of support for the bicycle/pedestrian framework in the Frog Pond area?



See Compiled Comments from Survey, page 36, for comments regarding Survey Question #13.

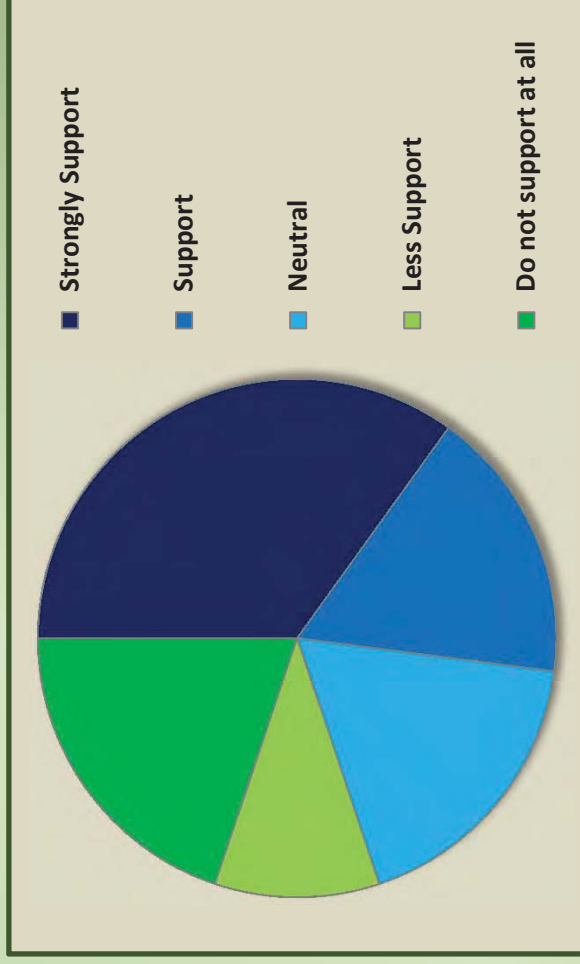
Strongly Support	Support	Neutral	Less Support	Do not support at all	Total	Weighted Average
35.86%	22.76%	29.66%	2.76%	8.97%	145	3.74
52	33	43	4	13		

Transportation Framework

Please review the Transportation Framework materials at the open house and answer the questions below.

Q14: What is your level of support for a bicycle/pedestrian undercrossing in the Frog Pond area?

See *Compiled Comments from Survey*, page 38, for comments regarding Survey Question #14.

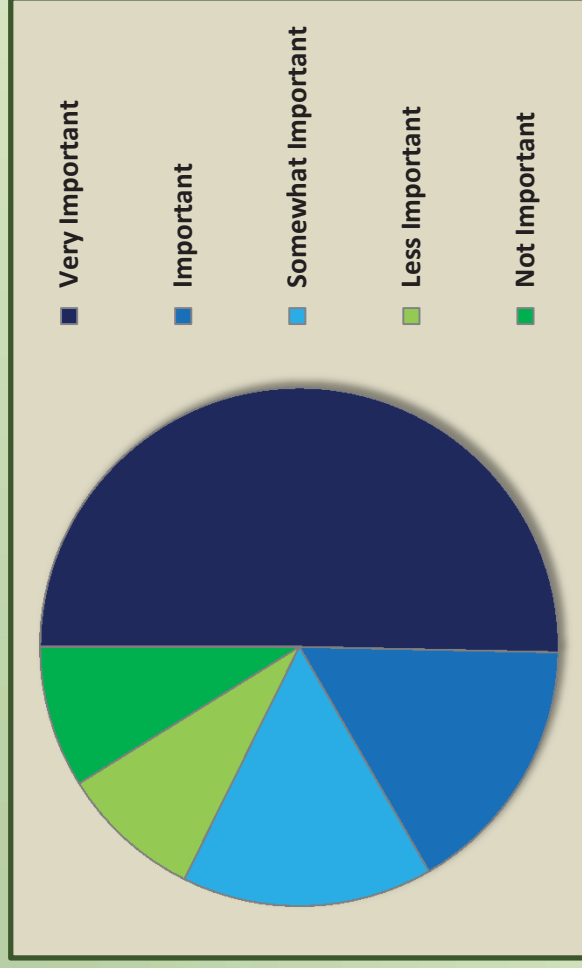


Strongly Support	Support	Neutral	Less Support	Do not support at all	Total	Weighted Average
34.93%	17.12%	17.81%	10.27%	19.86%	146	3.37
51	25	26	15	29		

Parks, Open Space, and Natural Resources

Please review the Parks, Open Space, and Natural Resources materials at the open house and answer the questions below.

Q15: How important is it to you to have a neighborhood park within a 5-10 minute walk of each residence?



See *Compiled Comments from Survey*, page 42, for comments regarding Survey Question #15.

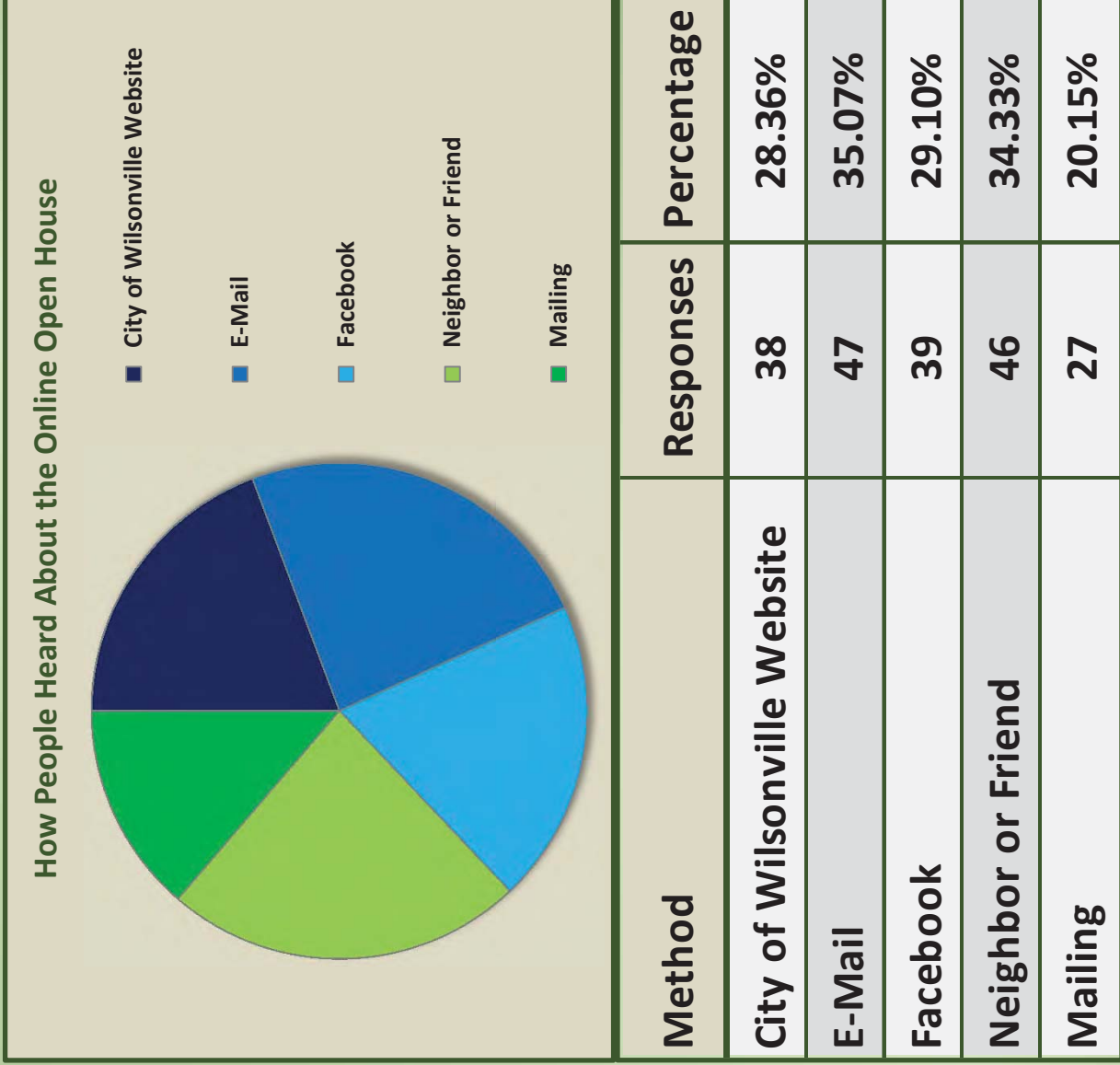
Response Category	Percentage	Count	Not Important	Total	Weighted Average
Very Important	50.34%	74			
Important	16.33%	24			
Somewhat Important	15.65%	23			
Less Important	8.84%	13	8.84%		
Not Important	8.84%	13	8.84%	147	3.9

Q17: Do you have any additional thoughts about the Frog Pond Concept Plan that you would like to share?

Attachment B



See Compiled Comments from Survey, page 47, for comments responding to Survey Question #17.





Frog Pond Area Plan April 2 – April 12, 2015 Online Open House

Online Survey

Available online at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>





FROG POND AREA PLAN

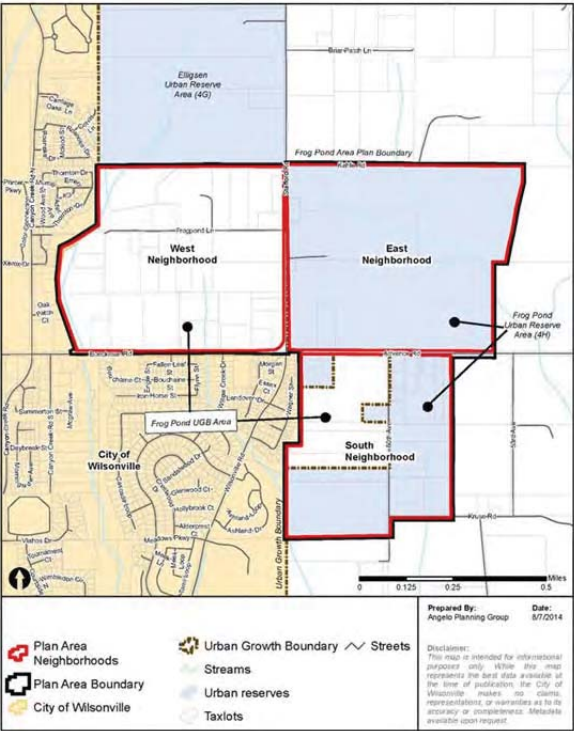
Creating a great community

Frog Pond Area Plan

April 2 – April 12, 2015 Online Open House

Compiled Comments from Survey

Available online at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>



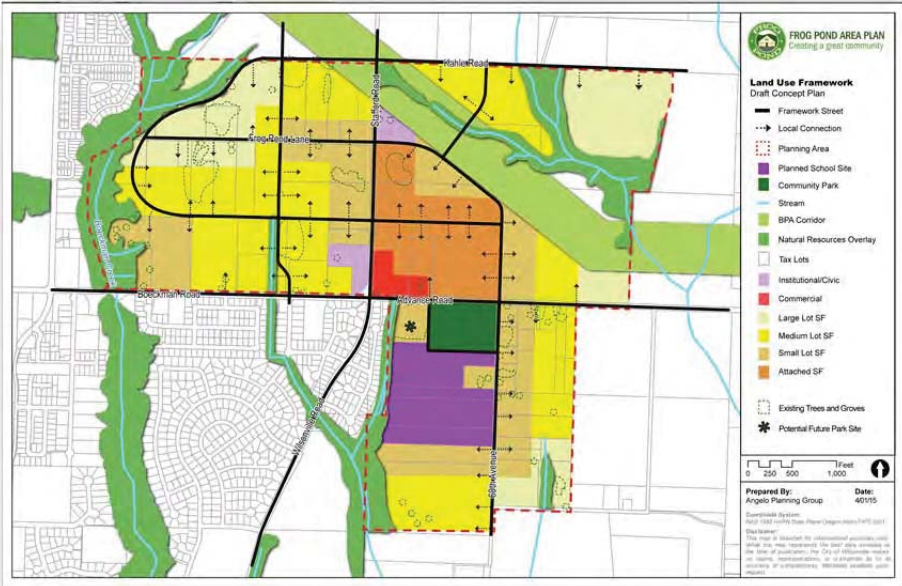


Frog Pond Area Plan

April 2 – April 12, 2015 Online Open House

Land Use Material available at April 2, 2015 Frog Pond Area Plan Open House

Available online at: <http://www.ci.wilsonville.or.us/636/Maps-Documents>



Memorandum

Date 3 June 2015

To Chris Neamtzu, City of Wilsonville

From Brian Vanneman, Leland Consulting Group

CC Joe Dills, Angelo Planning Group

Subject **Frog Pond Area Plan: Infrastructure Funding Strategy**

Project 5462 Frog Pond

INTRODUCTION AND EXECUTIVE SUMMARY

The Frog Pond Area Plan, led by the City of Wilsonville, will establish a vision for the 500-acre Frog Pond area and define expectations for the type of community it will be in the future. This memorandum is a part of the Frog Pond Area Plan and summarizes Leland Consulting Group's (LCG) infrastructure funding analysis and proposed strategy, which has been developed in collaboration with City of Wilsonville Community Development, Public Works, and Economic Development staff, and the Angelo Planning Group (APG) team. The types of infrastructure evaluated in this memorandum are transportation, sanitary sewer, water, stormwater, and parks.

Key findings and recommendations of this funding strategy include:

- Funding strategies vary depending on the category and scale of infrastructure.** *“Local”* infrastructure will be paid for by developers, *“framework”* infrastructure such as Frog Pond arterial roads will be shared between developers and the City when oversizing is involved, and *“major off-site”* infrastructure will be built and paid for by the City through the Capital Improvement Projects (CIP) program. Descriptions of these three infrastructure categories and who pays for what infrastructure begins on page 4.
- There are more than 40 different infrastructure projects proposed for the 500-acre Frog Pond Area.** The costs of these facilities have been estimated by DKS Associates (DKS), Murray, Smith & Associates, Inc. (MSA), and the City. Each of these facilities falls into one of the three categories listed above. A complete list of the infrastructure facilities and the recommended funding strategy for each begins on page 10.
- This funding strategy defines two “reimbursement areas”—one for the West (“RA-W”) and East and South (“RA-E”) Neighborhoods—along with several infrastructure funding strategies that could be used in these areas.** In each reimbursement area, a number of framework infrastructure projects will benefit properties throughout the area. Therefore, the costs of these projects should be equitably distributed among multiple property owners, since there is currently no major, well-capitalized master developer capable of undertaking major infrastructure improvements within Frog Pond. For example, upgrades to Boeckman and Stafford Roads, and two new Neighborhood Parks, will benefit the entire West Neighborhood (and the City as a whole), and their cost cannot be carried by any single property owner.
- The primary tools by which framework projects in the RA are likely to be funded are developer-initiated reimbursement districts, local improvement districts (LID), and city-initiated reimbursement districts.** These options can also be mixed and matched—both reimbursement districts and LIDs could be implemented to fund different projects in RA-W and –E. Both reimbursement districts and LIDs are tools whereby infrastructure is built upfront by a developer or the City, and the developer is then reimbursed for cost via fees or assessments from property

owners over time. A description of framework infrastructure and potential funding strategies begins on page 5.

- **The total cost of framework projects proposed to be paid for through reimbursement districts or LIDs is estimated to be \$10.6 and \$11.0 million respectively in the RA-W and RA-E, so these projects will therefore be a significant funding obligation for the developer or City.** However, these investments will be phased; while the RA-W improvements could be needed within the next few years, the RA-E may not be needed for some time.
- **Development in the Frog Pond area will generate significant SDC revenues, ranging from \$46.8 to \$55.4 million depending on which land use option is selected.** Several different variations of CIP-related revenues and costs are evaluated beginning on page 14. In this context, “revenues” are Systems Development Charges (SDCs, fees paid by developers when applying for building permits) and “costs” are infrastructure paid for by the CIP fund. (Costs associated with reimbursement districts or LIDs are not considered in this calculation since they will be financed and reimbursed separately.) If projected revenues from all three Frog Pond neighborhoods (West, East, and South) are taken into account, SDC revenues should exceed allocated CIP costs. If only the West Neighborhood is considered, then there is a funding gap for transportation, of \$1 million for Option D and \$1.95 million for Option E, due to CIP contributions to the Boeckman Road Bridge, and Boeckman and Stafford Road Urban Upgrade projects. There is a small sanitary sewer surplus (just under \$160,000 for Option E). Water, Stormwater, and Parks SDCs show a surplus.
- **The proposed reimbursement areas will likely pass on most of the framework infrastructure costs to the developers and homebuilders who invest in Frog Pond via a cost allocation (fee or assessment) for each unit of housing.** Because different costs will be passed on to the West and East/South Neighborhoods, and there are different land use options (D and E), this per-unit cost allocation can vary. In the West Neighborhood, this reimbursement district fee is likely to be between \$14,100 (Option D) and \$17,000 (Option E), for the East and South Neighborhoods, it is likely to be between (\$7,500 and \$9,100), since more homes and commercial development are planned East of Stafford Road, but comparatively less infrastructure costs. This calculation is shown on page 18. It should be noted that there are different approaches (i.e., per acre) to calculating proportionate shares for reimbursement districts. For purposes of this memo, a per-door cost has been used.

TYPES OF INFRASTRUCTURE

This memorandum proposes a funding strategy for the following five types of infrastructure: transportation, sanitary sewer, water, stormwater, and parks. These are the types of infrastructure that are essential to new residential communities, and the City will play some role in the provision of this infrastructure. Collectively, this infrastructure includes arterial and collector roads, sanitary sewer pipes and pump stations, water pipes and reservoirs, stormwater detention ponds and detention basins, and trails and parks. Other types of infrastructure—particularly utilities such as power and cable—will be needed for Frog Pond, but are not paid for in whole or part by the City of Wilsonville and are therefore not considered here.

Infrastructure cost estimates for Frog Pond were completed by DKS Associates (transportation), Murray, Smith & Associates, Inc. (sanitary sewer, water, and stormwater), and the City of Wilsonville (parks). The City of Wilsonville’s Engineering Division provided actual costs (engineering estimates or contractor bids) for more than 20 completed residential subdivision projects that were built in the city between 2005 and 2014. The primary sources for the cost estimates used here are listed below. Additional supplementary sources used can be found in the Appendices.

- *Frog Pond Area Plan – Future Transportation Analysis*, September 24, 2014, DKS Associates, and subsequent refinements to cost estimates (received May 27, 2015).
- *Frog Pond Area Plan – Concept Plan Infrastructure Analysis*, Murray, Smith & Associates, Inc., March 18, 2015.

Figures 1 and 2 below are representative images from the analysis prepared by DKS and MSA that show the location and types of infrastructure planned for Frog Pond. They are intended to be illustrative rather than a complete catalog of infrastructure. Figure 1 shows transportation infrastructure such as streets and trails. Figure 2 shows the sanitary sewer, water, and stormwater infrastructure proposed for the Frog Pond West Neighborhood (as red, blue, and green lines, respectively).

This memorandum does not contain detailed descriptions or specifications about the infrastructure to be funded. For example, DKS' recommendation is that the Advance Road Urban Upgrade project would upgrade "the existing road to a 3-lane cross section with sidewalks and bike lanes, which would be similar for either a Collector or Minor Arterial..." For such detailed descriptions of Frog Pond infrastructure, please consult the work prepared by DKS, MSA, and Angelo Planning Group (APG).

Figure 1. Auto, Bicycle and Pedestrian Transportation Infrastructure Diagram (DKS)

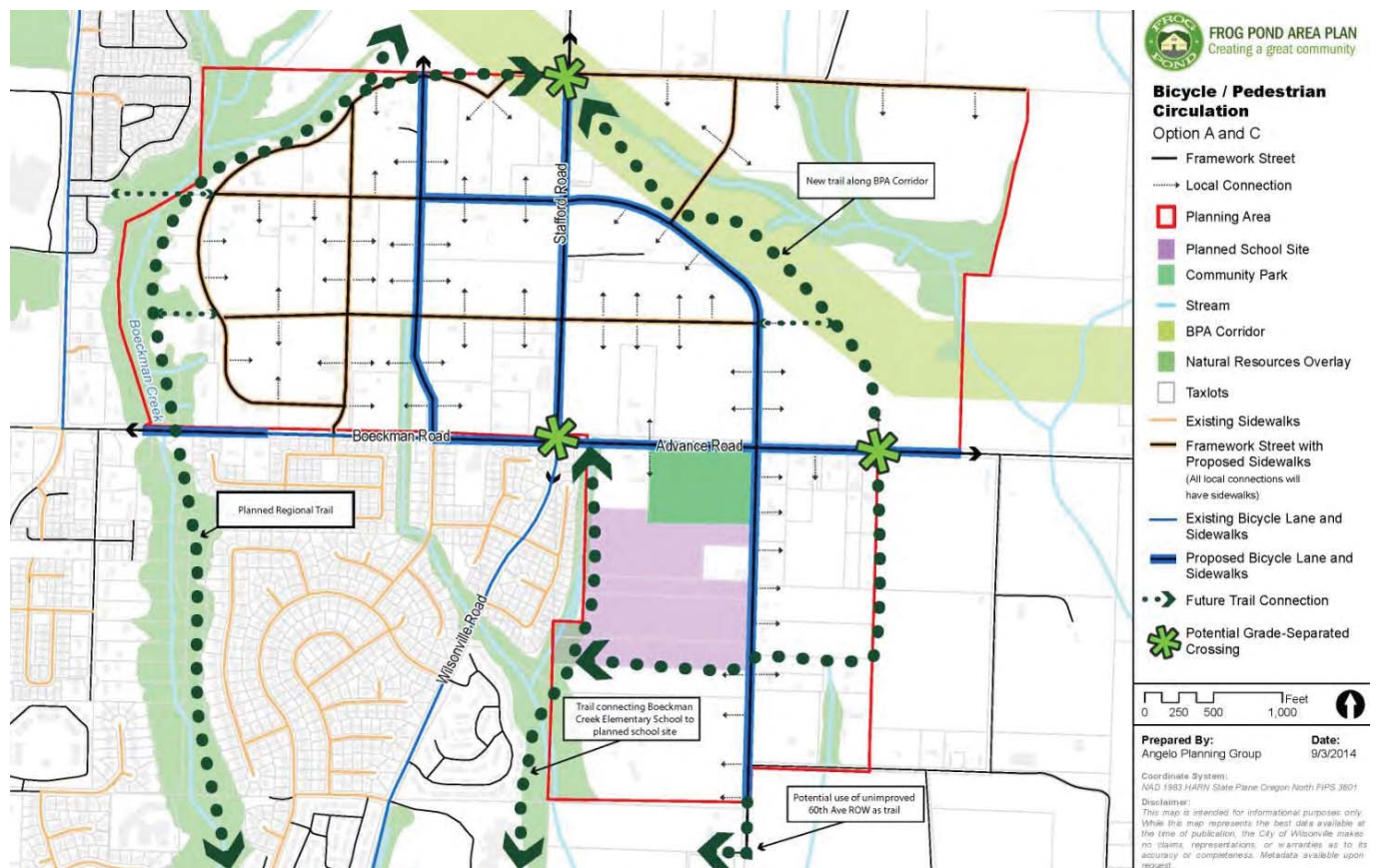
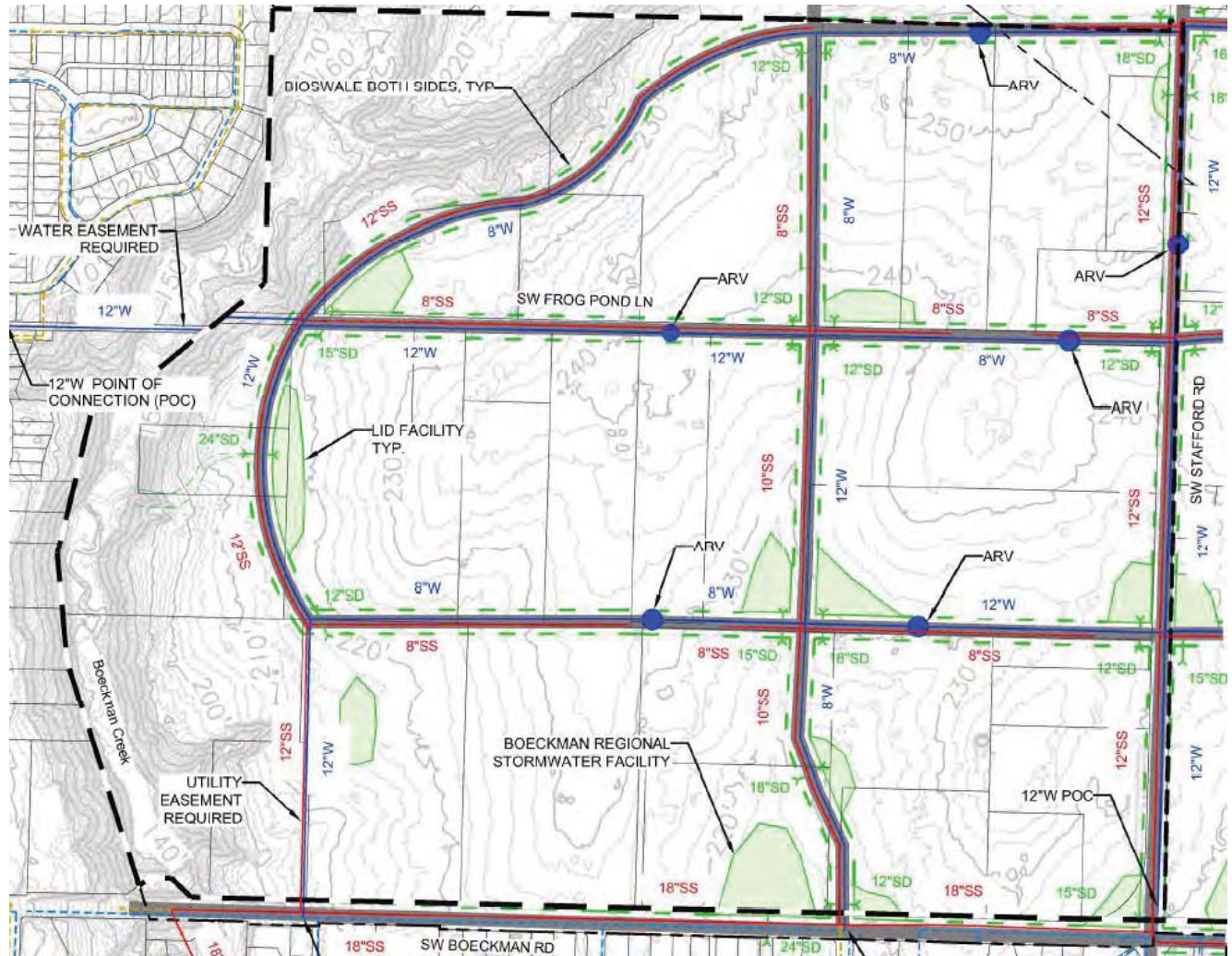


Figure 2. Frog Pond Composite Utility Plan – West Neighborhood (MSA)



INFRASTRUCTURE CATEGORIES AND FUNDING APPROACHES

There are three different categories or scales of infrastructure, which are listed below. It is important to distinguish between each of these infrastructure categories because different approaches to and sources of funding (e.g., City or developer) are typically used for each of the different categories. This funding strategy also recommends different approaches for each of these infrastructure categories.

- “Local” or “on-site” infrastructure;
- “Major off-site” infrastructure; and
- “Framework” or “major framework” infrastructure.

Local or On-Site Infrastructure

- “Local” or “on-site” infrastructure is located on or adjacent to a development property and largely serves the development (residential or commercial) that is on the site. This infrastructure may be of any type—transportation, sanitary sewer, water, stormwater, or parks.

- The City's policy is that this infrastructure is built and largely paid for by developers. The City may participate via SDC credits for oversized components (explained in the Framework Infrastructure section below).
- An example of local infrastructure is a local street 8-inch water line or sewer line that will serve a development site.
- The costs of the most local level of on-site infrastructure (with no oversized component) are not considered in this funding strategy since these are the responsibility of individual developers. These developer costs, are however, considered separately, in the Land Development Financial Analysis memorandum.
- This funding strategy recommends that developers continue to pay for local infrastructure up front, while receiving SDC credits for oversized components, in keeping with the City's policies.

Major Off-Site Infrastructure

- Major off-site infrastructure is infrastructure that is located outside of the 500-acre Frog Pond concept plan boundary.
- Examples include the West Side (water) Reservoir, Boeckman Trunk Sewer Line, Memorial Park Pump Station (MPPS), Boeckman Road Bridge, and Stafford Road—65th Ave Intersection Improvements.
- One reason this infrastructure is different from framework infrastructure is that a greater share of its capacity is needed to serve other parts of the City. Put another way, these are projects of citywide importance. For example, MSA has estimated that 25 percent of the capacity of the West Side Reservoir is needed for Frog Pond; the other 75 percent is needed to support growth in other parts of the City.
- For this reason, major off-site infrastructure is built and paid for by the City of Wilsonville through the CIP. SDCs are the primary source of funding for CIP facilities intended to provide capacity for growth; additional funding may come from utility rate funds, general fund reserves, transfers from other government agencies, and urban renewal funds (within urban renewal areas).
- Information on the City's capital projects program can be found at: <http://www.ci.wilsonville.or.us/DocumentCenter/View/7317>

Framework Infrastructure

- "Framework" or "major framework" infrastructure is larger than local infrastructure, serves many properties within Frog Pond, and is located within or adjacent to the Frog Pond boundary.
- Examples include upgrades to Boeckman and Stafford Roads, which will serve all of the homes planned for Frog Pond, as well as (to some degree) residents and businesses elsewhere in the City. Another example is the "oversized" water line in Stafford Road.
- In terms of scale and location, framework infrastructure is between local and major off-site infrastructure. However, there are likely to be more policy and logistical choices associated with framework than local or major off-site infrastructure.
- There is a developer and City share of most framework infrastructure, meaning that some part of the costs is paid for by both parties. This is in recognition that this larger infrastructure serves both the immediately surrounding development, as well as current and future residents and businesses. The developer share is the minimum size of the facility that is required by the City to serve the proposed development. For roads, the minimum required size is 24 feet from face of curb, or 48 feet if developers control both sides of the road. For sewer and water pipes, the minimum required pipe size

is 8 inches. The size of the facility beyond this minimum required size is the “oversize” amount, which is the City’s responsibility.

- These facilities may be built and paid for by developers, or by the City. If developers build the facility, they typically pay directly for the entire facility; the City contributes its (oversize) share via SDC credits, which developers can count against the SDC fees they owe at the time of building permit issuance. Several additional framework infrastructure funding strategies are described in the section below.
- This funding strategy recommends that the City consider taking an assertive and creative approach to coordinate the building of framework infrastructure and consider the tools described below, such as developer- and City-initiated reimbursement districts, and local improvement districts (LIDs). This is in part because there is at present no master developer at Frog Pond, and thus no known, well-capitalized party capable of financing major framework infrastructure.

FRAMEWORK INFRASTRUCTURE FUNDING STRATEGIES

While the appropriate funding strategy for local and major off-site improvements is relatively straightforward (developer and CIP funding, respectively), funding for framework infrastructure requires more careful consideration for several reasons:

- Framework infrastructure costs are significant—greater than local infrastructure—and must be paid for early in the development process, while the revenues that offset those costs (such as fees, lot or home sales) come later and may take place over many years, inferring that a financing mechanism or other approach is needed.
- The infrastructure will benefit multiple properties. The costs and benefits of infrastructure are not necessarily evenly divided among parties. For example, a 2.5-acre neighborhood park could theoretically be sited on a 5-acre property. While the land and construction cost for this park would typically fall to the developer, property owners and future residents throughout the West Neighborhood will benefit from the park. Thus, the cost would be concentrated and the benefit widespread. A mechanism that can distribute the costs among multiple parties is therefore needed.
- At this time, the City cannot rely on a “master developer” who would fund major projects as part of developing a significant part of Frog Pond West. As stated above, there is as yet no master developer or major land owners in the Frog Pond Area and thus no known, well-capitalized party capable of financing such major framework infrastructure. Currently, property is divided amongst many land owners. There are 26 property owners in the West Neighborhood, and the average property size is 5 acres. The largest ownership is 25 acres and the smallest is 0.9 acres.
- City action that helps to implement framework infrastructure will show momentum and public commitment to moving Frog Pond forward in a phased and logical manner. Cities often use their ability to invest in infrastructure to strategically advance the development of employment, residential, and mixed use areas.
- Without a larger funding strategy, small early developers in Frog Pond could struggle to make the infrastructure improvements necessary to develop their sites.

Reimbursement Areas

Given this context for framework infrastructure, an important component of this funding strategy is two “reimbursement areas”—one that encompasses infrastructure related to the West Neighborhood (RA-W), and one that encompasses infrastructure related to the East and South Neighborhoods (RA-E).

These reimbursement areas could incorporate some or all of the following specific funding tools, several of which are described in greater detail below:

- Reimbursement districts (RD), either developer or city initiated. Within each reimbursement *area* (West and East), numerous individual reimbursement *districts* could exist.
- LID, either developer or city initiated; or Advance Finance Districts (AFD), a variation on LID.
- Supplemental SDC.
- Expansion of the types of facilities that are considered SDC creditable by the City.
- Direct CIP investments.

The basic principles behind RD, LID, and supplemental SDCs are relatively similar: infrastructure is built and paid for in advance, and fees paid by property owners or developers over time serve to pay the principal, interest, and administrative costs associated with funding the original infrastructure.

There are approximately \$10.6 million of major framework project costs within the RA-W, associated with the projects listed below. A detailed list of all projects, and the portion that RA-W would pay, is included in Tables 1 through 3, which begin on page 11.

- Two Neighborhood Parks in the West Neighborhood;
- Boeckman Road Urban Upgrade, including associated sewer and water lines in the right of way;
- Stafford Road Urban Upgrade, including associated sewer and water lines in the right of way; and
- Boeckman/Stafford Traffic Signal.

There are approximately \$11.0 million of major framework project costs within the RA-E, as shown in Tables 1 through 3.

Improvements and funding mechanisms for the RA-W are likely to be needed before RA-E. Improvements and funding mechanisms for RA-W could be initiated following the adoption of the Frog Pond Area Plan and subsequent West Neighborhood Master Plan (Phase 2 of this project). The RA-E would only be initiated when the East and South Neighborhoods are brought into the Urban Growth Boundary and ready for development, which could be many years.

Reimbursement Districts

A reimbursement district is an area within which one party (a developer or the City) builds infrastructure that benefits multiple property owners. The other benefiting property owners pay a reimbursement fee—a pro rata share of the infrastructure costs (determined on a per-unit, lineal foot, or per-acre basis)—to the original developer or City, typically at the time when property owners seek public works permits for development. A single reimbursement district could cover all of the infrastructure in RA-W, or there could be numerous districts to cover different pieces of road, park, sewer, and water infrastructure. Reimbursement district fees are in addition to SDCs.

The City has used reimbursement districts in the past, for example, the City formed the Coffee Lake Drive Sewer Improvements Reimbursement District in 2012. The City's Reimbursement District policies are set forth in section 3.116 of the City Code.

LCG recommends that the following approaches and mechanisms be included in reimbursement districts, which should help to mitigate the costs and risk to the City:

- Developers should be encouraged to form and provide funding for reimbursement district improvements.
- RA-W improvements can be phased. For example, Boeckman Road might be improved before Stafford Road, which would enable developers or the City to stagger or phase its investments and take on smaller amounts of debt at any one time.

- Include an inflationary factor in the calculation of the reimbursement fee, which can help cover the developers or the City's interest carrying costs over time.
- Be prepared to extend the "sunset" time period for the reimbursement district, so that developers or the City can recapture all costs. The sunset time period is pre-set at ten years currently, and can be extended by the City Council for "good cause."

In a developer-initiated reimbursement district, a developer pays directly for the entire facility; the City contributes its (oversize) share via Systems Development Charge (SDC) credits, which developers can count against the SDC fees they owe at the time of building permit issuance.

In a city-initiated reimbursement district, the City would build and pay for the entire facility upfront. The developer (non-oversized) portion would then be charged back to developers via a reimbursement district.

In either case, the upfront capital that pays for reimbursement district improvements must be advanced by developers (from private sources) or the City (from the CIP fund, general fund, or other source), without a secure form of repayment. Therefore, there is financial risk to the party that initiates the district and developers may avoid initiating large-scale reimbursement districts. If development is slower than expected, the developer or City will have to carry the cost of debt service payments for a longer period of time. Fee revenue will also be lower if the amount of development is less than expected (for example, if a property owner is permitted to build 100 homes but only chooses to build 50). However, this particular issue could be addressed by different methodologies, including calculating costs on a per acre basis.

Local Improvement Districts

An LID is similar to a reimbursement district in that the cost of infrastructure that benefits multiple property owners is divided among those property owners in an equitable manner, and paid by an assessment. Like reimbursement districts, LIDs may be initiated by property owners or the City. One or more LIDs could be used in RA-W and RA-E, in conjunction with or in place of reimbursement districts.

LIDs differ from reimbursement districts in the following important ways:

- Typically, a majority (50% plus one) of property owners (weighted by the amount of area they own) must sign a petition in support of initiating the district. (The establishment of a reimbursement district is a discretionary decision made by the city council.) Naturally, this requires the support of property owners, and outreach and discussion among property owners may require considerable time.
- Assessments may be paid in a lump sum or financed over time at the property owner's discretion. Assessments are due upon allocation of costs. As noted above, fees are typically due later in a reimbursement district, when property owners seek public works permits.
- The LID creates a lien against each individual's property until all assessments are paid in full. This is seen as a negative by lenders, whose strong preference is that there be no other claims on the property on which they are making a loan, and often by property owners. This is a positive since the lien creates a secure income stream against which the City can issue bond debt. Whether an LID is initiated by property owners or the City, LID debt is always issued by a government agency, and thus takes advantage of low interest rates.

Thus, LIDs are a financing mechanism that can create capital for construction. By contrast, the capital for a reimbursement district must be advanced by the City (from the City's various infrastructure-related funds and may or may not include issuance of City debt) or developers (from private sources).

Additional details regarding LIDs can be found in Oregon Revised Statutes (ORS) Chapter 223: Local Improvements and Works.

Other Approaches to Framework Infrastructure

In addition to the reimbursement district and LID funding tools described above, the following tools help with the funding of framework infrastructure in the two reimbursement areas:

- *Supplemental SDC.* The City could establish an additional, supplemental SDC specific to Frog Pond. Functionally, this would be similar to a reimbursement district that covered all of the major framework costs associated with the entire RA-W or RA-E—a new fee would be put in place to help pay for these costs.
- *Expansion of the types of facilities that are considered SDC creditable by the City.* For example, certain park improvements could be considered SDC creditable, which would provide an extra incentive for developers to make those improvements. Such an approach was taken in Villebois, where certain park improvements were creditable. This could reduce SDC receipts which would be used to help fund CIP projects elsewhere.
- *Direct CIP investments.* As described elsewhere, the City could potentially fund additional projects or portions of projects, such as the Boeckman or Stafford Road upgrades, through the CIP. An analysis of each infrastructure component may be appropriate to determine if doing so would require deferring or reprioritizing other projects already on the list.

OTHER FUNDING SOURCES

In a small number of cases, there are additional funding sources that are expected to supplement those described above. These additional funding sources are:

- *West Linn - Wilsonville School District.* Two schools will be built within Frog Pond, and the school district is anticipated to pay for some infrastructure needed to serve these schools, such as improvements to Advance Road, Boeckman-Stafford traffic signal, South Neighborhood Collector roads, 12" water main extension, and a pump station and force main. It is important to note that what infrastructure the District will build is subject to the school project's plans and phasing, and the City's review of impacts—all of which are in the pre-application stages. All citations of costs and revenues related to the schools are preliminary and subject to change.
- *Clackamas County.* The County has identified the Stafford Road—65th Avenue Improvements in the agency's transportation system plan. While this project is not likely to be built in the short or medium term (before 10 years), it is included in the list of relevant (off-site) projects in this strategy, and this strategy assumes that the County will take a major role in funding and building the project, with some participation from the City. The cost estimate used in this plan was developed by the County.
- *Urban Renewal.* No City of Wilsonville urban renewal funding for Frog Pond has been assumed as a part of this funding strategy. Conversations with City staff indicate that the City's urban renewal task force has identified investments elsewhere in the City that are likely to be higher priorities.
- *Grants and investments by other government agencies.* Grants are a potential funding source. However, no specific grants have yet been identified that the planning team believes will provide significant infrastructure funding for Frog Pond. Metro's Metropolitan Transportation Improvement Program (MTIP) is one such grant program, which guides how a range of federal and local transportation funds are invested in the region. MTIP funds could be used for major projects associated with Frog Pond, such as the Boeckman Road Bridge, but the collective judgment of City staff and the planning team is that it will be difficult to secure such funds since demand for MTIP funds typically outstrips availability. Nonetheless, it may be worthwhile for project stakeholders to continue to pursue grants and investments by other government agencies.

LIST OF FROG POND INFRASTRUCTURE PROJECTS

Tables 1 through 3 below contain a list of all the infrastructure projects associated with Frog Pond. Projects are grouped by type—transportation, sanitary sewer, water, stormwater, and parks—and then by category—local, framework, and major off-sites.

The “Funding Approach and Notes” column describes LCG’s recommended approach to funding each project, which has been developed in collaboration with the City’s Community Development and Public Works staff and APG team. Much of the information in this column is a recap of the Infrastructure Categories section above. An important premise is that the funding strategy for area within the UGB (the West Neighborhood, Schools, and community park) must stand on its own. The timing of development of the urban reserve areas is too uncertain to rely on for funding of projects that are needed for development of the area within the UGB.

The “Estimates” column shows who produced the cost estimate; in some cases, two cost estimates were completed. The costs columns show what entity or fund is expected to pay for the project.

Total estimated developer costs for RA-W and RA-E are highlighted in yellow at the bottom of Table 3.

Table 1. Frog Pond Infrastructure Cost Summary - Transportation

Project Category and Name	Who Builds?	Timing Facility Built with:	Funding Approach and Notes	Estimates by		Total Cost Est.	City Costs				Developer Costs			Other Costs		City Cost Attributable to FP	
				Est. 1	Est. 2		CIP or Other Fund	SDC Credits	Collectors Locals	RA West (RA-W)	RA East (RA-E)	Amount	Source				
														City	Other Fund		SDC Credits
Local	West Neighborhood Collectors	West	Developer build and receive SDC credits for oversize (generally, roadway > 24' or 48', and bike lanes).	DKS	City	\$9,510,000		\$1,585,000	\$7,925,000								\$0
	East Neighborhood Collectors	East		DKS	City	\$8,160,000		\$1,340,000	\$6,800,000								\$0
	South Neighborhood Collectors	South	As above; school also pays for proportionate share.	DKS	City	\$3,900,000		\$450,000	\$2,650,000						School D.		\$0
	Local roads	Varies	Developer's build. No city costs, so costs are not included here.	DKS	City	-											-
Framework	Boeckman Road Urban Upgrade UU-02 (Part 1)	West	City builds. South side is city responsibility, north side is developers responsibility and is charged to RDW.	DKS		\$3,700,000		\$1,850,000				\$1,850,000					\$1,850,000
	Boeckman/Stafford Traffic Signal UU-02 (Part 2)	West	City builds, charges proportionate shares to RDW, RDE, and school district; city pays for remainder of project via CIP. This could be a gateway treatment than a roundabout.	DKS		\$500,000						\$70,000		\$305,000	School D.		\$0
	Stafford Road Urban Upgrade UU-06 Phase 1	West	City builds with West Neighborhood; places reimbursement district on RDW, City (CIP) pays for 14' of 38'.	DKS		\$3,000,000		\$1,000,000				\$2,000,000					\$1,000,000
	Advance Road Urban Upgrade UU-P1 Phase 1A and 1B	School	Phase 1A and 1B is the facilities on the south side of Advance that are west of 60th. City builds, school district pays pro rata share.	DKS		\$1,087,500		\$543,750							School D.		\$0
	Stafford Road Urban Upgrade UU-06 Phase 2	East	City builds with East Neighborhood; places reimbursement district on RDE, developers pays for all additional roadway.	DKS	City	\$2,000,000						\$2,000,000					\$0
	Potential Single-Lane Roundabout or Gateway Treatment on Stafford Road	East	Project is only built when E. neighborhood develops. City builds, charges proportionate share to RDE. This could be more of a gateway treatment than a roundabout.	DKS		\$600,000		\$600,000									\$0
	Advance Road Urban Upgrade UU-P1 Phase 2	East	Phase 2 is the facilities on the north side of Advance, and all facilities (north and south) east of 60th. City builds, pays for portion outside of FP (south side), charges developer costs to RDE.	DKS		\$3,262,500		\$543,750						\$2,718,750			\$0
Major Off Site	Boeckman Road Bridge Improvements UU-01	TBD	City builds via CIP. This project is of citywide importance and addresses safety issues.	OBECC		\$12,200,000		\$12,200,000									\$4,270,000
	Stafford Rd. 65th Ave Improvements SH-03	TBD	Future project not directly associated with FP. 10% attributable to FP.	County		\$5,500,000		\$1,000,000				\$0			County		\$100,000
	Subtotal					\$53,420,000		\$17,797,500	\$3,395,000	\$17,375,000	\$5,023,750	\$3,920,000	\$5,968,750				\$9,907,500

Source for all subsequent tables and figures: Leland Consulting Group, based on cost estimates provided by DKS, MSA, and City of Wilsonville.

All figures and funding strategies are preliminary and subject to change.

Table 2. Frog Pond Infrastructure Cost Summary – Sanitary Sewer and Water

Project Category and Name	Who Builds?	Timing Facility Built with:	Funding Approach and Notes	Estimates by		Total Cost Est	City Costs		Developer Costs		Other Costs		City Cost Attributable to FP
				Est. 1	Est. 2		CIP or Other Fund	SDC Credits	Collectors Locals	RA West (RA-W)	RA East (RA-E)	Amount	
Sanitary Sewer													
Local	Major Sanitary Lines: West	Developer	West	Developers build, receive SDC credits for oversized components (>8")	MSA	City	\$1,370,000	\$80,000	\$1,290,000				\$0
	Major Sanitary Lines: East	Developer	East	*	MSA	City	\$630,000	\$40,000	\$590,000				\$0
	Major Sanitary Lines: South	Developer	South	*	MSA	City	\$660,000	\$35,000	\$625,000				\$0
	Local SS (8" and smaller)	Developer	Varies	Developers build. No city costs, so costs are not included here.	MSA	City	-						-
Framework	Boeckman Road SS	City	West	City builds as part of road rebuild, charges developer (non-oversize) portion to ROW.	MSA	City	\$680,000	\$120,000	\$560,000				\$120,000
	Stafford Road SS	City	West	City builds with Stafford Road Phase 1, charges developer (non-oversize) costs to ROW and RDE. Rough proportionality of 1/3 demand in West, and 2/3 in East assumed here.	MSA	City	\$640,000	\$50,000	\$196,667	\$393,333			\$50,000
	Advance Road SS	City	School	City builds, charges developer (non-oversize) portion to RDE. This project only extends to 60th Ave. SS to the east is not oversized.	MSA	City	\$780,000	\$40,000		\$740,000			\$40,000
	Pump station and force main	School	School	School builds, serves school properties.	MSA	City	\$1,290,000				\$1,290,000	School D.	\$0
Major Off Site	Boeckman Trunk Sewer	City	East	Major off site project, paid by City via CIP. 52% attributable to FP. Likely does not need to be built for the West/Neighborhood, Schools, and Parks alone; can be built with East and South Neighborhoods.	MSA	City	\$8,000,000	\$8,000,000	\$0				\$4,160,000
	Memorial Park Pump Station	City	West	Major off site project, paid by City via CIP. 48% attributable to FP; however projects not growth related per se; it is in the flood plain and should be upgraded. Does not need to be in place until 40% of West/Neighborhood and Schools in place.	MSA	City	\$5,200,000	\$5,200,000	\$0				\$2,496,000
	Subtotal						\$19,250,000	\$13,410,000	\$2,505,000	\$756,667	\$1,133,333	\$1,290,000	\$6,866,000
Water													
Local	Major Water Lines: West	Developer	West	Developers build, receive SDC credits for oversized components (>8" pipe size).	MSA	City	\$2,580,000	\$460,000	\$2,120,000				\$0
	Major Water Lines: East	Developer	East		MSA	City	\$2,580,000	\$470,000	\$2,110,000				\$0
	Major Water Lines: South	Developer	South		MSA	City	\$1,860,000	\$330,000	\$1,530,000				\$0
	Local Water (8" and smaller)	Developer	Varies	Developers build. No city costs, so not included here.	MSA	City	\$0						\$0
Framework	Boeckman Road W	City	NA	NA. Water line in Boeckman already exists.	MSA	City	\$0						\$0
	Stafford Road W	City	West	Same as Stafford SS. City builds with Stafford Road Phase 1, charges developer (non-oversize) costs to ROW and RDE. Rough proportionality of 1/3 demand in West, and 2/3 in East assumed here.	MSA	City	\$1,080,000	\$200,000	\$293,333	\$586,667			\$200,000
	Advance Road W	Shared	School	City builds, charges developer (non-oversize) portion to RDE.	MSA	City	\$890,000	\$160,000		\$730,000			\$160,000
Major Off Site	West Side Reservoir	City	West	Major off site project, paid by City via CIP. 25% attributable to FP.	MSA	City	\$5,800,000	\$5,800,000					\$1,450,000
	Subtotal						\$14,790,000	\$6,160,000	\$5,760,000	\$293,333	\$1,316,667	\$0	\$1,810,000

Source for all subsequent tables and figures: Leland Consulting Group, based on cost estimates provided by DKS, MSA, and City of Wilsonville. All figures and funding strategies are preliminary and subject to change.

Table 3. Frog Pond Infrastructure Cost Summary – Stormwater and Parks

Project Category and Name	Who Builds?	Timing Facility Built with	Funding Approach and Notes	Estimates by		Total Cost Est.	City Costs			Developer Costs			Other Costs		City Cost Attributable to FP	
				Est. 1	Est. 2		CIP or Other Fund	SDC Credits	Collectors Locals	RA West (RA-W)	RA East (RA-E)	Amount	Source			
Stormwater																
Local storm detention, on developmentsites	Developer	Varies	Developers build. No city costs, so not included here.	MSA	City	\$0										\$0
Major Bockman Road regional stormwater facility	NA	NA	Included in DKS' roadway cost estimates	MSA	DKS	\$0										\$0
Framework Stefford Road regional stormwater facility	NA	NA	*	MSA	DKS	\$0										\$0
Subtotal						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks																
Local Frog Pond Neighborhood Park, P16, West	City	West	City acquires land, pays for construction, charges cost to RDW. Cost estimates include land and construction costs.	City		\$3,375,900				\$3,375,900						\$0
Frog Pond Neighborhood Park, P17, West	City	West	As above. Linear park with fewer built amenities, adjacent or connected to the Bockman Creek Trail.	City		\$2,286,900				\$2,286,900						\$0
Frog Pond East Neighborhood Park	City	East	As above, city charges cost to RDE.	City		\$3,375,900				\$3,375,900						\$0
Major Bockman Creek Trail, RT-01A	City	West	Developer builds, receives City share (2/3) from either SDC credits (assumed here) or CIP.	DKS		\$850,000	\$570,000	\$280,000								\$0
South Neighborhood Trail	City	East		DKS		\$700,000	\$460,000	\$240,000								\$0
BPA Easement Trail	City	East	City builds since trails in BPA right of way, charges developer portion (1/3) to RDE.	DKS		\$670,000	\$450,000					\$220,000				\$450,000
LT-PS New School Site Trail	City	School	School builds and pays for this trail.	DKS		\$700,000							\$700,000	School D.		\$0
Framework Advance Rd. School Community Park, P18	City	West	Major project, paid via City CIP. 25% attributable to FP.	City		\$5,410,000	\$5,410,000									\$1,352,500
Subtotal						\$17,368,700	\$5,860,000	\$520,000	\$520,000	\$5,662,800	\$3,595,900	\$700,000	\$700,000			\$1,802,500
Total Costs						\$104,828,700	\$45,167,500	\$5,840,000	\$26,160,000	\$10,652,800	\$11,069,650	\$7,986,750				\$19,386,000

Source for all subsequent tables and figures: Leland Consulting Group, based on cost estimates provided by DKS, MSA, and City of Wilsonville. All figures and funding strategies are preliminary and subject to change.

CIP COSTS AND REVENUES

This section compares estimates of the System Development Charge (SDC) revenues that would be generated by development in Frog Pond, with the Capital Improvement Projects (CIP) costs associated with Frog Pond, in order to estimate a funding surplus or gap for the City.

Since the primary revenue source for Capital Improvements Projects is SDCs—paid when building permits are obtained—these estimates depend in part on the land use density option selected. The estimates also depend on whether we consider the entire Frog Pond Area, or just the West Neighborhood. Note that in cases where current SDCs do not meet CIP needs, SDCs can be increased, or supplemental SDCs or reimbursement fees can be assigned to particular areas.

Table 4 below shows the two most recent land use options prepared by Angelo Planning Group, Options D and E. Option D is the working draft Concept Plan that was shared at the recent Open House. Option E is a lower density option that has been prepared for Planning Commission review. The primary difference in the two options, from an infrastructure funding point of view, is the amount of single family housing—Option D has approximately 21 percent more dwelling units, and therefore, significantly more SDC revenue.

Table 4. Land Use Options D and E

	D	E	
Frog Pond - All Neighborhoods			
Single Family (units)	2,078	1,716	dus
Multifamily (units)	-	-	dus
Commercial Area (sf)	69,150	69,150	SF
Elementary School (sf)	67,000	67,000	SF
Middle School (sf)	92,500	92,500	SF
Community Parks	10.0	10.0	acres
Neighborhood Parks	7.5	7.5	acres
West Neighborhood	754	625	dus
South and East Neighborhoods	1,324	1,091	dus

Source: Angelo Planning Group, Leland Consulting Group

Table 5 shows the current SDC fees paid by one single family home in Wilsonville, as well as the SDC revenues projected for Frog Pond under both land use options. Total SDC revenues are \$56.0 and \$47.3 million for Options D and E respectively.

Table 5. SDC Revenues - Options D and E

Plan and Area	Transp.	Sewer	Water	Storm	Parks	Total
Single Family Home	\$7,381	\$4,647	\$5,300	\$1,458	\$5,150	\$23,936
Option D						
West Neighborhood	\$5,568,594	\$3,503,838	\$4,079,178	\$1,129,280	\$3,883,100	\$18,163,990
East & South Neighborhoods	\$13,766,649	\$6,701,320	\$7,542,193	\$2,357,992	\$6,910,522	\$37,278,676
Total	\$19,335,243	\$10,205,158	\$11,621,371	\$3,487,272	\$10,793,622	\$55,442,665
Option E						
West Neighborhood	\$4,616,445	\$2,904,375	\$3,395,478	\$941,198	\$3,218,750	\$15,076,246
East & South Neighborhoods	\$12,046,876	\$5,618,569	\$6,307,293	\$2,018,278	\$5,710,572	\$31,701,588
Total	\$16,663,321	\$8,522,944	\$9,702,771	\$2,959,476	\$8,929,322	\$46,777,833

Source: City of Wilsonville, Leland Consulting Group

Note that not all SDC revenue comes from single family home development. About 10 percent of the total revenue comes from other types of development, including commercial and schools.

Tables 6 through 9 below compare SDC revenue (from Table 5) to the City's CIP costs (see "City Cost Attributable to FP" column at far right of infrastructure cost summary tables).

Note that not all City costs are considered to be attributable to Frog Pond. Rather, a percentage of the demand for *major off site* projects has been allocated to Frog Pond; notes are shown in the Funding Approach and Notes column of the infrastructure cost summary tables. For example, as mentioned above, only 25 percent of the West Side Reservoir is estimated to be attributable to new demand from Frog Pond, and thus, only 25 percent of the cost has been attributed to Frog Pond. Other examples include: 52 percent of the flow managed by the Boeckman Trunk Sewer, and 48 percent of the flow managed by the Memorial Park Pump Station, is attributable to Frog Pond, per MSA's analysis. The City has estimated that 35 percent of the PM peak hour traffic on the Boeckman Road Bridge is attributable to Frog Pond.

100 percent of the City's CIP costs associated with Framework and local infrastructure is considered to be attributable to Frog Pond, since this infrastructure likely would not be built if the area were not developed.

Tables 6 and 7 show that, when the entire Frog Pond area (all three neighborhoods) is taken into account, there is a funding surplus in each of the infrastructure types. Note that this funding surplus will be directed to the CIP, and thereby to other projects of citywide importance from which Frog Pond residents and businesses will benefit.

Table 6. Revenues and Costs – Option D, All Neighborhoods

	Transportation	Sewer	Water	Stormwater	Parks	Total
Sources						
SDCs Generated within FP Area	\$19,335,243	\$10,205,158	\$11,621,371	\$3,487,272	\$10,793,622	\$55,442,665
- SDCs credited to developers	\$3,395,000	\$155,000	\$1,260,000	\$0	\$1,030,000	\$5,840,000
Net Sources	\$15,940,243	\$10,050,158	\$10,361,371	\$3,487,272	\$9,763,622	\$49,602,665
Uses (CIP Costs Attributable to Frog Pond)	\$8,907,500	\$6,866,000	\$1,810,000	\$0	\$1,802,500	\$19,386,000
Funding Surplus or (Gap)	\$7,032,743	\$3,184,158	\$8,551,371	\$3,487,272	\$7,961,122	\$30,216,665

Source: City of Wilsonville, Leland Consulting Group

Table 7. Revenues and Costs – Option E, All Neighborhoods

	Transportation	Sewer	Water	Stormwater	Parks	Total
Sources						
SDCs Generated within FP Area	\$16,663,321	\$8,522,944	\$9,702,771	\$2,959,476	\$8,929,322	\$46,777,833
- SDCs credited to developers	\$3,395,000	\$155,000	\$1,260,000	\$0	\$1,030,000	\$5,840,000
Net Sources	\$13,268,321	\$8,367,944	\$8,442,771	\$2,959,476	\$7,899,322	\$40,937,833
Uses (CIP Costs Attributable to Frog Pond)	\$8,907,500	\$6,866,000	\$1,810,000	\$0	\$1,802,500	\$19,386,000
Funding Surplus or (Gap)	\$4,360,821	\$1,501,944	\$6,632,771	\$2,959,476	\$6,096,822	\$21,551,833

Source: City of Wilsonville, Leland Consulting Group

Tables 8 and 9 show that, when just the West Neighborhood is considered, there is a funding surplus in most of the infrastructure types. The exception is transportation, in which there is a \$1 million gap for Option D, and a \$1.95 million gap for Option E due to CIP contributions to the Boeckman Road Bridge, and Boeckman and Stafford Road Urban Upgrade projects (\$4.95 million in Frog Pond West attributable costs). There are funding surpluses, sometimes slight, in the other infrastructure categories.

The sanitary sewer infrastructure surplus is very small—just under \$160,000 for Option E. This is because the Memorial Park Pump Station and framework sewer lines in Boeckman and Stafford Roads (\$2.66 million in Frog Pond West attributable costs) would need to be built along with the West Neighborhood.

Table 8. Revenues and Costs – Option D, West Neighborhood

	Transportation	Sewer	Water	Stormwater	Parks	Total
Sources						
SDCs Generated within FP Area	\$5,568,594	\$3,503,838	\$4,079,178	\$1,129,280	\$3,883,100	\$18,163,990
- SDCs credited to developers	\$1,585,000	\$80,000	\$460,000	\$0	\$570,000	\$2,695,000
Net Sources	\$3,983,594	\$3,423,838	\$3,619,178	\$1,129,280	\$3,313,100	\$15,468,990
Uses (CIP Costs Attributable to Frog Pond)	\$4,985,000	\$2,666,000	\$1,650,000	\$0	\$1,352,500	\$10,653,500
Funding Surplus or (Gap)	(\$1,001,406)	\$757,838	\$1,969,178	\$1,129,280	\$1,960,600	\$4,815,490

Table 9. Revenues and Costs – Option E, West Neighborhood

	Transportation	Sewer	Water	Stormwater	Parks	Total
Sources						
SDCs Generated within FP Area	\$4,616,445	\$2,904,375	\$3,395,478	\$941,198	\$3,218,750	\$15,076,246
- SDCs credited to developers	\$1,585,000	\$80,000	\$460,000	\$0	\$570,000	\$2,695,000
Net Sources	\$3,031,445	\$2,824,375	\$2,935,478	\$941,198	\$2,648,750	\$12,381,246
Uses (CIP Costs Attributable to Frog Pond)	\$4,985,000	\$2,666,000	\$1,650,000	\$0	\$1,352,500	\$10,653,500
Funding Surplus or (Gap)	(\$1,953,555)	\$158,375	\$1,285,478	\$941,198	\$1,296,250	\$1,727,746

REIMBURSEMENT DISTRICT COST ALLOCATION

An important issue for developers considering building in Frog Pond is the allocated cost of the reimbursement districts that they will need to pay in addition to SDCs and the other costs associated with land development. Developers must pay for infrastructure costs somehow, and developers' likely responses to higher-than-typical infrastructure costs will be to try to negotiate a lower cost for land, pass higher costs on through a higher home sale price (if possible), or look for other places where they can find buildable residential land. The impact of infrastructure costs on development feasibility is further explored in the Frog Pond Land Development Financial Analysis memorandum.

Table 10 shows the total cost of projects proposed to be paid for by RA-W and RA-E, and the "residential allocation." These figures come from the last row in Table 3. For RA-W, all costs paid for by the district are allocated to residential development. In RA-E, some costs (about 10 percent) are paid by commercial development, schools, and parks. The cost per unit is significantly higher in the West than East, since a smaller residential cost allocation is divided among many more units.

The reimbursement district cost per dwelling unit varies depending on the land use option. Because there are more housing units in Option D, the cost of all infrastructure projects is divided among more units, and the "cost allocation per unit" is lower. This allocation is the approximate reimbursement fee that a developer would have to pay for each housing unit.

Table 10. Reimbursement District Costs

	RA West	RA East
Cost of Projects Paid for by RD	\$10,632,800	\$11,069,650
- Commercial and School Allocation	\$0	\$1,138,789
= Residential Allocation	\$10,632,800	\$9,930,861
Option D		
Dwelling Units	754	1,324
RD Cost Allocation per Unit	\$14,102	\$7,501
Option E		
Dwelling Units	625	1,091
RD Cost Allocation per Unit	\$17,012	\$9,103

APPENDICES AND INFORMATION SOURCES

The following source documents were used in the preparation of this memorandum and are cited throughout when appropriate:

- Frog Pond Area Plan web site: <http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>
- City of Wilsonville Capital Improvement Projects program, <http://www.ci.wilsonville.or.us/150/Capital-Projects>
- City of Wilsonville City Code, Section 3.116 Reimbursement for Extensions of Streets, Water, Storm Drainage and Sewer Lines or Other Utility Services. <http://www.ci.wilsonville.or.us/DocumentCenter/View/34>
- Adopted Budget, FY 2013-14, Capital Improvement Projects (CIP) section, pages 165 – 218.
- *Transportation Infrastructure – Street Credits/Reimbursements*, Steve R. Adams, P.E., Development Engineering Manager, City of Wilsonville, September 5, 2014.
- *Frog Pond Area Plan – Concept Plan Infrastructure Analysis*, Murray, Smith & Associates, Inc., March 18, 2015.
- *Wilsonville Transportation System Plan (TSP)*, adopted June 17, 2013.
- *Wilsonville Parks & Recreation Master Plan*, adopted September 17, 2007.
- *Market Analysis*, Frog Pond Area Plan, Leland Consulting Group, August 2014.
- Land use plans, Angelo Planning Group.
- Discussions with City staff and Frog Pond consultant team members regarding required infrastructure and associated costs.

Memorandum

Date 3 June 2015

To Chris Neamtzu, Planning Director, City of Wilsonville

From Brian Vanneman and Wally Hobson, Leland Consulting Group

CC Joe Dills, Angelo Planning Group

Subject **Frog Pond Area Plan: Land Development Financial Analysis**

Project 5462

Introduction

As part of the Frog Pond Area Plan, Leland Consulting Group (LCG) was engaged by the City of Wilsonville to evaluate the economics of land development and single family home development in the study area. This memorandum summarizes LCG's findings, and was completed in order to address key questions relevant to the Frog Pond Area Plan, including:

- What types of single-family home development are likely to be feasible at Frog Pond (generate an adequate rate of return for developers), while also providing the funds necessary to pay for land and infrastructure?
- How do development inputs, particularly major off-site infrastructure costs, affect development feasibility at Frog Pond?

The first version of this memorandum was completed in January 2015. This version has been revised to take into account changes to the proposed land use concepts and revised infrastructure costs. A list of additional revisions to this memo is included on page 3.

Assumptions and Site Plans

Based on conversations with the City and Angelo Planning Group (APG), the following summarizes the assumptions used for this financial analysis:

- We assume that a potential land developer is considering the purchase of a generic 20-acre site within the Frog Pond West Neighborhood. At the point of development, the subject site is within the UGB, City comprehensive plan and zoning designations have been applied, and the developer can petition the City to annex the site. Other parts of the Frog Pond area are developing.
- Major components of the infrastructure system (major "framework" improvements to arterial roads and intersections, parks, major sanitary sewer and water lines and infrastructure, trails, etc.) are being constructed by the City and other land developers.
- In the event that the City or other developers elsewhere in Frog Pond are building and paying for major framework infrastructure, they will pass on a pro-rata share of the cost of those improvements via a reimbursement district or other mechanism (e.g., local improvement district or area specific System Development Charge (SDC); this is referred to here as a reimbursement district cost allocation per unit. See the Frog Pond Infrastructure Funding Strategy for a further discussion of infrastructure costs.

Four different site plans were initially modeled that represent different detached single family home lot sizes, as well as the likely size, scale, and price of the homes themselves. The first three site plans are similar to specific neighborhoods that already exist in Wilsonville. These site plans and approximate lot size are shown below and reflect the lot sizes planned for Frog Pond land use "Option D." The larger lot sizes proposed for land use Option E are discussed later.

- Small Lot: 4,000 square foot lots, similar to average lot sizes in the Legend at Villebois neighborhoods.
- Medium Lot: 6,000 square foot lots, similar to average lots sizes in the Landover neighborhood.
- Large Lot: 8,000 square foot lots, similar to average lot sizes in the Meadows neighborhood.
- Estate Lot: 15,000 square foot lots, representative of various “estate lot” homes located in Wilsonville and other communities in the metropolitan area.

Conceptual plans for the 20-acre subject site were prepared by Walker Macy landscape architects to show small, medium, and large lot development types. The estate lot development type was added later and therefore a concept plan was not drawn by Walker Macy. Information about the three comparable Wilsonville neighborhoods is included as attachments to this memorandum. The size and density of typical lots in Frog Pond were adjusted slightly in spring 2015, and therefore some figures used in this memo (such as the total number of units) no longer precisely match the drawings prepared by Walker Macy.

Data Sources

Between November 2014 and January 2015, Leland Consulting Group (LCG) reviewed home sale information in Wilsonville, Tualatin, and West Linn in order to inform our financial analyses for Frog Pond, and among other things to estimate reasonable sales prices of homes in Frog Pond (in 2015 dollars).

Our main data source was Metrostudy (www.metrostudy.com), which in our estimation is the best source of data regarding sales of new homes in the Portland region (Metrostudy was formerly New Home Trends). We also looked at data from Zillow and RMLS, and talked to developers and brokers. Metrostudy differs from most RMLS data in that it covers *new construction*. By contrast, RMLS reports information about the sales of new and older homes (*resales*). Prices for older homes (*resales*) are usually below new construction, and therefore less reliable. In addition, because Metrostudy covers only new construction, LCG believes that it is more indicative of recent (and near future) home building trends such as number of sales per year, size of homes, size of lots, etc. (We do acknowledge that people's choices may be constrained due to zoning, regulation, etc., and therefore issues such as demand for large lots may not be accurately reflected by past sales trends.) Metrostudy provided us with information on the sale of 1,786 homes (both attached and detached) in Wilsonville, Tualatin, and West Linn between January 1, 2005 and December 31, 2014, and this is the primary data used for this analysis.

In terms of larger lots, some recent testimony to City Council regarding Frog Pond has raised some valid questions. One of the problems with estimating “average” sales prices for expensive homes and larger lots is that there are not many of these sales. For example, of the 458 *new-build* homes that sold in Tualatin and Wilsonville between 2010 and 2014, only three were 10,000 or larger. Therefore, for estate lot homes, more judgment on our part was required, and we reviewed individual home sales near Frog Pond. LCG did see some homes that sold at or above \$1 million, but these tended to be really exceptional lots and locations, in particular with views of and access to the Willamette River, a unique amenity that obviously does not exist at Frog Pond. This raises the related question of the size of the market for \$800,000 or \$1 million-plus homes is. Our demographic research indicates that 4 percent of households currently in Wilsonville earn more than \$200,000, and therefore would be likely to be able to afford a home of \$800,000 or more. In summary, a variety of sources suggests that housing that is accessible to households earning \$75,000 to \$150,000 per year should constitute the bulk of the offerings at Frog Pond. Data sources and relevant homebuyer demographics are discussed again on pages 4 (Inputs to the Financial Analysis) and 7 (Household Demographics for Wilsonville and Market Area).

Development Models

Two development models were used in order to test the viability of land and home development on the subject site. While the outputs of these models are different, they are both intended to test the development dynamics specifically on the subject site, and by extension, throughout the Frog Pond West Neighborhood. In each model, while most of the inputs used remain the same, selected inputs were changed in order to understand the impact of specific factors on development. These models are:

1. **Residual Land Value Model.** In this model, we solve for the estimated amount per square foot that a typical land developers would pay a current property owner for “raw” land (not served by infrastructure or subdivided), by beginning with the land developer’s revenues (the sale of finished lots to homebuilders), and deducting the land developer’s costs and required profit margin (25 percent). These costs are reimbursement district or off-site infrastructure costs; on-site infrastructure costs (the roads, sidewalks, sewer, water, and stormwater infrastructure internal to the project), and soft costs (design and engineering fees, legal, surveying, permitting, other). Revenues less costs and required profit equals residual land value. All inputs to this model are intended to reflect, as accurately as possible, current conditions in Frog Pond and Wilsonville.

More information about each of these cost and revenue factors is described on the Inputs section which begins on page 4.

2. **Market Price vs. Required Price Model.** In this model, we compare the difference between the “required price” for the homes offered for sale on the subject site in Frog Pond, and the average market price for comparable homes in Wilsonville. The required price is defined as the price at which a developer (who builds both the home and develops the land) can feasibly pay for all of the costs of development described above, earn an acceptable profit, and pay a minimum of \$4.00 per square foot for raw land (or \$174,000 per acre). \$4.00 per square foot was established, based on a review of current land values and in coordination with the City, as approximately the minimum land value at which land transactions for urban development would occur.

In summary, in the first model lot sale values are fixed to the current market while land values are allowed to vary in response. In the second model, land values are fixed to a reasonable minimum, and required home sales prices are allowed to vary in response. The purpose of both models is to help the project team, stakeholders, and decision makers understand the impact of housing types on residual land value and required home prices.

Memo Revisions

While the format of this analysis is consistent with the January 2015 memorandum, the following changes and revisions have been made, most of which were dictated by changes to the Frog Pond Area Plan. Some of these changes are explained in greater detail in the Inputs section that follows.

- Slightly different housing types (lot sizes) are assumed here, consistent with land use Options D and E, developed by APG in spring 2015.
- The off-site costs passed on to development on the 20-acre subject site via the reimbursement district cost allocation per unit, have been revised based on infrastructure funding refinements and are less than assumed in January. This reduction in off-site costs improves development feasibility, residual land values, and other measures of feasibility. The off-site cost allocation in the January analysis was approximately \$25,000; here it is \$14,000 and \$17,000 for Options D and E respectively. The cost allocation is lower for Option D since there are more homes over which to divide the total reimbursement district cost allocation. The calculation for these off-site projects is included in the Frog Pond Infrastructure Funding Strategy.

- Home sales values have been increased by 9.4 percent to reflect the current hot housing market, and expectations that the market will continue to get hotter. Most housing value data originally collected for this analysis comes from 2013 and 2014, and Zillow reports a year-over-year, May 2014 to May 2015, home value increase of 9.4 percent for Wilsonville. In addition, homebuilders are typically looking to the future and in good markets, anticipating increasing sales prices. This escalation factor incorporates recent and anticipated future price escalation for 2015.

Inputs to the Financial Analysis

Costs. In addition to the off-site cost allocation mentioned above, land developers are expected to pay the following costs associated with development:

- Raw land purchase price. As described above, raw land purchase price is allowed to vary in the Residual Land Value model. In the Market Value model, a “target” minimum purchase price of \$4.00 per square foot for raw land (or \$174,000 per acre) was established.
- Reimbursement district or off-site cost allocation per unit. This is described above and is attributable to costs for major “framework” infrastructure with benefits to the entire West Neighborhood, particularly improvements to Boeckman and Stafford Roads (including the sewer and water infrastructure in those roads) and two Neighborhood Parks.
- On-site Street and Utility costs. On-site costs were provided by the City of Wilsonville’s Engineering staff based on recent development costs for projects in Villebois and other parts of the City, and in particular the Retherford Meadows subdivision which is now under construction and is believed to be a reasonable comparable project due to its size (88 homes) and timing. The on-site costs provided by the City include the costs of building internal streets, sanitary sewer, water, and stormwater facilities. On-site costs for Retherford Meadows are just under \$27,000 per lot, and lots are similar in size to the small lot housing type evaluated here. Since there are 156 lots in the small lot concept (Concept D), total on-site costs are estimated at \$4,160,000. This estimate was also checked by dividing the costs by the total linear footage of roadway in the project (approximately 4,480), which results in a cost of \$928 per linear foot. Based on conversations with developers, this is reasonable, though infrastructure costs could be higher. For the purposes of this analysis, on-site costs are assumed to remain the same regardless of the site plan/lot size, since the configuration of the street network does not change.
- Other Soft Costs. These costs include land planning, architecture and engineering, survey, fees, title insurance, closing costs, legal, administrative, and other costs and are estimated at 10 percent of hard costs (on-site street and utility cost).
- Gross Profit Margin is targeted at 25 percent of gross revenue, an acceptable rate of return for land development, though many land developers have historically sought returns of 30 percent or higher.
- System Development Charges (SDCs). SDCs are not included as a cost in this analysis, since they will be paid by the homebuilders who purchase lots from our subject land developer, rather than by the land developer. SDCs are paid by homebuilders at the time of building permit application and issuance, and will be one of the City’s major funding sources for infrastructure.

Revenues. Since this is a land development financial model, revenue is generated from finished lot sales. A prototypical land developer buys the land, secures all entitlements and records the necessary subdivision documents, pays for off-site infrastructure, designs and pays for on-site infrastructure, landscaping, and amenities, and then sells lots to one or more homebuilders. In practice, the land developer and homebuilder are sometimes the same entity, but regardless, the process of land development alone must return an acceptable return on investment and profit to the land in order to induce the land developer’s participation.

To establish the fair market value for a finished lot, home sale information from New Home Trends/Metrostudy, Zillow, RMLS (Regional Multiple Listing Service), and online and field research were collected and analyzed. As stated above, these market value estimates have been updated to reflect the

upswing in the housing market (nearly 10 percent over one year), and research conducted in spring 2015. Figure 1 shows some of the summary information about the market assumptions made in this analysis. Based on this data, market-average sales values for new homes in Option D of \$394,000, \$470,000, and \$574,000 were established for the small, medium, and large lot homes respectively. (See “Home Price” row below.) Market-average sales values for the larger lot sizes and larger homes assumed in Option E and also shown. The Estate Lot size remains the same in both land use options, at 15,000 square feet.

Note that these figures are estimated *market averages for new construction homes*—actual home sales values will differ significantly depending a variety of attributes including location, home features, size, homebuilder, finishes and features, views, etc. In addition, market averages produced by RMLS depend heavily on *resales* of older homes which make up the majority of transactions, not new construction (just built) homes. Therefore, RMLS figures will tend to be lower.

Figure 1. Market Prices for Representative Wilsonville Single Family Homes

	Option D			Option E			Estate
	Small Lot	Med. Lot	Large Lot	Small Lot	Med. Lot	Large Lot	Lot
Lot Size	4,000	6,000	8,000	5,000	7,000	10,000	15,000
Home Size	2,150	2,575	3,000	2,365	2,790	3,500	4,000
Number of homes in 20 acre site	156	105	77	124	89	63	42
Home Market Price	\$394,000	\$470,000	\$547,000	\$432,000	\$508,500	\$635,000	\$831,000
Home Price Per Square Foot	\$183	\$183	\$182	\$183	\$182	\$181	\$208
Finished Lot Value	\$98,500	\$117,500	\$136,750	\$108,000	\$127,125	\$158,750	\$207,750
Lot Value Per Square Foot	\$25	\$20	\$17	\$22	\$18	\$16	\$14

Source: Metrostudy/New Home Trends, Zillow, RMLS, Leland Consulting Group.

The following information puts the data shown above for Option D into context; additional images and data about average homes in the market area is included in the appendices. The average sale price of a typical new construction small lot home (3,500 to 4,500 square foot lot) in Wilsonville in 2013 and 2014 was \$360,000 according to Metrostudy data; this has been escalated to \$394,000 based on the fact that the housing market has improved significantly and home prices are expected to continue to increase. The current asking prices (May 2015) for Legend Homes’ Oxford and St. Tropez “small lot” homes at Villebois are \$390,000 and \$381,900, respectively.

The average sale price of a typical medium lot home in Wilsonville between in 2011 and 2014 was \$426,818 according to Metrostudy data. As of September 2014, Zillow showed that the median sale price for a four bedroom home in Wilsonville was \$442,000. The individual medium lot homes reviewed for this analysis contained four bedrooms. An average market value of \$425,000 was selected for this analysis.

There are far fewer transactions in the large lot and estate lot categories. Therefore, reliable market averages are more difficult to establish and subject to greater judgment. The smaller number of large and estate lot homes likely reflects both Wilsonville’s demographics and the availability of larger lot types.

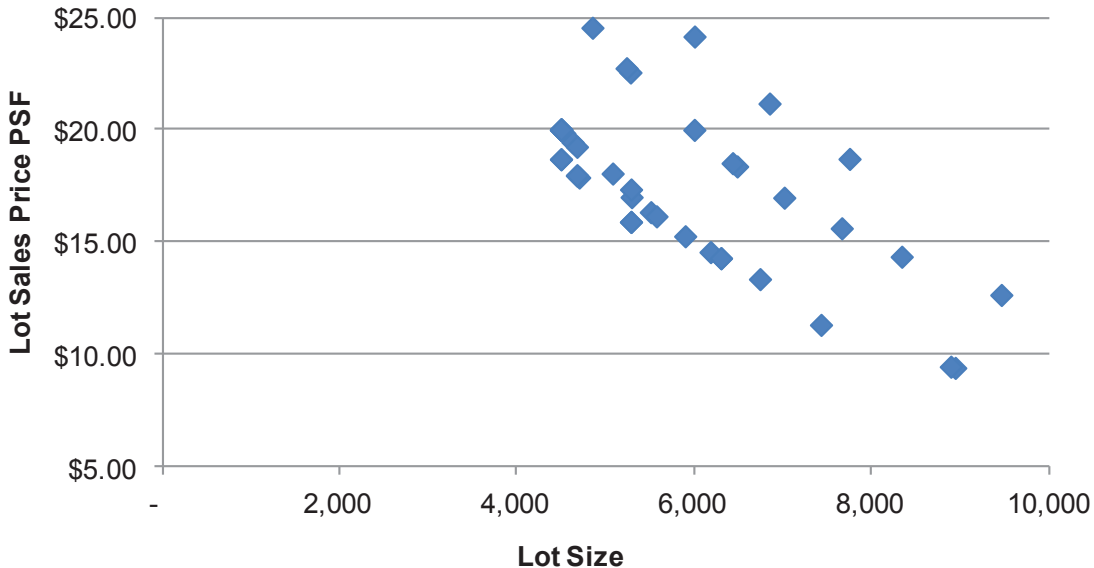
For example, of the 459 new-construction home sales recorded by New Home Trends between 2010 and 2014 in Wilsonville and Tualatin, 9 were for lots that were 8,500 square feet or larger (2 percent of all new-construction sales). Therefore, LCG reviewed individual home sales for these lot size categories as well as other data. Average large-lot home sales in Wilsonville range from approximately \$500,000 to

\$550,000. The average new construction home on an 8,000 to 9,000 square foot lot sold in either Tualatin or Wilsonville between 2010 and 2014 was \$512,400. Based on this information and applying a year-over-year escalation factor, an average market value of \$547,000 was selected for this analysis.

Again, there are very few estate lot sales upon which to base market averages. Most estate lots are positioned next to regionally-distinctive amenities, particularly views and direct access to the Willamette River. A market average of \$831,000 for estate lots without such a regionally distinct amenity was estimated based on a review of comparable home sales. Information about a representative home sale of this size and price is included in the appendices.

Based on developer interviews and review of market data, and as reflected in Figure 1, lot values are estimated to be 25 percent of the finished home’s sale price. Forty-five recent transactions were reviewed in which the average ratio between lot and home value was 25 percent. Developers interviewed for this project estimated this ratio at between 23 and 30 percent. Lot sales information from Metrostudy for a Wilsonville, Tualatin, and other cities was also reviewed and is consistent with this analysis. Figure 1 above shows that, as lot size increases, the per-square-foot value of lots typically decreases (even though the total home value increases). This trend is also shown in Figure 2, which shows from 45 lot sale transactions in recorded in Tualatin and Wilsonville since 2009, for which LCG has data for the finished home sale price, lot sale price, and lot size. (The majority of transactions shown took place in Tualatin. Unfortunately, neither Clackamas County nor Metrostudy is able to collect comprehensive data for all home and lot sales.) For these homes, lot sales averaged 25 percent of the sales value of the finished home. For example, the lot for a \$400,000 home would cost the homebuilder \$100,000.

Figure 2. Lot Sales Price Per Square Foot versus Lot Size



Source: Metrostudy / New Home Trends, Leland Consulting Group.

The primary housing market data collected and reviewed for this analysis was for homes built and sold in Wilsonville. Based on interviews with developers and brokers, data for Tualatin and Sherwood was also reviewed because these markets are comparable and competitive and sources reported that potential home-buyers are often considering homes in these other communities along with Wilsonville as they make a purchase decision. This is consistent with data collected by the RMLS, a REALTOR-owned real estate database, which includes Wilsonville in the “Tigard, Tualatin, Sherwood, Wilsonville” submarket.

Housing data for the City of West Linn was also reviewed. The RMLS October 2014 Market Action report lists the average year-to-date home sale value within the Tigard, Tualatin, Sherwood, Wilsonville submarket as \$335,800; the comparable figure for the Lake Oswego, West Linn submarket is \$531,400, about \$195,600 (58 percent,) more than homes in the Wilsonville submarket. This is partially due to inventory—there are more high-value homes available in the Lake Oswego and West Linn submarket. It is also due in part to household incomes, regional location and access, amenities such as views, and historic and current perceptions in the marketplace.

Household Demographics for Wilsonville and Market Area

Key determinants of housing demand include household growth, employment, general economic conditions, and household incomes. Currently, the long-term population and employment growth outlook for the Portland metro region and Wilsonville are positive. For example, as documented in the Frog Pond Market Analysis (August 2014), Metro projects that household growth within Wilsonville will average 1.8 percent annually through 2035, and is therefore should continue to support housing demand in Frog Pond and elsewhere.

Figure 3 below shows the percent of Wilsonville households that are within a series of income categories. Each of these income categories implies a potential home price purchase, shown at right. These purchase prices generally represent the upper end of prices that households could qualify for, and assume that interest rates remain low (approximately 4.25 percent), and households have equity for a down payment.

Figure 3. Percent of Households by Income Range and Home Purchase Price, Wilsonville, 2014

Household Income Category		Percent of Households	Typical Monthly		Home Purchase	
Low	High		Mortgage Payment		Price Range	
\$0	\$15,000	12%	\$0	\$310	\$0	\$60,000
\$15,000	\$25,000	9%	\$310	\$520	\$60,000	\$100,000
\$25,000	\$35,000	10%	\$520	\$730	\$100,000	\$140,000
\$35,000	\$50,000	12%	\$730	\$1,040	\$140,000	\$200,000
\$50,000	\$75,000	14%	\$1,040	\$1,560	\$200,000	\$300,000
\$75,000	\$100,000	14%	\$1,560	\$2,080	\$300,000	\$395,000
\$100,000	\$150,000	20%	\$2,080	\$3,130	\$395,000	\$600,000
\$150,000	\$200,000	5%	\$3,130	\$4,170	\$600,000	\$795,000
\$200,000		4%	\$4,170	\$0	\$795,000	+

Source: US Census, ESRI Business Analyst, Leland Consulting Group.

These income categories suggest current willingness to pay for single family homes for households currently located in Wilsonville, and show that the largest demographic groups and deepest sources of demand are likely to be from households in the \$75,000 to \$150,000 income range category, which makes up 34 percent of all households, and a greater share of homebuying households. The capacity to pay for homes that cost more than \$600,000 is more limited, which is consistent with home sales data.

Community input received to date indicates that features such as back yards, parks, and access to schools are highly desirable features. LCG believes that these features, particularly yards, can be included as part of medium-lot home areas, and potentially other lot sizes.

Figure 3 below compares household income categories in Wilsonville to those in Tualatin and West Linn. While it is certainly possible that Wilsonville and Frog Pond could attract additional, higher-income households (\$150,000-plus) from elsewhere, the \$75,000 to \$150,000 groups are also collectively larger in both Tualatin and West Linn. LCG recommends that the bulk of housing at Frog Pond be targeted to homebuyers in the \$75,000 to \$150,000 income range.

**Figure 4. Percent of Households by Income Range
Wilsonville, Tualatin, and West Linn, 2014**

Household Income Range	Wilsonville	Tualatin	West Linn
\$0 - \$15,000	12%	8%	5%
\$15,000 - \$25,000	9%	10%	4%
\$25,000 - \$35,000	10%	10%	7%
\$35,000 - \$50,000	12%	11%	9%
\$50,000 - \$75,000	14%	16%	15%
\$75,000 - \$100,000	14%	13%	11%
\$100,000 - \$150,000	20%	17%	22%
\$150,000 - \$200,000	5%	8%	13%
\$200,000 +	4%	6%	14%

Source: US Census, ESRI Business Analyst, Leland Consulting Group.

Residual Land Value Model

The results of the residual land value model are summarized in Figures 2 (land use Option D) and 3 (Option E) below. Complete model inputs are shown in the Appendices, beginning on page 16.

Figure 5 shows that the projected residual values of raw land in Frog Pond for land use Option D are estimated at \$6.33, \$4.38, \$3.17, and \$2.08 per square foot for the small, medium, large, and estate lot projects respectively.

The primary reason that smaller lots perform better financially is that the land developer’s total revenues (lot sales) are greater: there are more lots to sell at a higher price per square foot. Meanwhile, most major costs—on-site infrastructure, soft costs, and land—remain fixed. These dynamics favor small lot development despite the fact that other costs, particularly the off-site infrastructure allocation, increases as density increases.

The land values for the large and estate lots are below the minimum “target” land value of \$4.00 per square foot, which will provide less incentive for property owners to sell to prospective land developers, and therefore less development “velocity” for Frog Pond.

Figure 5. Residual Land Value Model – Option D

	Small Lot	Medium Lot	Large Lot	Estate Lot
Lot Size (SF)	4,000	6,000	8,000	15,000
Net Density (LD Model)	10.9	7.3	5.4	2.9
Off-Site Allocation Cost per DU	\$14,102	\$14,102	\$14,102	\$14,102
Number of homes in 20 acre site	156	105	77	42
Lot Transfer Price	\$98,500	\$117,500	\$136,750	\$207,750
Required Home Price	\$394,000	\$470,000	\$547,000	\$831,000
Required Home Price per SF	\$183	\$183	\$182	\$163
Market Price	\$394,000	\$470,000	\$547,000	\$831,000
Market Price per SF	\$183	\$183	\$182	\$163
Raw Land Value per Square Foot	\$6.33	\$4.38	\$3.17	\$2.08

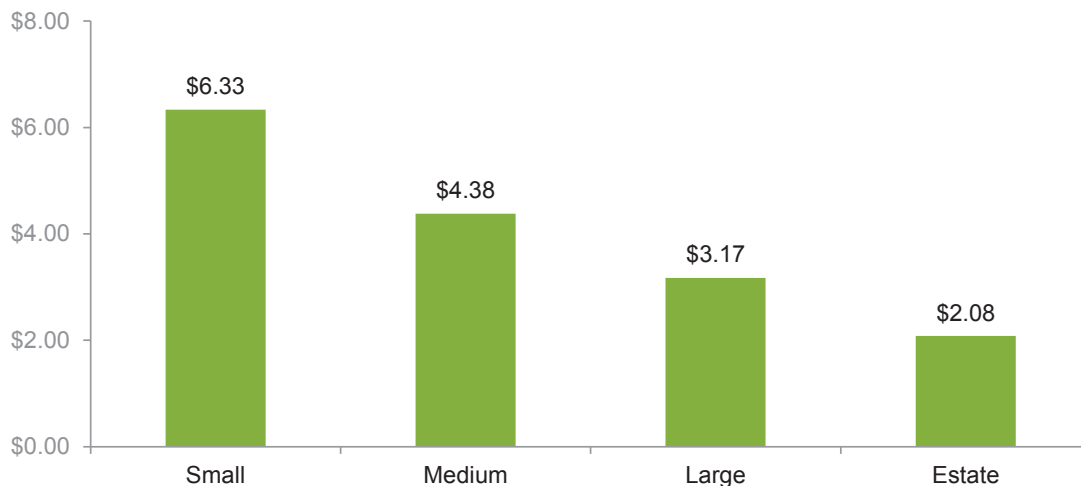


Figure 6 below shows that the projected residual values of raw land in Frog Pond for land use Option E are estimated at \$4.62, \$3.40, \$2.70, and \$2.08 per square foot for the small, medium, large, and estate lot projects respectively.

These changes are largely due to the fact that the lot sizes have been increased slightly for each of the housing types. As this happens, there are fewer lots that can be sold by the land developer within the subject site, less overall revenue, and less capacity to pay for raw land.

The land values for the medium, large, and estate lots are below the minimum “target” land value of \$4.00 per square foot, which will provide less incentive for property owners to sell to prospective land developers, and therefore less development “velocity” for Frog Pond.

Figure 6. Residual Land Value Model – Option E

	Small Lot	Medium Lot	Large Lot	Estate Lot
Lot Size (SF)	5,000	7,000	10,000	15,000
Net Density (LD Model)	8.7	6.2	4.4	2.9
Off-Site Allocation Cost per DU	\$17,012	\$17,012	\$17,012	\$14,102
Number of homes in 20 acre site	124	89	63	42
Lot Transfer Price	\$108,000	\$127,125	\$158,750	\$207,750
Required Home Price	\$432,000	\$508,500	\$635,000	\$831,000
Required Home Price per SF	\$201	\$197	\$212	\$163
Market Price	\$432,000	\$508,500	\$635,000	\$831,000
Market Price per SF	\$201	\$197	\$212	\$163
Raw Land Value per Square Foot	\$4.62	\$3.40	\$2.70	\$2.08

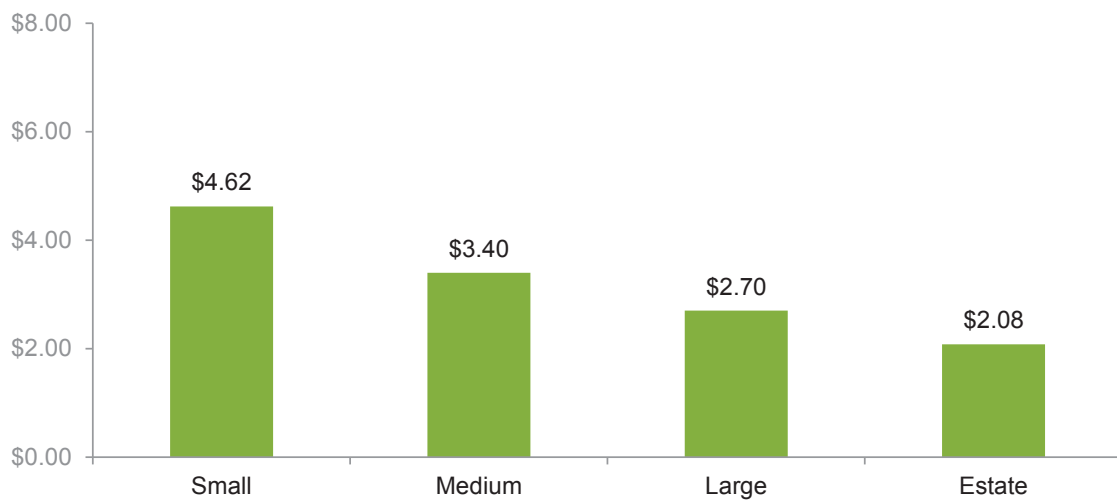
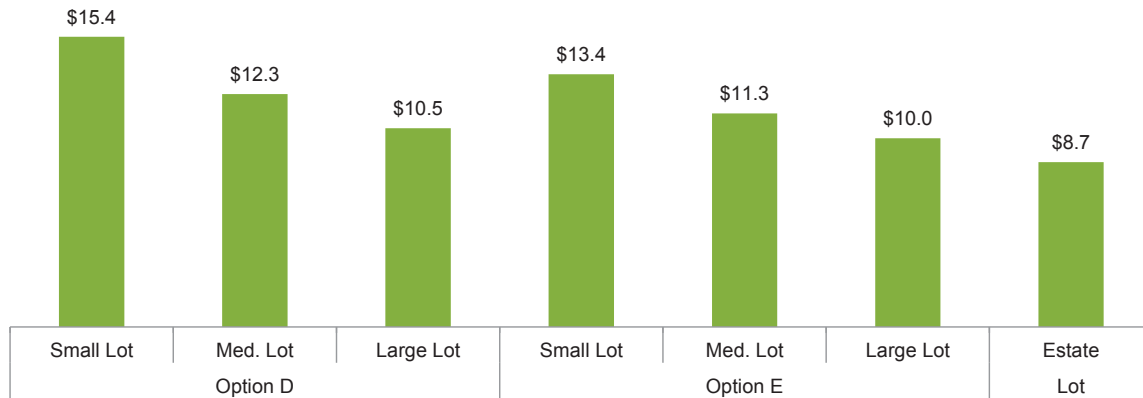


Figure 7 below shows the total lot sale revenues that would be realized by the land developer by selling home lots on the 20-acre subject site to homebuilders. This is calculated by multiplying the number of lots in the development by the lot sale (transfer) price (see Figures 5 and 6). More lots that are valued more per square foot result in greater total revenue. Total revenue is a key driver of residual land value. Since many costs associated with the site are fixed—particularly on-site infrastructure and soft costs—greater revenue results in greater capacity to pay for land.

Figure 7. Total Lot Sale Revenues for Subject Site



Market Price Model

The results of the Market Price vs. Required Price Model are shown in Figures 4 (land use Option D) and 5 (Option E).

Figure 8 below shows the summary data from Option D assuming a minimum target raw land value of \$4.00 per square foot. For the small lot development type, the “required” home sales price (required in order to pay for all costs and profit while returning the target value to the land), is “below market” for the small lot project. This means that small lot homes could feasibly be built here, and that home sales prices or raw land purchase price could probably increase, thus bringing the home sales prices “to market.” Medium lot development is 3 percent above market—very close.

However, the large and estate lot development types are above market by 16 percent (\$86,500) and 32 percent (\$267,800) respectively. Homes in the large and estate lot sizes would need to sell for about \$86,500 and \$267,800 more than comparable homes in the Wilsonville market. This means that developers would have to significantly decrease some costs—for raw land, on or off site infrastructure, soft costs—or profit in order to bring their homes in line with the market and compete effectively. The most likely approach is to decrease the purchase price for raw land. If costs cannot be reduced, large and estate lot housing would likely be infeasible.

Figure 8. Market Price Model – Land Use Option D

	Small Lot	Medium Lot	Large Lot	Estate Lot
Lot Size (SF)	4,000	6,000	8,000	15,000
Net Density	10.9	7.3	5.4	2.9
Dwelling Units on 20 Acres	156	105	77	42
Raw Land Cost per Square Foot	\$4.00	\$4.00	\$4.00	\$4.00
Off-Site Allocation Cost per DU	\$14,102	\$14,102	\$14,102	\$14,102
Lot Transfer Price	\$87,698	\$121,162	\$158,383	\$274,701
Required Home Price	\$350,793	\$484,647	\$633,534	\$1,098,804
Required Home Price per SF	\$163	\$188	\$211	\$215
Market Price	\$394,000	\$470,000	\$547,000	\$831,000
Market Price per SF	\$183	\$183	\$182	\$182
Percent Over Market	-11%	3%	16%	32%
Cost Over Market	\$43,200	\$14,600	\$86,500	\$267,800

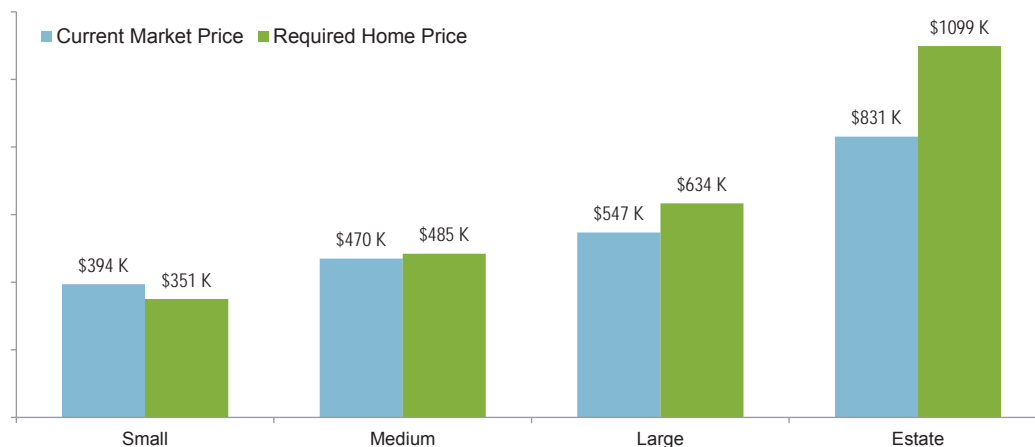
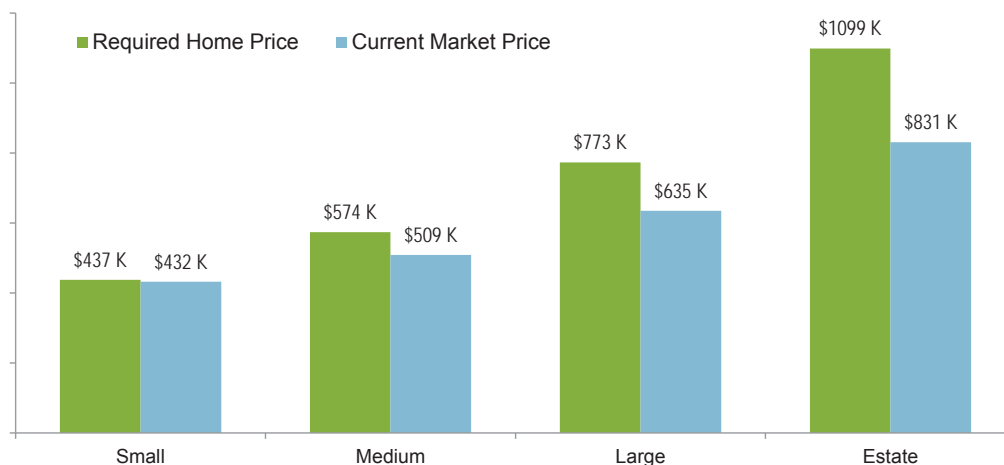


Figure 9 below shows the summary data from Option E assuming a minimum target raw land value of \$4.00 per square foot. For the small lot development type, the “required” home sales price (required in order to pay for all costs and profit while returning the target value to the land), is 1 percent above market.

Medium, large, and estate lot development types are above market by 13, 22, and 32 percent respectively—homes in the medium, large, and estate lot sizes would need to sell for about \$65,300, \$138,100, and \$267,800 more than comparable homes in the Wilsonville market. As stated above, this means that developers would have to significantly decrease some costs—for raw land, on or off site infrastructure, soft costs—or profit in order to bring their homes in line with the market and compete effectively. The most likely approach is to decrease the purchase price for raw land. If costs cannot be reduced, large and estate lot housing would likely be infeasible. The financial differences between this Option (E), and the previous Option (D), are due to the fact that the lot sizes have been increased for each of the housing types. As this happens, there are fewer lots that can be sold by the land developer within the subject site, less overall revenue, and less capacity to pay for raw land.

Figure 9. Market Price Model – Land Use Option E

	Small Lot	Medium Lot	Large Lot	Estate Lot
Lot Size (SF)	5,000	7,000	10,000	15,000
Net Density	8.7	6.2	4.4	2.9
Dwelling Units on 20 Acres	124	89	63	42
Raw Land Cost per Square Foot	\$4.00	\$4.00	\$4.00	\$4.00
Off-Site Allocation Cost per DU	\$17,012	\$17,012	\$17,012	\$14,102
Lot Transfer Price	\$109,359	\$143,444	\$193,282	\$274,701
Required Home Price	\$437,434	\$573,777	\$773,129	\$1,098,804
Required Home Price per SF	\$203	\$223	\$258	\$215
Current Market Price	\$432,000	\$508,500	\$635,000	\$831,000
Market Price per SF	\$183	\$183	\$182	\$182
Percent Over Market	1%	13%	22%	32%
Cost Over Market	\$5,400	\$65,300	\$138,100	\$267,800

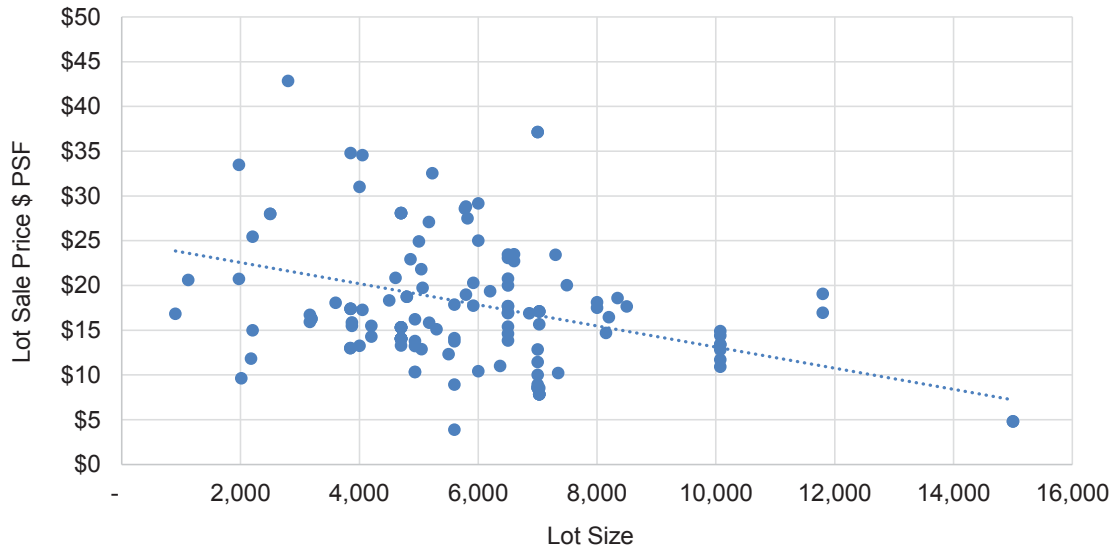


Limitations. Numerous inputs are required in order to fully evaluate a potential real estate development project. LCG considers this analysis to be preliminary, and additional analysis will need to be completed by developers considering investing in Frog Pond, including site-specific land plans, cost estimates, home designs, and target sales prices. Every reasonable effort has been made to ensure that the data contained in this report is accurate and reliable. This report is based upon estimates, assumptions and information developed by LCG from independent research, knowledge of the industry, and information and data received from other parties. No responsibility is assumed for inaccuracies in information received by LCG.

Appendix A: Additional Figures and Detailed Financial Analysis of Development Concepts

Figure 10. Lot Sales Price Per Square Foot compared to Lot Size

Washington County Lot Sales, 2012 – 2014; trend line shown.



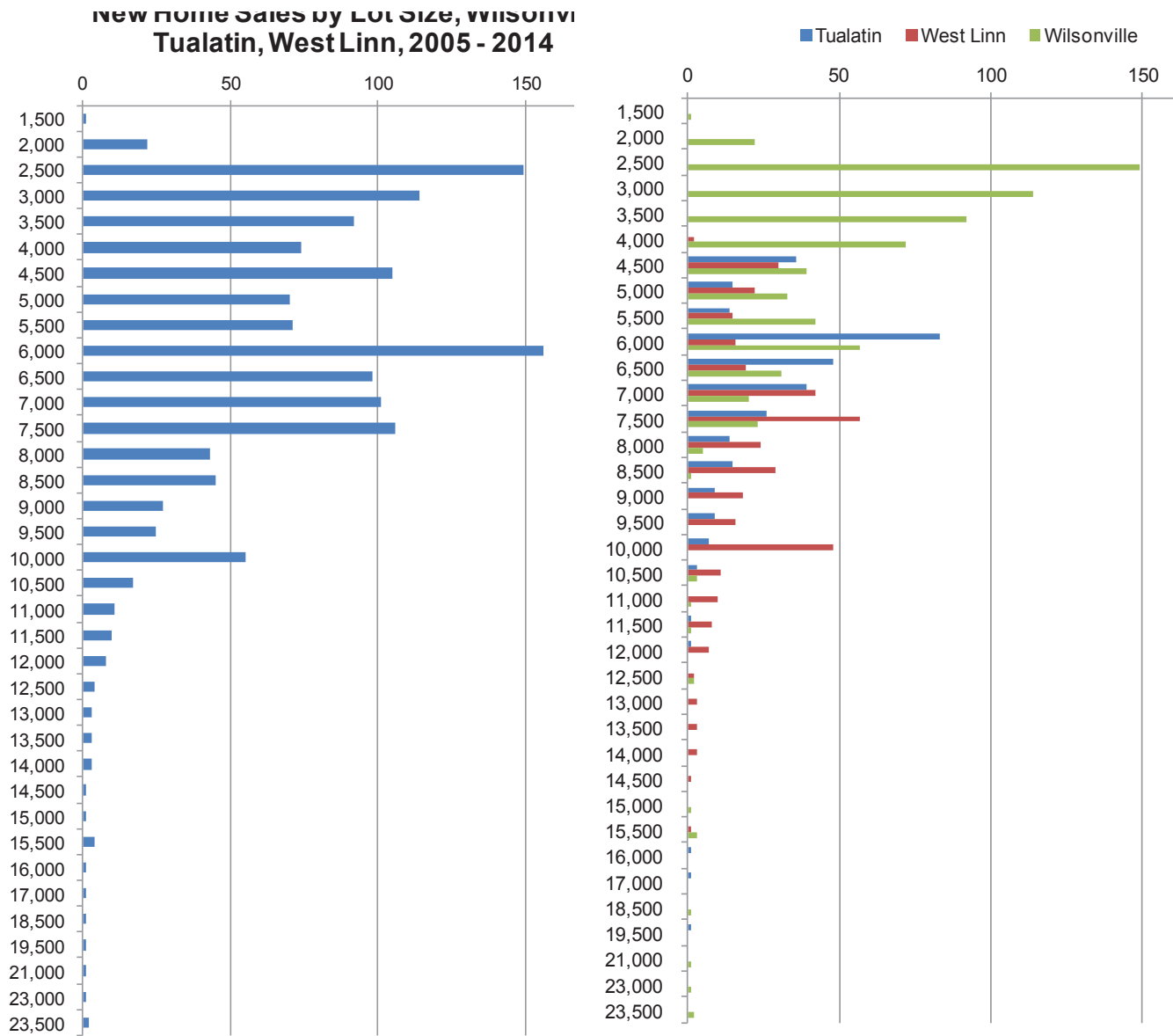
Source: Metrostudy / New Home Trends, Leland Consulting Group.

Figure 11. Average Detached Home Sales Price by City, New Construction, 2005 to 2014

City	Average Sales Price	Percent Above Wilsonville
Wilsonville	\$396,741	-
Tualatin	\$507,981	28%
West Linn	\$579,381	46%

Source: New Home Trends/Metrostudy, Leland Consulting Group.

Figure 12. Detached New Home Sales by Lot Size in Wilsonville, Tualatin, and West Linn, New Construction, 2005 to 2014



Small Lot Development Concept (Option D)

Site Assumptions	Frog Pond Site	Legend At Villebois
Gross Site Size (acres)	20	31.2
Dwelling Units	156	188
Gross Density (du/acre)	7.8	6.0
Average Lot Size (square feet)	3,993	3,754
Right of Way (acres)	5.7	15.0
Net Buildable Area	14.3	16.2
Net Density (du/acre)	10.9	11.6

Note: ROW does not include alleyways.

Land Development Costs	Scenario 1			Market Model	RLV Model	
	Percent	Cost per SF	Cost per Lot			Total Cost
Raw Land	25.5%	\$4.00	\$22,338	\$3,484,800	\$22,338	\$35,365
Off-site Cost Allocation	16.1%	\$3.53	\$14,102	\$2,199,890	\$14,102	\$14,102
On-Site Street & Utility Cost	30.4%	\$6.68	\$26,667	\$4,160,000	\$26,667	\$26,667
Other Soft Costs	3.0%	\$0.67	\$2,667	\$416,000	\$2,667	\$2,667
Gross Profit Margin	25.0%	\$5.49	\$21,925	\$3,420,230	\$21,925	\$19,700
Lot Sale Transfer Price	100.0%	\$21.96	\$87,698	\$13,680,920	\$87,698	\$98,500

\$0
25%

Off-Site Costs: 100% 0%
 Home value market price increased by: 0%
 Adjusted land price PSF: **\$6.33**

Finished Home Price	Home Price	Ave. Price per SF	Market Price Total	Market Price per SF	% Over Market
Market Value Model	\$350,793	\$163.16	\$394,000	\$183.26	-11%
	\$350,793	\$163.16	\$394,000	\$183.26	-11%
Residual Land Value Model	\$394,000	\$183.26	\$394,000	\$183.26	0%

Ratio of Lot Price to Total Price 25%

Average Home Size (Square Feet) 2,150

Medium Lot Development Concept (Option D)

Site Assumptions	Frog Pond Site	Canyon Creek Renaissance
Gross Site Size (acres)	20	10.4
Dwelling Units	105	45
Gross Density (du/acre)	5.3	4.3
Average Lot Size (square feet)	5,932	6,137
Right of Way (acres)	5.7	4.1
Net Buildable Area	14.3	6.3
Net Density (du/acre)	7.3	7.1

Note: ROW does not include alleyways.

Land Development Costs	Scenario 1				Market Model	RLV Model
	Percent	Cost	Cost	Total		
		per SF	per Lot	Cost		
Raw Land	27.4%	\$4.00	\$33,189	\$3,484,800	\$33,189	\$36,317
Off-site Cost Allocation	11.6%	\$2.38	\$14,102	\$1,480,695	\$14,102	\$14,102
On-Site Street & Utility Cost	32.7%	\$6.68	\$39,619	\$4,160,000	\$39,619	\$39,619
Other Soft Costs*	3.3%	\$0.67	\$3,961.90	\$416,000	\$3,962	\$3,962
Gross Profit Margin	25.0%	\$5.11	\$30,290	\$3,180,498	\$30,290	\$23,500
Lot Sale Transfer Price	100.0%	\$20.42	\$121,162	\$12,721,993	\$121,162	\$117,500

	\$0
	25%
Off-Site Costs:	100%
Home value market price increased by:	0%
Adjusted land price PSF:	\$4.38

Finished Home Price	Home Price	Ave. Price per SF	Market Price Total	Market Price per SF	% Over Market
Scenario 1	\$484,647	\$188.21	\$470,000	\$182.52	3.1%
Scenario 2	\$484,647	\$188.21	\$470,000	\$182.52	3.1%
Scenario 3	\$470,000	\$182.52	\$470,000	\$182.52	0.0%
Ratio of Lot Price to Total Price	25%				
Average Home Size (Square Feet)	2,575				

Large Lot Development Concept (Option D)

Site Assumptions	Frog Pond Site	Morey's Landing
Gross Site Size (acres)	20	56.0
Dwelling Units	77	138
Gross Density (du/acre)	3.9	2.5
Average Lot Size (square feet)	8,090	7,348
Right of Way (acres)	5.7	32.7
Net Buildable Area	14.3	23.3
Net Density (du/acre)	5.4	5.9

Note: ROW does not include alleyways.

Land Development Costs	Scenario 1			Market Model	RLV Model	
	Percent	Cost per SF	Cost per Lot			Total Cost
Raw Land	28.6%	\$4.00	\$45,257	\$3,484,800	\$45,257	\$35,870
Off-site Cost Allocation	8.9%	\$1.74	\$14,102	\$1,085,843	\$14,102	\$14,102
On-Site Street & Utility Cost	34.1%	\$6.68	\$54,026	\$4,160,000	\$54,026	\$54,026
Other Soft Costs	3.4%	\$0.67	\$5,403	\$416,000	\$5,403	\$5,403
Gross Profit Margin	25.0%	\$4.89	\$39,596	\$3,048,881	\$39,596	\$27,350
Lot Sale Transfer Price	100.0%	\$19.58	\$158,383	\$12,195,524	\$158,383	\$136,750

Check -		\$0
		25%
Off-Site Costs:	100%	0%
Home value market price increased by:		0%
Adjusted land price PSF:		\$3.17

Finished Home Price	Home Price	Ave. Price per SF	Market Price		% Over Market
			Total	per SF	
Scenario 1	\$633,534	\$211.18	\$547,000	\$182.33	15.8%
Scenario 2	\$633,534	\$211.18	\$547,000	\$182.33	15.8%
Scenario 3	\$547,000	\$182.33	\$547,000	\$182.33	0.0%

Average Home Size (Square Feet)	3,000
Ratio of Lot Price to Total Price	25%

Estate Lot Development Concept

Site Assumptions	Frog Pond Site
Gross Site Size (acres)	20
Dwelling Units	42
Gross Density (du/acre)	2.1
Average Lot Size (square feet)	14,800
Right of Way (acres)	5.7
Net Buildable Area	14.3
Net Density (du/acre)	2.9

Note: ROW does not include alleyways.

Land Development Costs	Percent	Cost per SF	Cost per Lot	Total Cost	Market Model	RLV Model
Raw Land	30.2%	\$4.00	\$82,971	\$3,484,800	\$82,971	\$43,146
Off-site Cost Allocation	5.1%	\$0.95	\$14,102	\$592,278	\$14,102	\$14,102
On-Site Street & Utility Cost	36.1%	\$6.69	\$99,048	\$4,160,000	\$99,048	\$99,048
Other Soft Costs	3.6%	\$0.67	\$9,905	\$416,000	\$9,905	\$9,905
Gross Profit Margin	25.0%	\$4.64	\$68,675	\$2,884,359	\$68,675	\$41,550
Lot Sale Transfer Price	100.0%	\$18.56	\$274,701	\$11,537,437	\$274,701	\$207,750

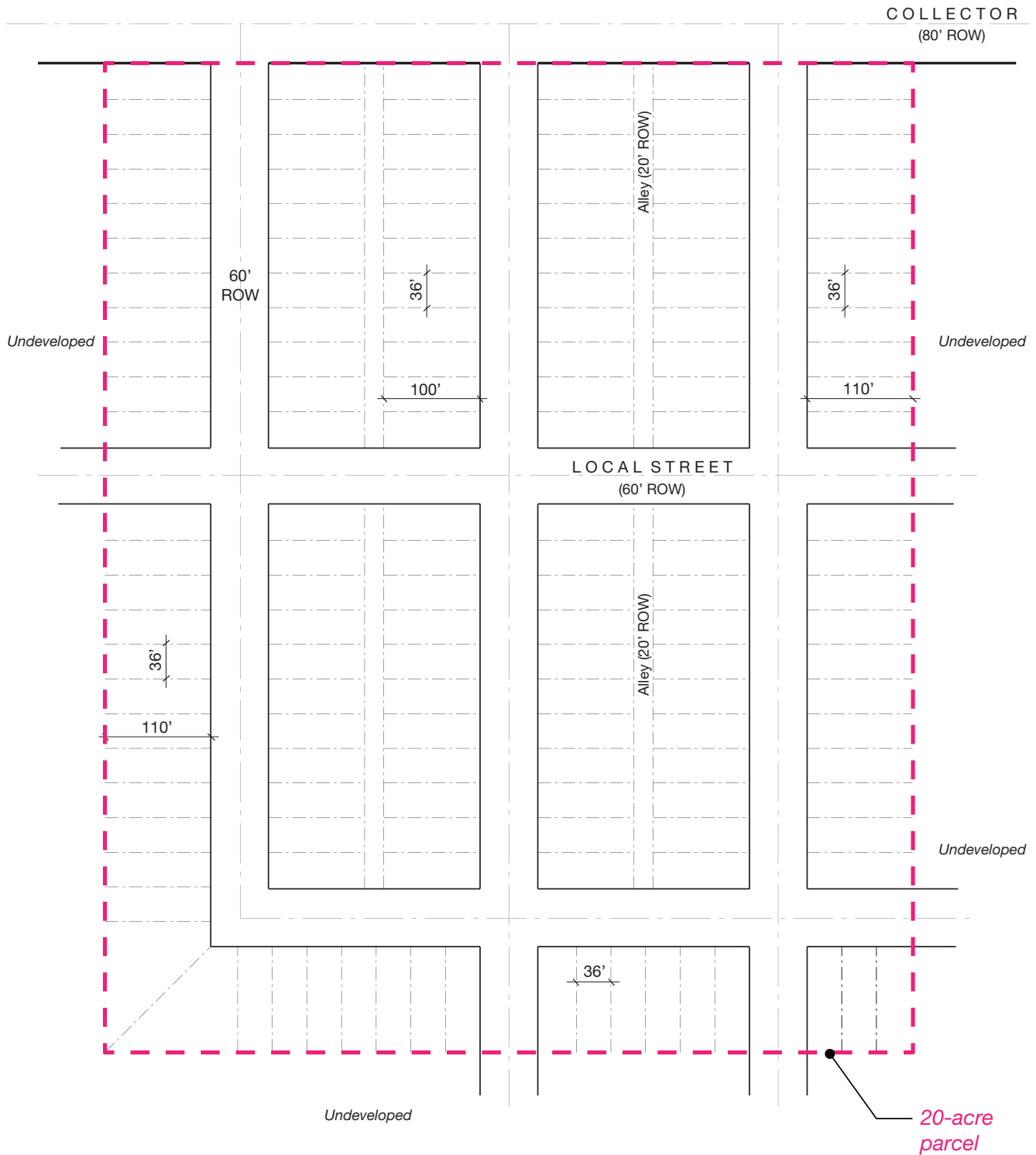
\$0
25%

Off-Site Costs: 100% 0%
 Home value market price increased by: 0%
 Adjusted land price PSF: **\$2.08**

Finished Home Price	Home Price	Ave. Price per SF	Market Price		% Over Market
			Total	per SF	
Scenario 1	\$1,098,804	\$215.45	\$831,000	\$182.33	32.2%
Scenario 2	\$1,098,804	\$215.45	\$831,000	\$182.33	32.2%
Scenario 3	\$831,000	\$162.94	\$831,000	\$162.94	0.0%
Average Home Size (Square Feet)	5,100				
Ratio of Lot Price to Total Price	25%				

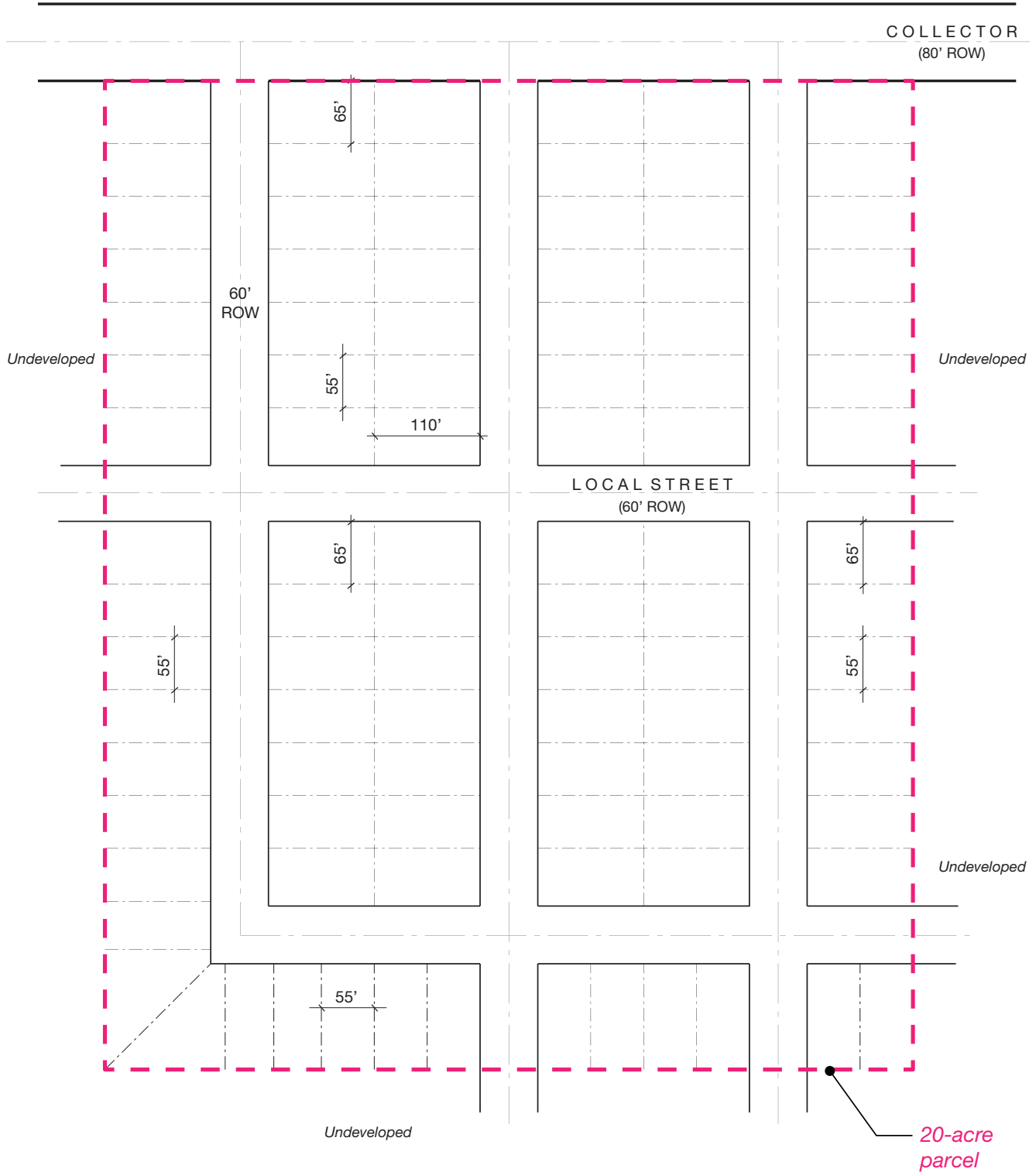
Appendix B

- Conceptual plans for the 20-acre subject site by Walker Macy landscape architects
- Comparable Wilsonville neighborhoods
- Representative Small, Medium, Large, and Estate Lot homes
- RMLS October 2014 Market Action Report



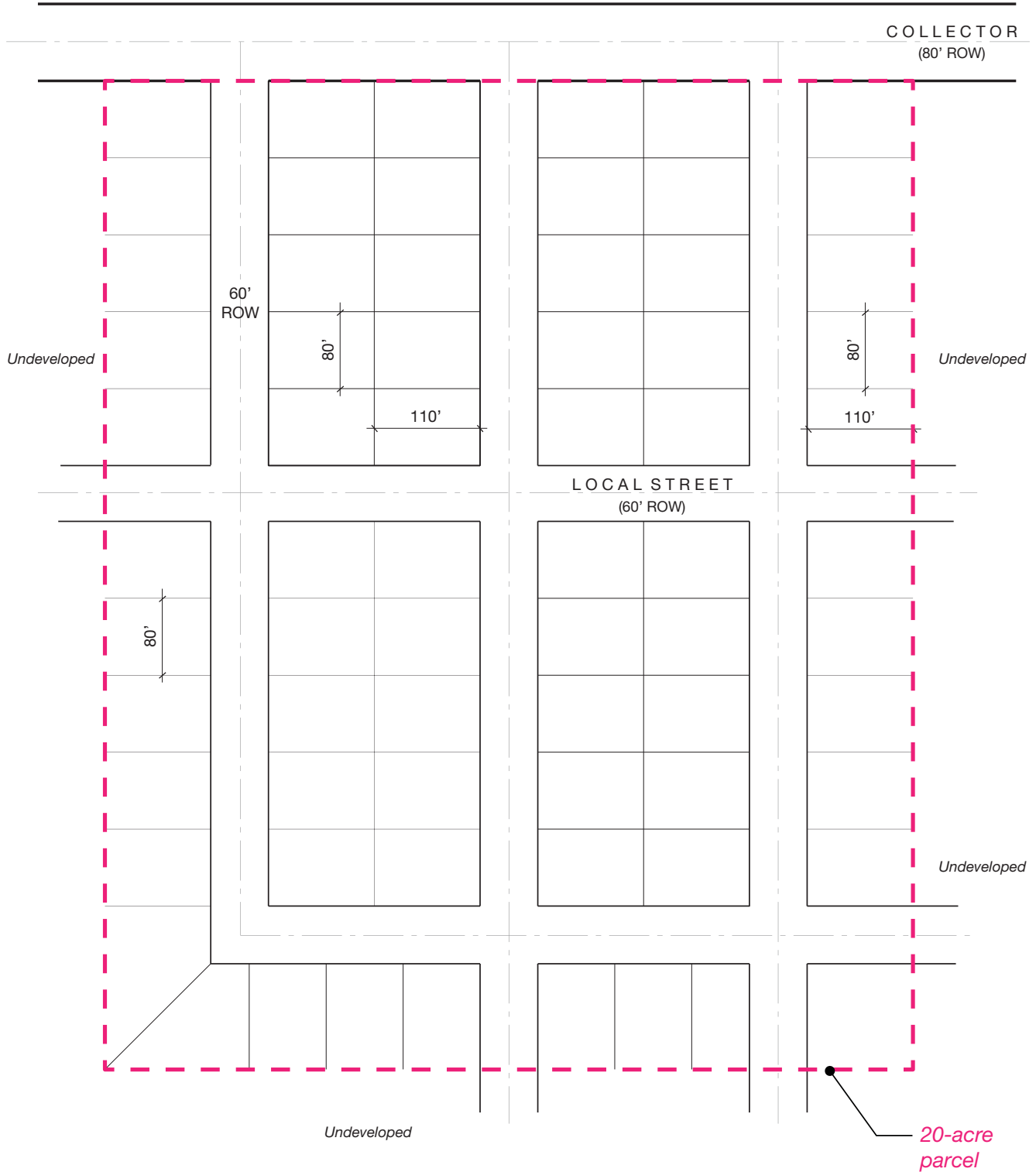
Small Lots
3570sf - 3960sf
November 2014





Medium Lots
5500sf - 6500sf
November 2014





Large Lots
8800sf
November 2014



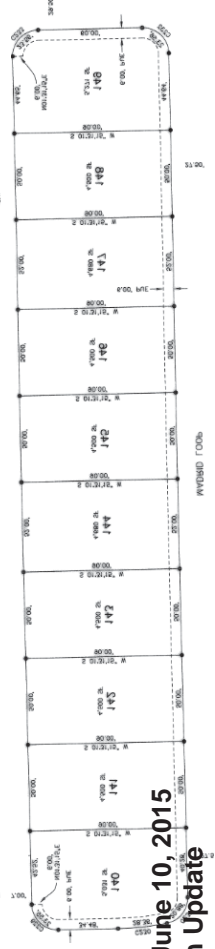
Legend at Villebois

Zoning: V



- Gross Acres: 31.22
- Number of Lots: 188
- Gross Density: 6.0 du/ac
- Net Acres: 16.2 acres
- Net Density: 11.5 du/ac
- Typical Lot Size: 2,800-4,500

Attachment D



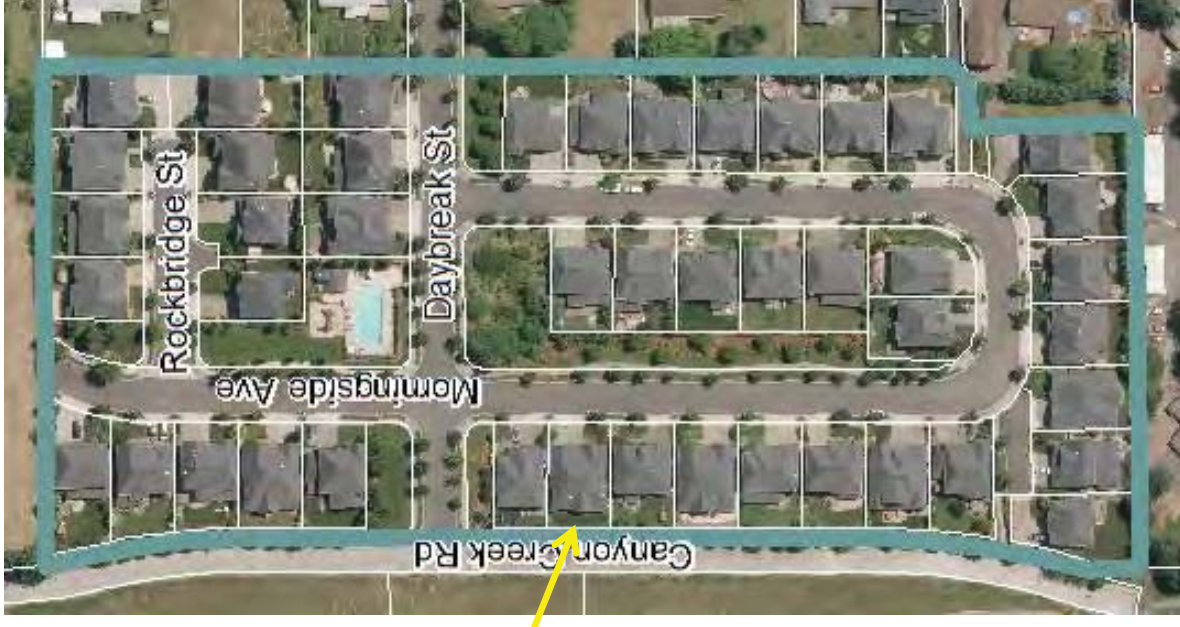
Renaissance Homes at Canyon Creek

Zoning: PDR-3



Gross Acres: 10.43
Number of Lots: 45
Gross Density: 3.6 du/ acre
Net Acres: 6.34
Net Density: 7.1 du/ac
Typical Lot size: 6,000 sq. ft.

Attachment D



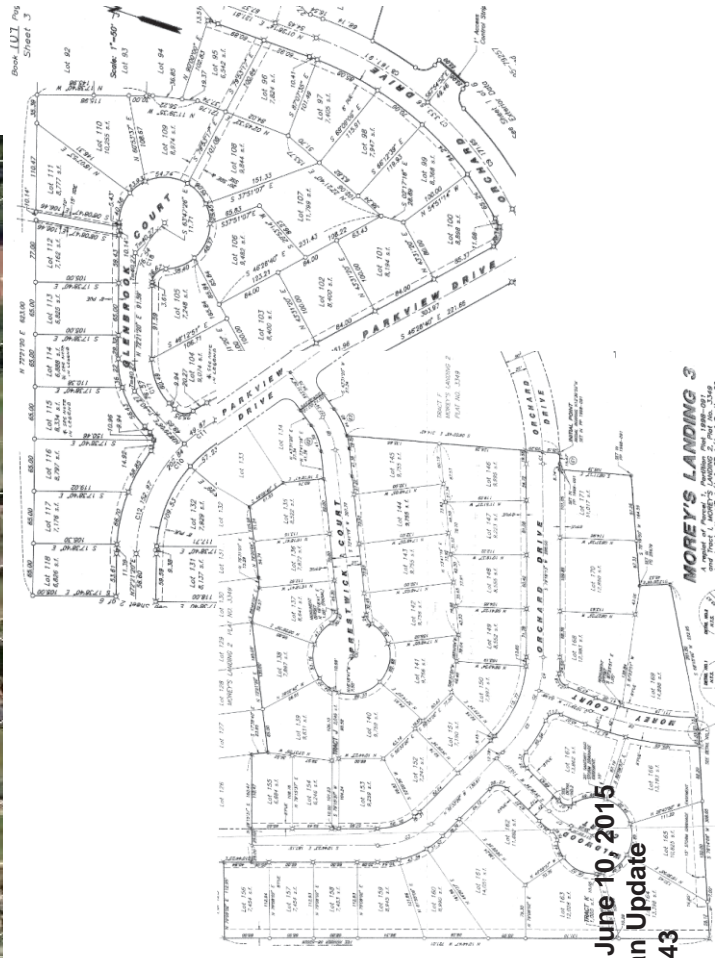
Morey's Landing

Zoning: PDR-3



Gross Acres: 56
Number of Lots: 138
Gross density: 3 du/acre
Net Acres: 23.28
Net density: 5.93 du/acre
Typical Lot Size: 7,000-9,000

Attachment D



Small Lot

Lot 132 Oxford B

Attachment D



[Contact an Agent About This Home](#)

29364 SW Brown Road, Wilsonville, OR 97070 – Legend at Villebois

Move-In Ready

2302 SF, 3 Bedrooms, 2.5 Baths

Dining Room, Master Suite, Great Room, 2-Car Garage

RMLS# 14598724

The Courtyard Collection

Planning Commission - June 10, 2015

Frog Pond Area Plan Update

\$368,245

Page 75 of 143

Medium Lot



28520 SW Sandalwood Ct,
Wilsonville, OR 97070

4 beds · 2 baths · 2,509 sqft

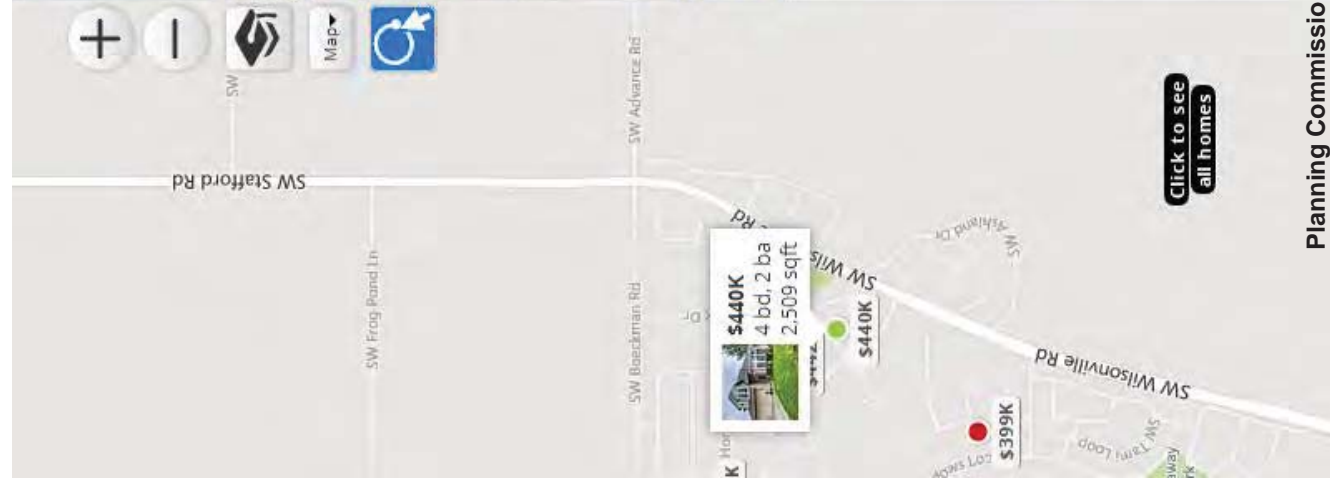
● FOR SALE
\$439,900
Zestimate®: \$401,170

EST. MORTGAGE
\$1,648/mo

Get Pre-Approved on Zillow
See your 2014 Credit Score from Equifax®

Planning Commission - June 10, 2015
Frog Pond Area Plan Update

Page 76 of 143





Large lot



29041 SW San Remo Ave, Attachment D
Address is approximate

Google MAP BIRD'S EYE STREET VIEW

© 2014 Google Terms of Use Report a problem

29041 SW San Remo Ave,
Wilsonville, OR 97070
5 beds · 3.5 baths · 4,025 sqft

SOLD: \$553,139
Sold on 05/31/12
Zestimate®: \$603,269

EST. MORTGAGE
\$2,072/mo
See current rates on Zillow
Sign Up: Free Equifax Credit Score!

This 4025 square foot single family home has 5 bedrooms and 3.5 bathrooms. It is located at 29041 SW San Remo Ave

Wilsonville, Oregon.
Planning Commission - June 10, 2015
Frog Pond Area Plan Update

CONTACT A LOCAL AGENT

The Nick Shivers Team
★★★★★ (82)
158 Recent sales
(503) 378-9481

Jaimy & Sherine Beltran
★★★★★ (35)
34 Recent sales
(971) 373-5011

Terry Sprague CEO Luxe CHRISTIE'S
★★★★★ (17)
25 Recent sales
(503) 388-4395

Estate Lot



6887 SW Cedar Pointe Dr,
Wilsonville, OR 97070
4 beds · 5 baths · 5,107 sqft

SOLD: \$760,000

Sold on 12/12/14

Zestimate®: \$742,487

EST. MORTGAGE

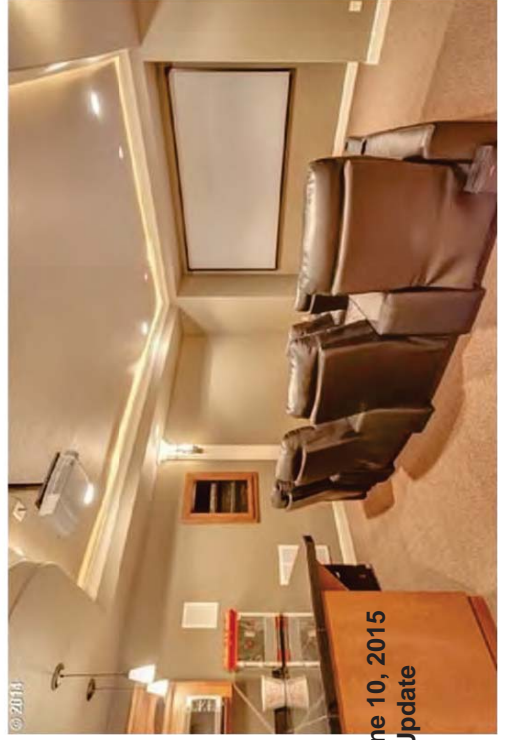
\$2,810/mo

See current rates on Zillow

High walking score & lush sylvan views of dedicated green space on your own property! This home looks just as good as the day it was built - beautifully maintained & improved with a real home theater. Main level living, gracious floor plan w/curved staircase, wainscoting, hardwood floors, granite surfaces and huge 4+ car garage! Walking distance to award winning schools, parks, shopping and restaurants. This neighborhood is a true gem.

FACTS

- Lot: 0.36 acres
- Single Family
- Price/sqft: \$149
- Built in 2004
- Last sold: Dec 2014 for \$760,000



MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Metro Portland, Oregon

October 2014 Reporting Period

October Residential Highlights Year to Date Summary

October brought an uptick in closings to the Portland metro area. These closed sales (2,487) showed a 13.6% increase over the 2,189 closings posted last October and a 4.6% increase over the 2,378 closings last September. It was the strongest October for closings in the Portland metro area since 2006 when there were 2,503. Pending sales (2,480) cooled 2.8% from September's 2,551 accepted offers, but were 16.7% stronger than the 2,125 offers accepted last October. New listings, at 2,881, similarly cooled 7.1% from September (3,102) but represented a 13.6% increase over last October (2,535).

There are currently 6,963 active residential listings in the Portland metro area. Total market time rose in October to 65 days, and inventory decreased to 2.8 months.

Activity in the Portland metro area has now surpassed numbers from last year. New listings (34,056) are up 4.9%, pending sales (24,671) are up 3.0%, and closed sales (23,301) are up 1.7% compared to the first ten months of 2013.

Average and Median Sale Prices

The average price the first ten months of the year was \$333,200, up 7.4% from the same time frame in 2013 when the average was \$310,200. In the same comparison, the median also rose 7.5% from \$265,000 in the first ten months of 2013 to \$285,000 in the same period of 2014.

Inventory in Months*			
	2012	2013	2014
January	7.0	4.7	4.1
February	6.5	4.5	3.9
March	5.0	3.2	3.1
April	4.7	3.1	2.8
May	4.2	2.5	2.8
June	3.9	2.9	2.8
July	4.6	2.8	2.9
August	3.9	3.1	3.0
September	4.6	3.7	3.1
October	3.8	3.4	2.8
November	4.2	3.7	
December	3.6	3.2	

*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:
+7.8% (\$330,100 v. \$306,300)

Median Sale Price % Change:
+9.3% (\$284,100 v. \$259,900)

For further explanation of this measure, see the second footnote on page 2.

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	October	2,881	2,480	2,487	335,600	289,000	65
	September	3,102	2,551	2,378	338,100	289,900	60
	Year-to-date	34,056	24,671	23,301	333,200	285,000	70
2013	October	2,535	2,125	2,189	314,100	270,000	76
	Year-to-date	32,452	23,955	22,909	310,200	265,000	83
Change	October	13.6%	16.7%	13.6%	6.8%	7.0%	-13.8%
	Prev Mo 2014	-7.1%	-2.8%	4.6%	-0.7%	-0.3%	8.7%
	Year-to-date	4.9%	3.0%	1.7%	7.4%	7.5%	-15.7%

AREA REPORT • 10/2014

Portland Metropolitan Area, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2014 v. 2013 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	213	115	35	111	14.4%	118	302,200	67	1,448	1,154	9.6%	1,116	290,500	277,000	11.0%	11	389,000	17	215,300	31	423,000
142	NE Portland	481	253	62	262	11.0%	261	351,200	47	3,114	2,371	-3.9%	2,236	347,900	306,000	7.5%	25	393,800	38	124,200	70	387,200
143	SE Portland	671	348	106	328	25.7%	311	299,300	44	4,010	3,016	7.6%	2,819	302,500	259,900	13.6%	33	457,500	53	158,000	124	475,000
144	Gresham/ Troutdale	540	215	65	160	34.5%	138	244,600	100	2,192	1,523	13.8%	1,423	243,500	229,000	11.2%	8	288,900	48	162,700	37	366,000
145	Milwaukie/ Clackamas	569	224	104	202	18.1%	196	327,200	62	2,829	1,994	3.3%	1,844	310,900	287,000	11.9%	5	339,700	98	167,000	15	328,600
146	Oregon City/ Canby	403	131	65	107	-8.5%	130	305,500	72	1,777	1,312	5.0%	1,261	298,400	279,000	10.3%	6	274,800	86	183,300	13	259,800
147	Lake Oswego/ West Linn	475	166	68	136	3.0%	130	547,800	81	2,075	1,343	-3.0%	1,278	531,400	459,000	9.4%	2	564,300	46	359,900	11	407,600
148	W Portland	723	328	141	291	17.8%	237	480,000	65	3,803	2,653	-3.9%	2,512	471,500	395,000	5.8%	8	298,600	76	226,500	37	570,500
149	NW Wash Co.	254	101	40	97	-2.0%	115	435,500	57	1,580	1,185	-1.1%	1,177	421,700	394,000	7.2%	-	-	41	256,000	5	334,900
150	Beaverton/ Aloha	537	271	88	217	19.2%	244	278,900	51	3,099	2,275	8.0%	2,177	275,400	254,000	7.3%	4	270,500	11	154,200	36	346,000
151	Tigard/ Wilsonville	583	270	99	219	25.1%	256	338,500	65	2,989	2,184	-2.1%	2,043	335,800	320,000	6.5%	7	660,400	32	386,100	8	415,400
152	Hillsboro/ Forest Grove	468	199	53	158	0.0%	182	267,400	62	2,242	1,710	-0.2%	1,607	271,700	250,000	11.1%	16	262,300	47	193,900	32	378,600
153	Mt. Hood	109	24	8	17	41.7%	12	245,500	68	243	167	25.6%	159	240,300	219,500	5.2%	2	216,500	14	66,800	-	-
155	Columbia Co.	347	103	40	75	78.6%	54	217,500	141	936	609	14.3%	543	211,900	201,500	12.9%	10	243,000	43	90,900	12	166,000
156	Yamhill Co.	590	133	63	100	29.9%	103	229,200	114	1,719	1,175	11.4%	1,106	250,400	220,000	1.4%	14	240,600	79	240,100	18	265,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2014 with October 2013. The Year-To-Date section compares 2014 year-to-date statistics through October with 2013 year-to-date statistics through October.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/13-10/31/14) with 12 months before (11/1/12-10/31/13).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Memorandum

June 3, 2015

To: Wilsonville Planning Commission
Cc: Frog Pond Area Plan Task Force, Project Team
From: Joe Dills and Andrew Parish, Angelo Planning Group
Re: Frog Pond Concept Plan – Key Issues, Options, and Solutions for June 10th Work Session

PURPOSE

The purpose of this memorandum is to: (1) Identify key issues for completing the Frog Pond Concept Plan; (2) Provide information, options and solutions for those key issues for consideration by the Planning Commission.

STATUS OF WORKING RECOMMENDATIONS FOR THE CONCEPT PLAN

Summary of work to date

The working recommendations of the Frog Pond Area Plan have been prepared with the guidance of the Frog Pond Task Force (who met four times) and Frog Pond Technical Advisory Committee (three meetings). The working recommendations of the plan were prepared in a series of steps and community outreach, as summarized below:

- Vision and Guiding Principles (approved by the City Council on August 14, 2014)
- Land Use and Transportation Alternatives – Summary and Evaluation (reviewed by the Task Force on October 2, 2014)
- Open house and On-Line Survey (October, 2014)
- Preferred Concept Plan – Working Recommendations (reviewed by the Task Force on December 4, 2014)
- Joint Planning Commission-City Council discussion and direction on residential element and neighborhood commercial center (January 22, 2014)
- Draft Concept Plan Updates (reviewed by the Task Force on March 18, 2015)
- Open House and on-line survey (April, 2015)
- Posting of on-line survey results (May, 2015)

The above-listed progression of plan concepts were supported by multiple technical reports. Examples include: opportunities and constraints report, market analysis, transportation impact analysis, water-sewer-storm water analysis, infrastructure funding plan, and development feasibility analysis. All of the plans and studies summarized above are available on the project web site:

<http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>.



Status of recommendations and suggested key issues

Based on feedback from the Task Force, the Open House and On-line Survey, and community input in April and May, there are several key issues that require discussion by the Planning Commission prior to preparing a recommended Concept Plan. The foremost of the key issues is the residential element of the Land Use Framework, specifically the provision of “large lots.” There are a few other issues as well noted below. To help see the entire set of working recommendations in context, the team has prepared the following table listing each element of the working Concept Plan and characterized those elements that are broadly supported, as well as those that are key issues and require further review by the Planning Commission. As used here, “broadly supported” means feedback has been generally positive and no specific changes have been identified as needed.

Page references below refer to pages in this memorandum where more information is provided. Some elements will be discussed more fully at the July meeting of the Planning Commission. Other elements will be discussed as part of Phase 2 of the Frog Pond process, during which the West Neighborhood Master Plan and zoning recommendations will be prepared.

Summary and Status of Concept Plan Recommendations

Line item	Concept plan element - working recommendations	Broadly supported – planned as part of recommended Draft Concept Plan	Key Issue – Requires further review by the Planning Commission. Notes and references to further information are provided below.
1	Vision and Guiding Principles	x	
2	Neighborhood Framework	x	
3	Land use Framework		
4	<ul style="list-style-type: none"> Residential 		See Key Issue 1, page 4.
5	<ul style="list-style-type: none"> School and Community Park 	x	
6	<ul style="list-style-type: none"> Civic/Institutional 	x	
7	<ul style="list-style-type: none"> Neighborhood Commercial 		Use and location was directed by the Planning Commission and City Council on January 21, 2015. See below for Community Design comments.
8	Street Framework		
9	<ul style="list-style-type: none"> 60th Avenue classification and cross-section 		See Key Issue 2, page 16.
10	<ul style="list-style-type: none"> Remainder of Street Framework 	x	
11	Pedestrian and Bicycle Framework		
12	<ul style="list-style-type: none"> Boeckman trail conceptual alignment (Upland option) 	x	
13	<ul style="list-style-type: none"> Advance Road undercrossing – general concept; not a commitment to build 	x	



Line item	Concept plan element - working recommendations	Broadly supported – planned as part of recommended Draft Concept Plan	Key Issue – Requires further review by the Planning Commission. Notes and references to further information are provided below.
14	Park and Open Space Framework	x	Broadly supported. See Key Issue 3, page 17, for a park-related update.
15	Infrastructure Framework	x	
16	Infrastructure Funding Strategy		Needs Planning Commission review in relation to Land Use Framework Residential Component. See memorandum from Leland Consulting Group, dated June 3, 2015.
17	Land Development Financial Analysis		Informational memo only, not a part of the Concept Plan. Needs Planning Commission review in relation to Land Use Framework Residential Component. See memorandum from Leland Consulting Group, dated June 3, 2015.
18	Community Design Framework		
19	<ul style="list-style-type: none"> Community Design Principles 	x	
20	<ul style="list-style-type: none"> West Neighborhood Demonstration Plan 	x	
21	<ul style="list-style-type: none"> Neighborhood Commercial Center design concepts 		See Key Issue 4, page 16.
22	<ul style="list-style-type: none"> East Neighborhood Demonstration Plan 	n/a	Will be provided for Planning Commission review in July.
23	Zoning Strategy	n/a	Phase 2: Information only, not a part of the Concept Plan. Important information for understanding how the Concept Plan will be implemented.
24	<ul style="list-style-type: none"> Overall approach 	x	
25	<ul style="list-style-type: none"> Early work on standards: <ol style="list-style-type: none"> Flexible Lot Size Options Minimum yard standards Quality design standards 	n/a	Phase 2: Zoning standards for Frog Pond West will be addressed in Phase 2 of the project. See Key Issue 5, page 17 for comments on the items listed here.



KEY ISSUES, OPTIONS AND SOLUTIONS

Key Issue 1 – Residential Lot Sizes and Housing, and Paying For Infrastructure

Issue Description

The umbrella question for this key issue is: “What is the best residential plan that will the best balance: implementing the vision and guiding principles, addressing City and community preferences, covering the cost of infrastructure, and enabling desirable development?”

This question is being brought to the Planning Commission in order to be responsive to community feedback from the on-line open house and recent testimony. In summary, feedback has focused on concerns regarding lots size ranges, and the proportion of land planned for each lot size range. To generalize, commenters have expressed a desire for lower density, and more “large lots” than are currently shown on the draft Concept Plan. Many commenters have expressed this as a values-based request, focusing on Wilsonville’s high quality of life and why they move to the community, a priority for private amenities such as ample yards and three-car garages, and various concerns about recent development in Wilsonville. Another reason noted is there is an unmet need for larger lots and the larger homes that would be built on them.

The question is also on the table because of the importance of aligning the land use plan with the infrastructure funding plan. This alignment is a fundamental and practical need of property owners, the City, and future developers. It is also captured in one of the project’s Guiding Principles, which says: “Create a feasible implementation strategy - A realistic funding plan for infrastructure, smart and flexible regulations, and other strategies to promote successful implementation of the plan.” The on-line survey asked: “How important is it that future development in the Frog Pond area can pay for the infrastructure needed to serve the area?” Of the 170 respondents, 88% answered in the top positive categories ranging from Very Important to Somewhat Important.

Context

The context for answering this question starts with the overall residential implementation strategy that has been crafted to date. The strategy has several parts:

1. The Frog Pond area will be planned and developed as three interconnected neighborhoods (West, East and South) that are an integrated part of adjacent areas and an extension of the larger City.
2. Frog Pond West will be planned exclusively for single family detached homes, and, lower density than future development in the East and South neighborhoods.
3. All neighborhoods in the Frog Pond area will have features that implement walkability, connectivity, housing variety, parks and open spaces, and other aspects of the vision and guiding principles.

For the purposes of this key issue, the above planning strategies are assumed as foundational.

West Neighborhood

The project team recommends that Planning Commission look first at the West Neighborhood, followed by the East and South neighborhoods, as it examines the lot size issue. In the last six months, it has



become clear that it could be many years before the East and South neighborhoods are brought into the Urban Growth Boundary (UGB), with additional years beyond that before annexation and development would occur. The East and South neighborhoods will also require a Master Plan that is not part of this project. The current Metro Urban Growth Report states that the current Metropolitan UGB has a 20-year land supply for residential growth. Further, all urban reserve areas in Clackamas and Multnomah counties are tied up in litigation over the urban reserve decisions by Metro. The City of Wilsonville will continue to do long range planning for the urban reserve areas, but until there is more clarity on these issues the City's request to Metro to bring them into the UGB is on hold.

Description of the Current Draft Concept Plan for the West Neighborhood (Option D)

The location of the lot sizes in the current plan (called Option D here, so options can be easily referenced) follow the following concepts:

- Large lots (7000-9000 square feet) in the northwest portion of the neighborhood, creating a transition to Boeckman Creek in the western half of Frog Pond Lane.
- Medium Lots (5000-7000 square feet) in much of the remainder of the neighborhood, forming the predominant land use (52% of the gross buildable area).
- Small Lots (2000-3000 square feet) in two areas: the southwest corner of the neighborhood (based on this being the closest area to jobs and commercial uses to the west); and along Stafford Road and the east half of Frog Pond Lane based on proximity to a future transit route.

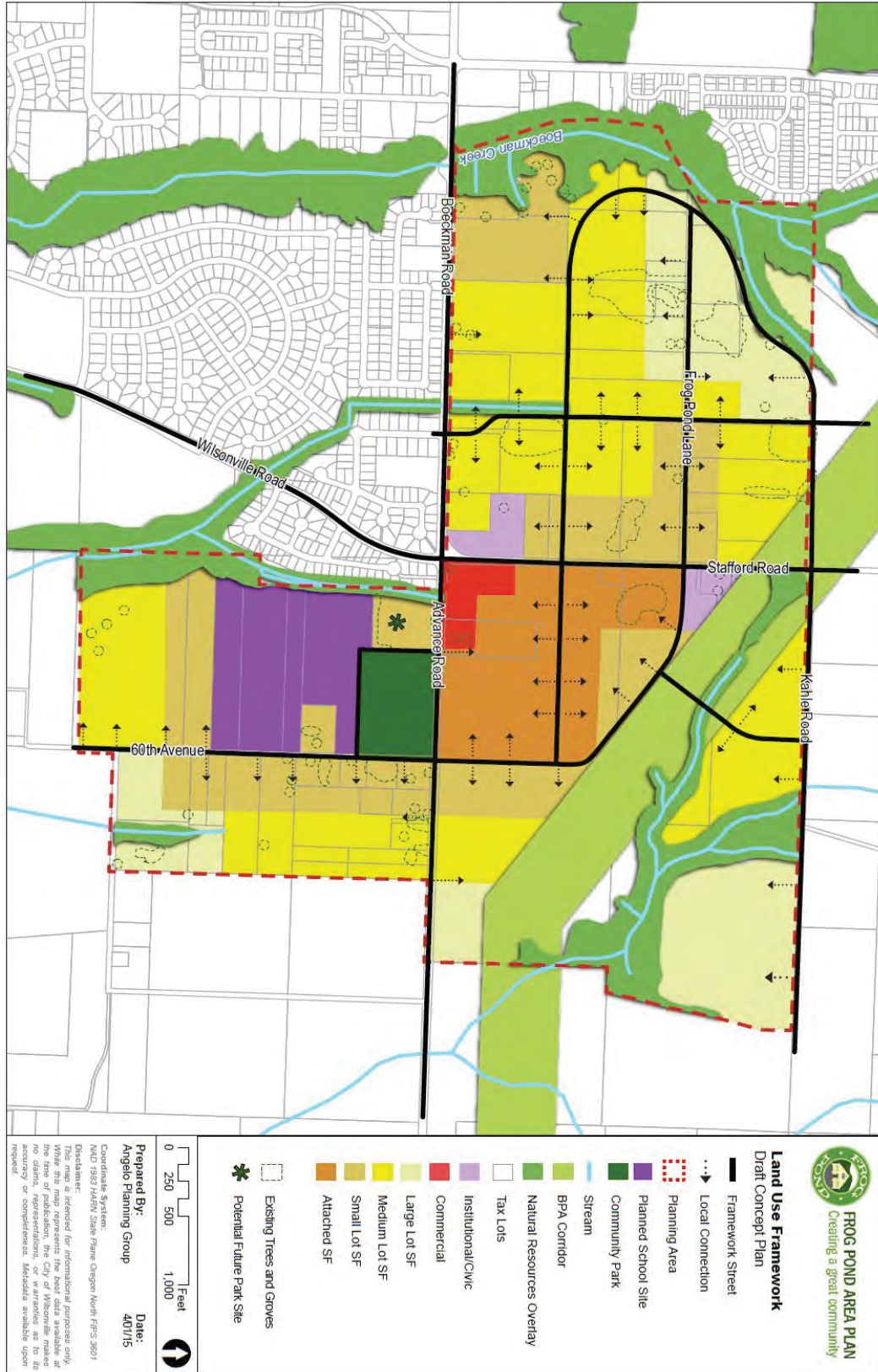
The Land Use Framework Map is on the following page.

It is important to note that the character and livability of development would not be solely influenced by the lot sizes on the Land Use Framework Map. Design standards, articulated at a policy level in the Community Design Framework Principles, would result in walkable streets, varied building form, architectural detailing, etc.

Table 1 summarizes the acreages and housing capacities of Option D.

Table 1 – West Neighborhood Housing Metrics for Option D

Designation	Lot Size Range (SF)	Gross Acres	Net Acres	Dwellings	Net Density (Dwellings / Net Acre)
Large Lot Single Family	7,000-9,000	31.8	20.6	112	5.4
Medium Lot Single Family	5,000-7,000	79.1	53.2	386	7.3
Small Lot Single Family	3,000-5,000	35.8	23.6	256	10.9
Civic Institutional	-	3.9	3.9	-	-
Totals	-	150.6	97.4	754	7.7





The following tables provide additional ways of looking at the lots sizes in Option D. Table 2 and the image on Page 8 provide lot size information for other Wilsonville neighborhoods for comparison to each lot size category of Frog Pond West.

Table 2 – Comparison of Frog Pond West (Option D) to Existing Wilsonville Neighborhoods

Designation	Frog Pond West			Comparison Neighborhoods			
	Lot Size Range (SF)	Average Lot Size	Density (Units / Net Acre)	Neighborhood	Lots Typical Size Range (SF)	Average Lot Size	Density (Units / Net Acre)
Large Lot Single Family	7,000 - 9,000	8,000	5.4	Morey's Landing	7,000 - 9,000	8,610 SF	5.1
				Wilsonville Meadows	6,500 - 15,500	8,244 SF	4.9
				The Park at Merryfield	5,000 - 8,000	8,659 SF	5.0
Medium Lot Single Family	5,000 - 7,000	6,000	7.3	Landover	4,000 - 11,800	6,690 SF	6.5
				Arbor Crossing	4,500 - 9,000	6,478 SF	6.7
				Renaissance Homes at Canyon Creek (I)	5,000 - 8,000	6,136 SF	7.1
Small Lot Single Family	3,000 - 5,000	4,000	10.9	Legend at Villebois	2,700 - 6,150	3,783 SF	11.5

Source: Angelo Planning Group GIS Analysis

Table 3 provides the estimated “required home price” for each land use category, based on the land development financial analysis by Leland Consulting Group¹ included in this packet. The “required home price” is an estimate of what a home would sell for using the infrastructure costs estimated specifically for Frog Pond West coupled with the other land development assumptions described in the memo.

Table 3 – Estimated Dwelling Cost Range for Frog Pond West (Option D)

Designation	Lot Size Range (SF)	Average Lot Size	Required Home Price
Large Lot Single Family	7,000-9,000	8,000	\$633,500
Medium Lot Single Family	5,000-7,000	6,000	\$484,600
Small Lot Single Family	3,000-5,000	4,000	\$350,800

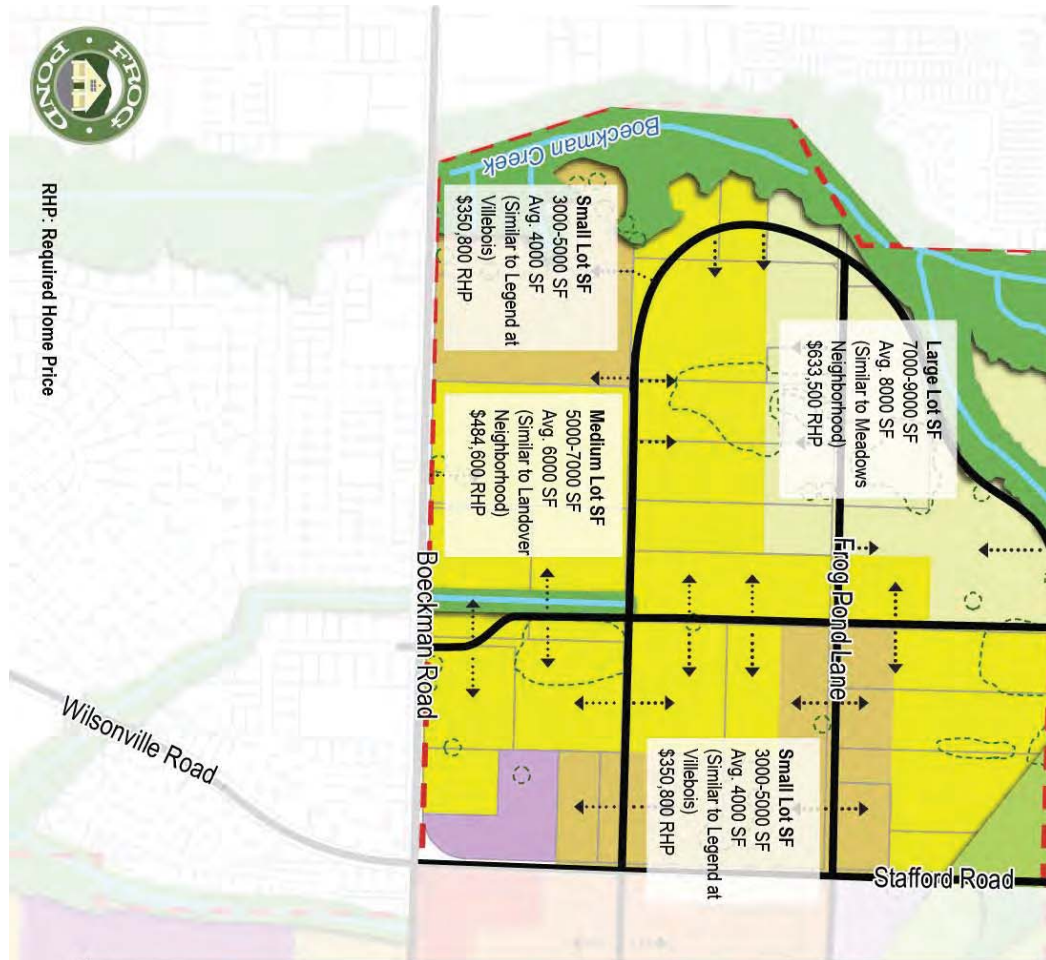
Source for required home prices: Leland Consulting Group Market Price Model. These are estimates, based on infrastructure and development feasibility information prepared to date, and are subject to change.

¹ Frog Pond Area Plan: Land Development Financial Analysis, Leland Consulting Group, June 3, 2015, Figure 4, Market Price Model. The memo is included in the packet for the June 10, 2015 Planning Commission meeting.



RHP: Required Home Price

Option D: Draft Concept Plan Land Use Framework



NEIGHBORHOOD COMPARISONS

Large Lot SF - Comparable to Wilsonville Meadows



Avg. Lot Size: 8973 SF
Range: 6500 - 15000 SF
Net Density: 4.8 Units/Acre

Medium Lot SF - Comparable to Renaissance at Canyon Creek



Avg. Lot Size: 6136 SF
Range: 5000 - 8000 SF
Net Density: 7.1 Units/Acre

Small Lot SF - Comparable to Legend at Villebois



Avg. Lot Size: 3783 SF
Range: 3800 - 6100 SF
Net Density: 11.5 Units/Acre



Description of an alternative lower density Concept Plan for the West Neighborhood (Option E)

What would be responsive to the comments and concerns about the lot sizes and amounts of large lots described in Option D above? To provide what this might look like, the team has prepared an alternative plan – Option E. Option E uses the same basic geographies and location criteria as described above for Option D, but the lot sizes are increased in all categories.

- The Large Lot Single Family lots are increased from 7,000-9,000 square feet to 8,000-12,000 square feet.
- The Medium Lot Single Family lots are increased from 5,000-7,000 square feet to 6,000-8,000 square feet.
- The Small Lot Single Family lots are increased from 2,000-3,000 square feet to 4,000-6,000 square feet.

As noted above, the character and livability of development would not be solely influenced by the lot sizes on the Land Use Framework. Design standards, articulated at a policy level in the Community Design Framework Principles, would result in walkable streets, varied building form, architectural detailing, etc.

Table 4 summarizes the acreages and housing capacities of Option E.

Table 4 – West Neighborhood Housing Metrics for Option E

Designation	Lot Size Range (SF)	Gross Acres	Net Acres	Dwellings	Net Density (Dwellings/Net Acre)
Large Lot Single Family	8,000 - 12,000	31.8	20.6	89	4.4
Medium Lot Single Family	6,000 - 8,000	79.1	53.2	331	6.2
Small Lot Single Family	4,000 - 6,000	35.8	23.6	205	8.7
Civic Institutional	-	3.9	3.9	-	-
Totals	-	150.6	97.4	625	6.4



RHP: Required Home Price

Option E: Larger Lot Option Land Use Framework



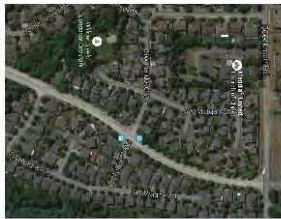
NEIGHBORHOOD COMPARISONS

Large Lot SF - Comparable to Chabonneau Single Family East Neighborhood



Avg. Lot Size: 9256 SF
Range: 7500-15000 SF
Net Density: 4.7 Units/Acre

Medium Lot SF - Comparable to Landover Neighborhood



Avg. Lot Size: 6690 SF
Range: 4100 - 11000 SF
Net Density: 6.5 Units/Acre

Small Lot SF - Comparable to Canyon Creek Estates Neighborhood



Avg. Lot Size: 5186 SF
Range: 4500 - 7800 SF
Net Density: 8.39 Units/Acre



Tables 5 and 6 below provide information about comparable neighborhoods and estimated required home prices for Option E, as was done for Option D in Tables 2 and 3. Similar to the notes above, Table 6 provides the estimated price of a home in Frog Pond using the infrastructure costs estimated specifically from Frog Pond West, coupled with the other land development assumptions described in the Leland memo included in this packet.²

Table 5 – Comparison of Frog Pond West (Option E) to Existing Wilsonville Neighborhoods

Frog Pond West				Comparison Neighborhoods			
Designation	Lot Size Range (SF)	Average Lot Size	Density (Units / Net Acre)	Neighborhood	Lots Size Range (SF)	Average Lot Size	Density (Units / Net Acre)
Large Lot Single Family	8,000-12,000	10,000	4.4	Charbonneau Single Family East	7,500 - 15,000	9,256 SF	4.7
Medium Lot Single Family	6,000-8,000	7,000	6.2	Arbor Crossing	4,500 - 9,000	6,478 SF	6.7
				Landover	4,000 - 11,800	6,690 SF	6.5
Small Lot Single Family	4,000-6,000	5,000	8.7	Renaissance Homes at Canyon Creek (I)	5,000 - 8,000	6,136 SF	7.1
				Canyon Creek Estates	4,500 - 7,500	5,186 SF	8.4

Source: Angelo Planning Group GIS Analysis

Table 6 – Estimated Dwelling Cost Range for Frog Pond West (Option E)

Designation	Lot Size Range (SF)	Average Lot Size	Required Home Price
Large Lot Single Family	8,000 - 12,000	10,000	\$773,100
Medium Lot Single Family	6,000 - 8,000	7,000	\$573,800
Small Lot Single Family	4,000 - 6,000	5,000	\$437,400

Source: Leland Consulting Group Market Price Model. These are estimates, based on infrastructure and development feasibility information prepared to date, and are subject to change.

Observations and Comparisons between Option D and Option E for the West Neighborhood

Total dwellings – Reduced from 754 (Option D) to 625 (Option E) – a reduction of 129 units or 17%.

² Frog Pond Area Plan: Land Development Financial Analysis, Leland Consulting Group, June 3, 2015, Figure 5, Market Price Model. The memo is included in the packet for the June 10, 2015 Planning Commission meeting.



Net density – Net Density is reduced from 7.7 dwellings per net acre (Option D) to 6.4 dwelling per net acre (Option E) – a reduction of 17%.

Affordability – Comparisons of the Required Home Price in options D and E are summarized below.³ These estimates assume that major infrastructure (e.g. Stafford Road upgrade) is distributed evenly between all properties in Frog Pond West.

Large Lot – Option D Required Home Price is \$633,500 and Option E price point is \$973,000 (18% increase)

Medium Lot – Option D Required Home Price is \$484,600 and Option E price point is \$573,800 (18.4% increase)

Small Lot – Option D Required Home Price is \$350,800 and Option E price point is \$437,400 (24% increase)

System Development Charge Revenues – The City collects system development charges when properties are developed. They are used to fund capital improvements throughout the City. System development charge revenue estimates for Option D and Option E are provided below.

Plan and Area	Transp.	Sewer	Water	Storm	Parks	Total
Single Family Home	\$7,381	\$4,647	\$5,300	\$1,458	\$5,150	\$23,936
Option D						
West Neighborhood	\$5,568,594	\$3,503,838	\$4,079,178	\$1,129,280	\$3,883,100	\$18,163,990
East & South Neighborhoods	\$13,766,649	\$6,701,320	\$7,542,193	\$2,357,992	\$6,910,522	\$37,278,676
Total	\$19,335,243	\$10,205,158	\$11,621,371	\$3,487,272	\$10,793,622	\$55,442,665
Option E						
West Neighborhood	\$4,616,445	\$2,904,375	\$3,395,478	\$941,198	\$3,218,750	\$15,076,246
East & South Neighborhoods	\$12,046,876	\$5,618,569	\$6,307,293	\$2,018,278	\$5,710,572	\$31,701,588
Total	\$16,663,321	\$8,522,944	\$9,702,771	\$2,959,476	\$8,929,322	\$46,777,833

Cost per Lot for Major Infrastructure – The Leland Draft Infrastructure Funding Strategy identifies approximately \$10.6 million in major infrastructure necessary to serve Frog Pond West, above and beyond the on-site costs a developer would incur to build local water and sewer lines, streets, storm drainage, etc.⁴ Examples of the major infrastructure for Frog Pond West include the oversized portions of Boeckman and Stafford Roads, a traffic signal at the intersection of Boeckman-Stafford-Advance-Wilsonville Roads, the Boeckman Trail, and neighborhood parks to serve Frog Pond West. Under the City's infrastructure funding policies and practices, this \$10.6 million would typically be funded by the multiple benefiting properties through a Reimbursement District, Local Improvement District or similar

³ Frog Pond Area Plan: Land Development Financial Analysis, Leland Consulting Group, June 3, 2015, Figure 5, Market Price Model. The memo is included in the packet for the June 10, 2015 Planning Commission meeting.

⁴ All references in this paragraph are to: Frog Pond Area Plan: Land Development Financial Analysis, Leland Consulting Group, June 3, 2015, Figure 5, Market Price Model. The memo is included in the packet for the June 10, 2015 Planning Commission meeting.



financial instrument. Assuming the \$10.6 million would be allocated across all properties within Frog Pond West, the cost per lot comparison is: \$14,100 per lot for Option D; and, \$17,000 per lot for Option E (17.0% increase).

Metro Functional Plan Compliance – Metro has told the City that there are no density targets required for Frog Pond West. From this perspective, the two plans are essentially the same. Metro will be contacted in June to determine if there are other compliance issues associated with the two plans.

East and South Neighborhoods

As noted above, most of the East and South neighborhoods are designated urban reserves by Metro (the school and community park properties are within the current UGB). It is unknown when these areas will be brought into the UGB, but it will likely be many years down the road. It makes sense for the City to conduct long range concept planning for the area, so that if and when the urban reserves do develop, the entire area knits together and is planned cohesively. In addition, Concept Planning is a requirement to be considered for inclusion in the UGB. Table 7 provides the housing metrics for the current plan, Option D, for the combined East and South Neighborhoods.

Table 7 – Combined South and East Neighborhood Housing Metrics for Option D

Designation	Lot Size Range (SF)	Gross Acres	Net Acres	Dwellings	Net Density (Dwellings/Net Acre)
Large Lot Single Family	7000-9000	40.5	27.4	147	5.4
Medium Lot Single Family	5000-7000	53.3	39.7	288	7.3
Small Lot Single Family	3000-5000	52.9	37.6	409	10.9
Attached/Cottage Single Family	2000-3000	37.7	37.7	481	17.4
Civic Institutional	-	7.3	3.3	-	-
Neighborhood Commercial	-	5.3	5.3	-	-
Totals	-	195.1	132.3	1,325	10.0

The above-described assumptions for Option E were also used to calculate housing metrics for the east and south areas and presented in Table 8. An additional assumption is the former Attached Single-Family designation is renamed “Attached/Cottage Single Family” (ACSF) to indicate the intended flexibility in the housing form, and respond to concerns about too uniform a housing pattern in the East Neighborhood. As such, the lot sizes for this designation increased from the previous 2,000-3,000 square feet to 2,000-4,000 square feet.



Table 8 – Combined South and East Neighborhood Housing Metrics for Option E

Designation	Lot Size Range (SF)	Gross Acres	Net Acres	Dwellings	Net Density (Dwellings/Net Acre)
Large Lot Single Family	8,000 - 12,000	40.5	27.4	118	4.4
Medium Lot Single Family	6,000 - 8,000	53.3	39.7	246	6.2
Small Lot Single Family	4,000 - 6,000	52.9	37.6	326	8.7
Attached/Cottage Single Family	2,000 - 4,000	37.7	37.7	401	14.5
Civic Institutional	-	7.3	3.3	-	-
Neighborhood Commercial	-	5.3	5.3	-	-
Totals	-	195.1	132.3	1,091	8.2

Observations and Comparisons between Option D and Option E for the Combined East and South Neighborhoods

Total dwellings – Total dwellings are reduced from 1,325 (Option D) to 1,091 (Option E), a reduction of 17.6%.

Net density – Net density is reduced from 10.0 dwellings per net acre (Option D) to 8.24 dwelling per net acre (Option E) – a reduction of 17.6%.

Affordability – The relative price point comparisons are likely to be similar, on a percentage basis, to those cited above. Homes built under Option D would be more affordable. The affordability will be greatly influenced by market forces and the change in cost of development between now and when (if) the urban reserves are developed.

System Development Charge Revenues – The SDC estimates for the East and South Neighborhoods are summarized on Page 12 of this memo.

Cost per Lot for Major Infrastructure - The Infrastructure Funding Plan identifies approximately \$11 million in major infrastructure that is necessary to serve the residential properties in Frog Pond East and South, above and beyond the typical on-site costs a developer would incur to build local water and sewer lines, streets, storm drainage, etc. Examples of the major infrastructure for are the north side of Advance Road, the BPA Powerline Trail, and the neighborhood park in the East Neighborhood. Under the City's infrastructure funding policies and practices, this \$11 million would typically be funded by multiple benefiting properties through a Reimbursement District, Local Improvement District or similar financial instrument. Assuming the \$11.0 million would be allocated across all residential properties within Frog Pond East and South, the cost per lot comparison is: \$7,500 per lot for Option D; and, \$9,100 per lot for Option E (17.6% increase).



Metro Functional Plan Compliance – Metro Title 11 applies to urban reserve areas. Metro’s representative on the Frog Pond Technical Advisory Committee stated that Metro staff could support the levels of density being examined at the time (Alternative B in the three alternatives evaluated last fall. Since that time, Multi-Family residential has been removed from the plan as directed in the joint City Council-Planning Commission work session in January. This reduced densities in the East Neighborhood by about 15%. Metro will be contacted in June to determine if there are other compliance issues associated with the two plans (options D and E).

Recommendation

The project team is providing information for the Planning Commission to consider. The recommendation for the June meeting is to discuss the issues, options and trade-offs. If there is additional information the Planning Commission would like, the June meeting would be a good time to identify it. Resolution of this key issue, specifically the lot size designations in relation to development feasibility, will be brought back for Planning Commission direction in July. The City Council will also be conducting a work session which will inform the dialogue as the project proceeds.

Key Issue 2 – 60th Avenue Classification and Cross-Section

Issue Framing

There are two questions for this key issue:

1. Should 60th Avenue (south of Advance Road) be classified as a Collector Street or Local Framework Street?
2. What should be the preferred cross-section – specifically, should bike lanes be on-street or off-street?

The current working recommendation is that 60th Avenue should be classified as a Collector street from Advance Road south to the entry to the schools, and as a Local Framework street south of that point. The street would have two travel lanes (a center turn lane or median treatment is not needed due to the future traffic volumes). On-street parking could be allowed under Wilsonville standards. There is flexibility in how to site the bike lanes, but a Collector street in Wilsonville typically would have on-street striped lanes or a unique solution such as a cycle track.

Task Force member Bill Ciz (a property owner in the South Neighborhood) has advocated for the Local Framework option classification for 60th Avenue. This would also be a similar two-lane cross section (with parking possible), but the bike lanes would not be on-street. Mr. Ciz recommends that a multi-use path (off-street and parallel to 60th Avenue) be built on the west side of 60th. This would narrow the curb-to-curb cross-section and place a prominent path along the edges of the community park and school.

Working Recommendation

Staff recommends that this issue be discussed by the Planning Commission in July. In the interim, the City will be completing the traffic impact analysis for the proposed schools. This will provide additional information to inform the 60th Avenue questions. Staff will prepare cross-sections for Planning Commission review.



Key Issue 3 – Refinement for West Neighborhood Parks

Issue Description

This issue proposes flexibility for how the City implements the two neighborhood parks planned for the West Neighborhood. The refined concept would place a neighborhood park (2 acres minimum) within the neighborhood as the primary active neighborhood park. The second park would be located in the western portion of the neighborhood, along the Boeckman Trail, and would be a roughly 1.5 acre linear feature with a recreational trail in a more natural setting intended to provide visual and physical access to the Boeckman Creek corridor.

This issue is being brought to the Planning Commission as a working idea that has emerged from the Infrastructure Funding Plan. The original plan for two “standard” neighborhood parks would cost an estimated \$7,950,000⁵. The refined concept would cost an estimated \$5,660,000 saving \$2,290,000.⁶ This savings is helpful to the project’s effort to reduce infrastructure costs while still providing quality infrastructure and leveraging the neighborhood’s abundant natural resources. It is recognized that through the platting and development process, additional private parks will be provided – the figures here represent the public portion of the parks system.

The original 2-park concept stems from the Wilsonville Park and Recreation Master Plan. The following table summarizes how the Frog Pond Concept Plan’s West Neighborhood compares.

Table 9 – Park Assumptions and Needs Compared to Parks & Recreation Master Plan

	Frog Pond Concept Plan: West Neighborhood	Parks and Recreation Master Plan: Frog Pond-Advance Road Neighborhood
Assumed Residential Capacity	<ul style="list-style-type: none"> • 754 Single Family Units 	<ul style="list-style-type: none"> • 600 Single Family Units • 600 Multifamily Units
Planned Parks	<ul style="list-style-type: none"> • 1 Neighborhood Park (2 acres Minimum) • 1 Linear Feature with recreational trail (roughly 1.5 acres) 	<ul style="list-style-type: none"> • 7.13 Acres Neighborhood Parks

Key Issue 4 – Neighborhood Commercial Design

Issue Description

The question for this key issue is: “What guidance should be captured in the Concept Plan to ensure that the neighborhood commercial center is the appropriate scale and design to be a positive and compatible use in the East Neighborhood?”

At the January 21, 2015 joint meeting of the Planning Commission and City Council, the project team requested guidance on whether to include the neighborhood commercial center in the Land Use

⁵ October 10, 2014 memo titled “Frog Pond Area Plan: Funding Analysis” from Leland Consulting Group.

⁶ June 3, 2015 memo titled “Frog Pond Area Plan: Infrastructure Funding Strategy” from Leland Consulting Group.



Framework, and if so, at what location. The Planning Commission and City Council voted on four possible options:

1. Retail in the “Four Corners” location, recommended by the project team. (5 votes)
2. A smaller commercial node at the Grange location, as examined in earlier iterations of the plan. (2 votes)
3. Flexible land use designations that allow for a "market-oriented" approach, allowing commercial development or residential development on these properties. (3 votes)
4. Removing retail from the planning area entirely, and instead considering a larger retail location west of Stafford Road within the Elligsen urban reserve area. (1 vote)

The Planning Commission and City Council voted to retain the use and locate it at the northeast corner of the Stafford-Boeckman-Wilsonville-Advance Road intersection. In short, the Planning Commission and Council members were supportive of the potential for local shops and services to complement the surrounding four neighborhoods, walking and biking to reduce the need for automobile trips to other commercial areas of the City, and design compatible with the surrounding residential uses.

This key issue is being brought to the Planning Commission in response to community feedback from the on-line open house and testimony since the January joint meeting. For survey question 8 regarding the proposed commercial community design standards, 151 people responded and the response was generally positive (3.36 overall weighted average score, 72% rating the images as “Its okay” or better). In the written comments, common concerns included: doubt that the retail would be successful, belief that Wilsonville has ample retail in other locations, concern for competition with vacant spaces, and a sense that Villebois’ retail was not successful so Frog Pond should not have local retail.

Positive comments centered around: liking the imagery, preference for small scale, blending with the neighborhood, not being a regional destination, support for walkability, and a desire for outdoor seating.

Recommendation

This issue is included because the project team believes it is important to acknowledge the concerns. The use and location should be retained in the Concept Plan, following the direction from January. Additionally, the design elements that received support should also be included in the Concept Plan.

Key Issue 5 – Zoning Standards

Issue Description and Recommendations

As the Concept Plan has explored concepts for lot sizes and community design, the project team has identified ideas for zoning strategies to address community preferences. The project team recommends these ideas for further exploration in Phase 2:

- **Flexible lot size options** – Work to date has revealed interest and support for several lot size flexibility tools. The first is the City’s existing lot size averaging standards, which are already part of the Planned Development Residential (PDR) provisions in the Wilsonville Code. Task Force and on-line survey feedback has also been mostly positive regarding using the PDR provisions for this flexibility as well as the potential for Accessory Dwelling Units (ADUs) to help meet



minimum density requirements, while increasing flexibility for larger lots. Feedback has been less positive about transfer of density – the team recommends this idea not be advanced.

- **Yard standards** – One of the often-cited reasons for the need for larger lots is to ensure good yards for homes. In Phase 2, the project should look at minimum yard requirements or design standards as a tool to address this desire.
- **Quality design standards** - The Zoning Strategy memorandum, which will not be part of the Concept Plan, recommends: “As a zoning strategy for the Frog Pond area, the City should consider creating a hybrid of its PDR regulations and the Villebois regulations. There are good elements to draw from each, and the local experience and familiarity with them will be valuable in future implementation.” The reference to Villebois is about the role that design standards play in ensuring quality design. The specific design standards to be applied in Frog Pond should be tailored for Frog Pond, and worked out in Phase 2 which will follow adoption of the Concept Plan and will progress well into 2016.



APPENDIX - CONCEPT PLAN RECOMMENDATIONS



A VISION FOR FROG POND IN 2035

The Frog Pond Area in 2035 is a Wilsonville community with attractive and connected neighborhoods. The community’s hallmarks are its walkable and active streets, variety of quality homes, and connected trails and open spaces. Frog Pond’s excellent schools and parks are focal points of the community. Frog Pond is “just a short bike, walk, or bus trip” from all parts of Wilsonville – a highly valued part of the larger city.

GUIDING PRINCIPLES FOR THE FROG POND AREA PLAN

Create great neighborhoods

Frog Pond’s homes, streets, open spaces, neighborhood-scale retail, and other uses fit together into walkable, cohesive, and connected neighborhoods.

Create a complete streets and trails network

Streets are designed for safe and enjoyable travel by car, bike, or on foot and a great network of trails is provided.

Provide access to nature

The creeks and natural areas provide opportunities to see and interact with nature close to home.

Create community gathering spaces

Beautiful parks, quality schools, and other public spaces serve as community centers and gathering places. The land uses, transportation, and open space around the Advance Road school and park sites support a compatible neighborhood plan in that area.

Provide for Wilsonville’s housing needs

A variety of attractive homes are provided to fulfill the City’s housing needs and align with the market. Single-family homes are an important part of the mix, and neighborhoods are designed to be multi-generational and offer attractive housing options at a variety of prices.

Create a feasible implementation strategy

A realistic funding plan for infrastructure, tailored regulations, and other strategies promote successful implementation of the plan.



Frog Pond is an extension of Wilsonville

Frog Pond is truly connected – it is an easy walk, bike trip, or bus ride to other parts of Wilsonville, and Frog Pond feels like a well-planned extension of the city.

Retain trees

Mature native trees are integrated into the community to enhance the area’s character and value.

Honor Frog Pond’s history

A sense of history is retained, recognized, and celebrated.

Provide compatible transitions to surrounding areas

New urban land uses are good neighbors to adjacent rural land uses, future developable areas, and existing neighborhoods.

Promote healthy, active lifestyles

Extensive walkways, community gardens, recreational facilities, and other elements support active and healthy lifestyles.

Integrate sustainability

Economic, environmental, and community-oriented solutions are integrated to meet the needs of today’s residents and help future residents meet their own needs.

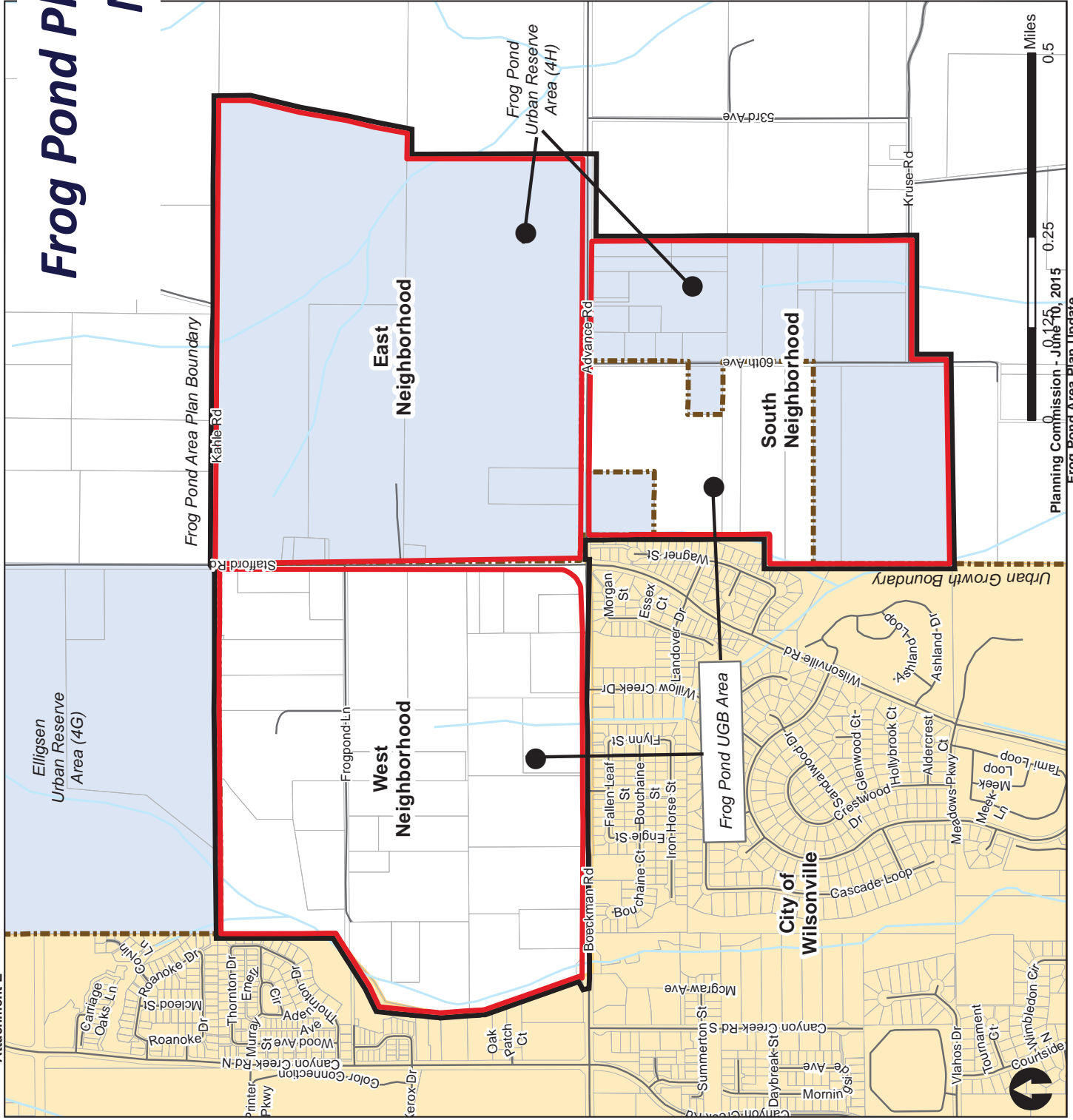
Coordinate with Wilsonville’s transportation network

The plan is consistent with the Wilsonville Transportation System Plan. Traffic impacts are managed for key streets and intersections, including the I-5 interchanges.

PROCESS PRINCIPLES

- Create a model that could be used in other communities.
- Provide early and ongoing opportunities for stakeholders to raise issues and concerns.
- Facilitate equitable and constructive communication between the public and project team.
- Empower residents to become involved with the project.
- Provide the public with balanced and objective information to help the public understand issues, alternatives, opportunities, and solutions.

Frog Pond Planning Area & Neighborhoods





**Land Use Framework
Draft Concept Plan**

- Framework Street
- Local Connection
- ⋯ Planning Area
- Planned School Site
- Community Park
- Stream
- BPA Corridor
- Natural Resources Overlay
- Tax Lots
- Institutional/Civic
- Commercial
- Large Lot SF
- Medium Lot SF
- Small Lot SF
- Attached SF
- Existing Trees and Groves
- ✱ Potential Future Park Site

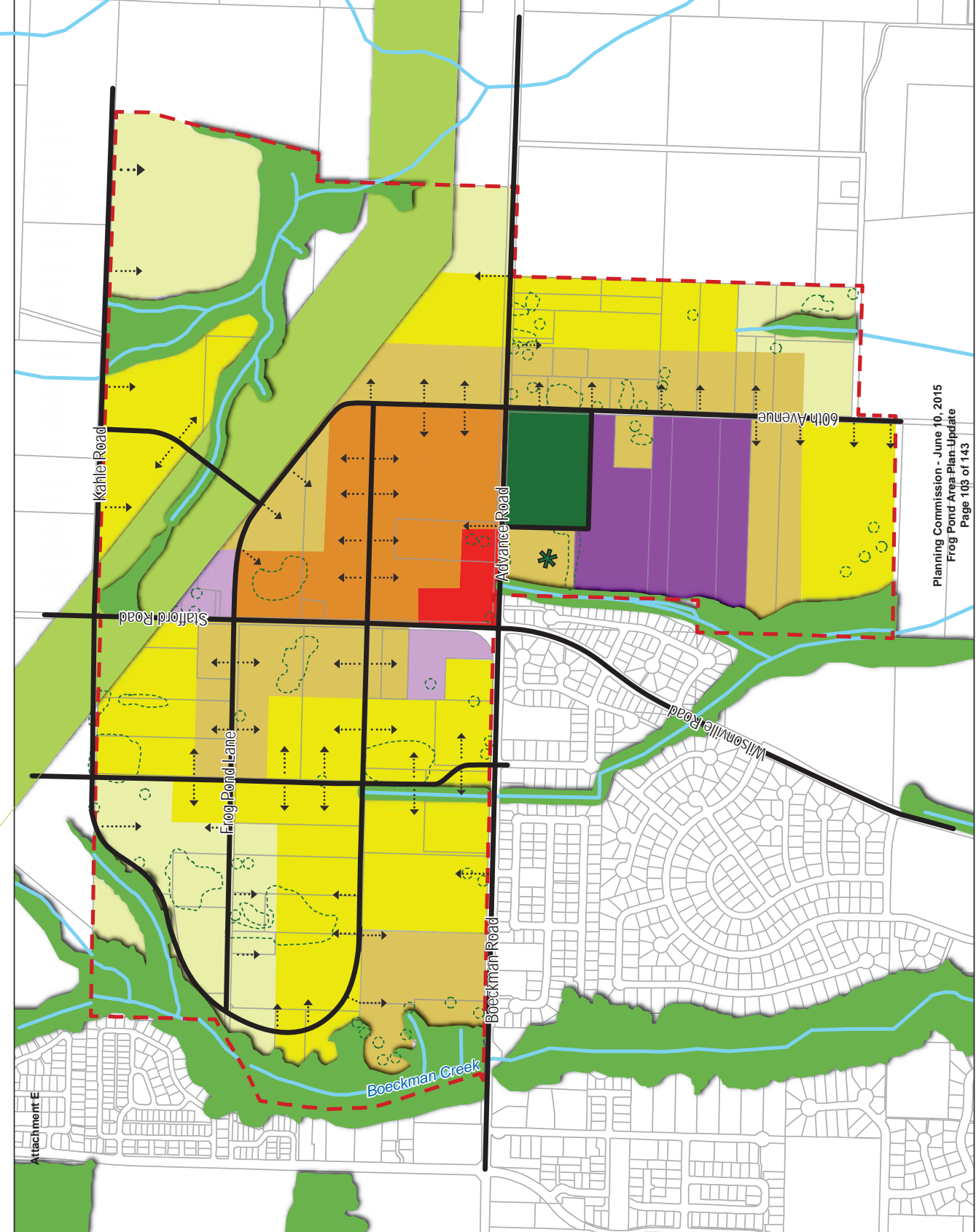


Prepared By:
Angelo Planning Group

Date:
4/01/15

Coordinates System:
NAD 1983 HARN State Plane Oregon North FIPS 3601

Disclaimer:
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Attachment E

Large Lot Single Family
(with Accessory Dwelling Unit over garage)



Large Lot Single Family



Large Lot Single Family



Medium Lot Single Family



Medium Lot Single Family



Medium Lot Single Family



Duplex within Medium Lot Single Family Neighborhood



Medium Lot Single Family
(With mature tree protected in front yard)

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Small Lot Single Family
(Cottages)



Small Lot Single Family
(Cottages)



Small Lot Single Family
(Small lot detached)



Attached Single Family
(Townhomes)



Attached Single Family
(Townhomes)



Attached Single Family
(Townhomes)



Neighborhood-scale commercial building



Parking is located behind buildings and well-landscaped. On-street parking contributes to supply.



Commercial (Small-scale retail)



Corner left unbuilt to provide access into parking lot from Main Street



Mature trees protected within parking lot



Commercial (Mixed Use, 3 stories housing over 1 retail)

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Stormwater treatment integrated into Main Street



Commercial (Mixed Use, 2 stories housing over 1 retail)

Neighborhood Commercial



Aerial view of Grange



Grange site from Frog Pond Lane



Small Environmental Learning Center

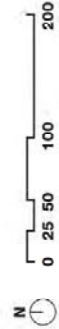


Historic Grange can be repurposed like Wilsonville's Old Town Church.



Key Map

Attachment E



Frog Pond Grange Civic Node Program and Access Study



Aerial view of site, showing existing Lutheran Church.



Civic Buildings on a small public plaza



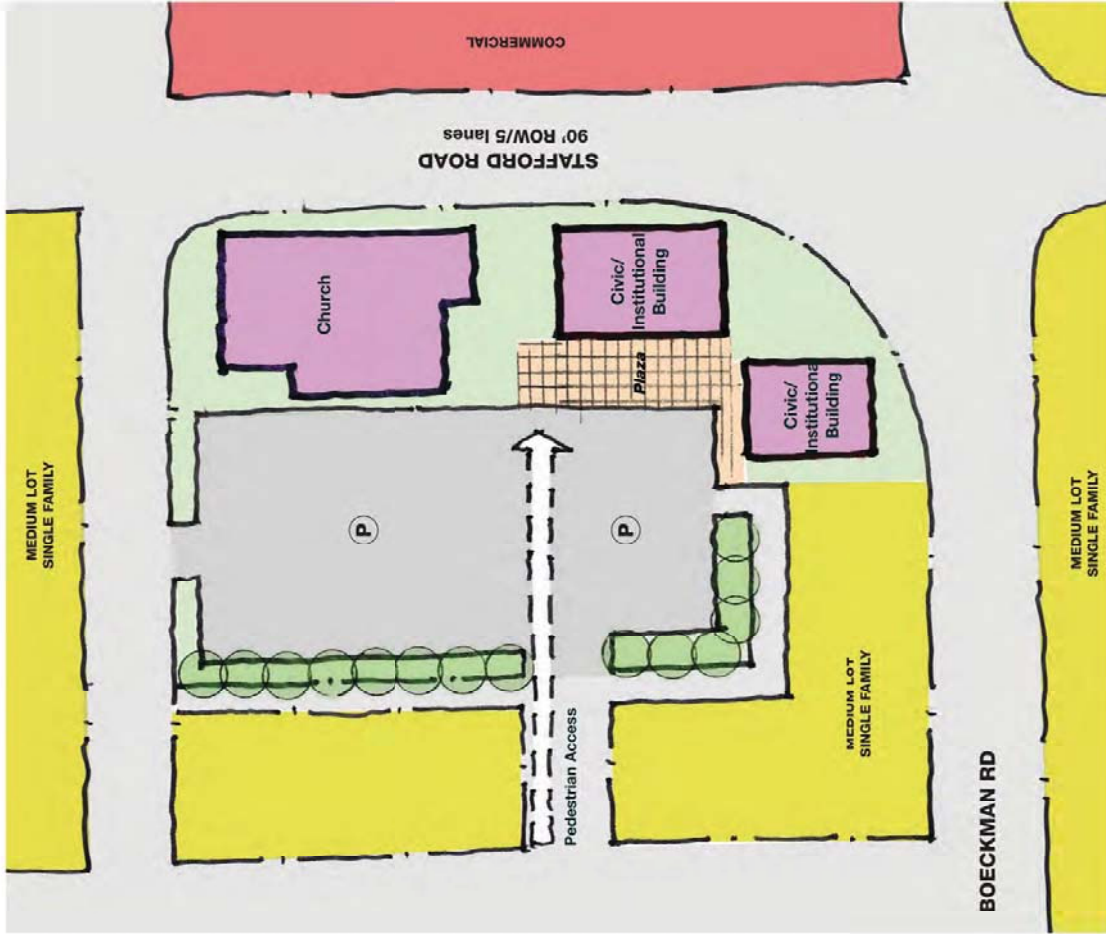
Small daycare and community use building



Key Map

Four Corners Civic Node Program and Access Study

Attachment E






















FROG POND AREA PLAN

Creating a great community

Transportation Framework Draft Preferred Alternative

-  Existing Major Arterial
-  Existing Minor Arterial
-  Existing Collector
-  New Collector*
-  Existing Local Street
-  New Local Framework Street
-  New Local Connection

-  Planning Area
-  Planned School Site
-  Community Park
-  Stream
-  BPA Corridor
-  Natural Resources Overlay
-  Tax Lots
-  Stop Signs (on side streets) or Roundabout
-  Traffic Signal
-  Stop Sign (on side streets)

* Includes bike lanes and on-street parking where appropriate.

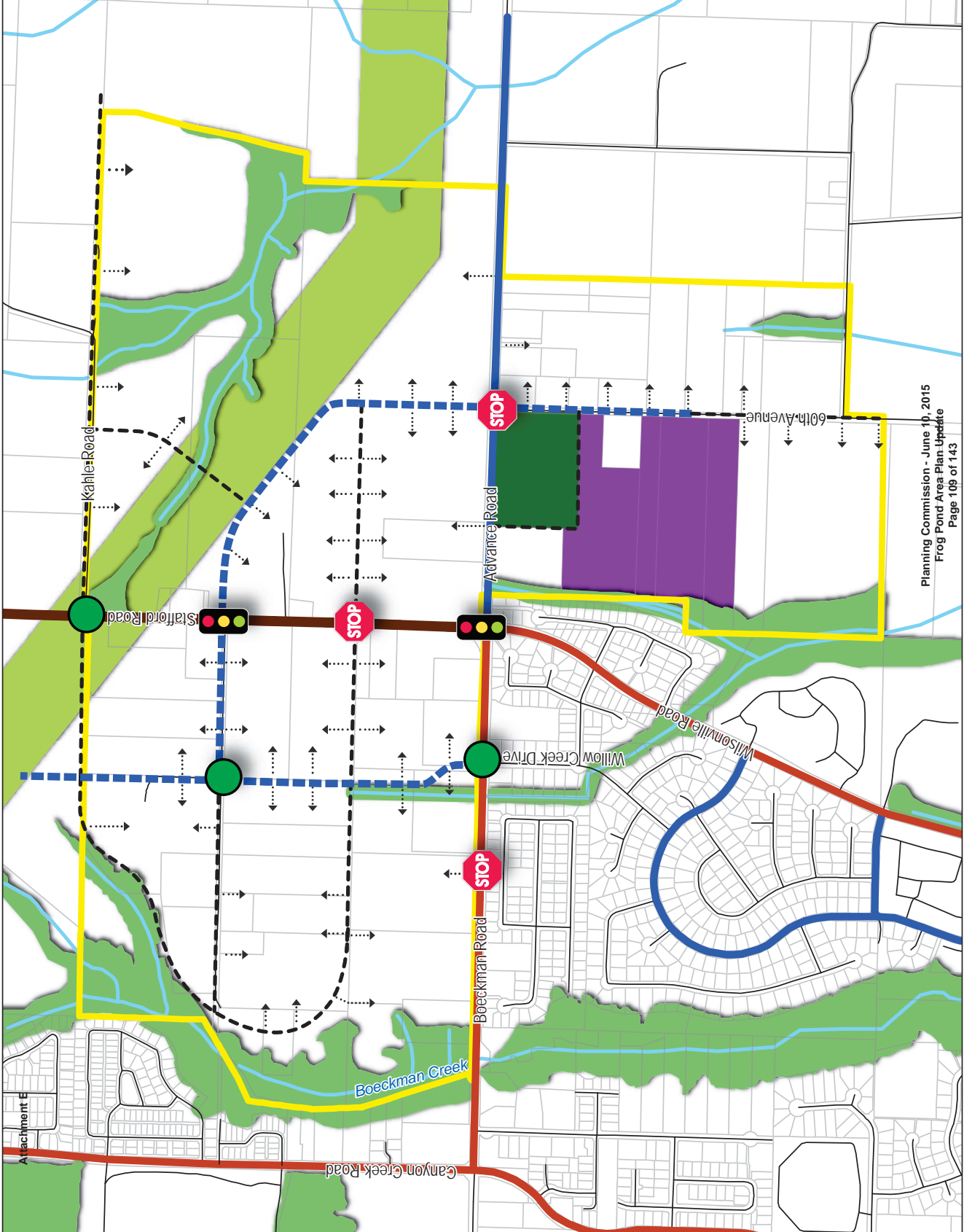


Prepared By: Angelo Planning Group

Date: 11/12/2014

Coordinates System: NAD 1983 NARN State Plane Oregon North FIPS 3601

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FROG POND AREA PLAN
Creating a great community

**i e e e e rian
Framework
Draft Preferred Alternative**

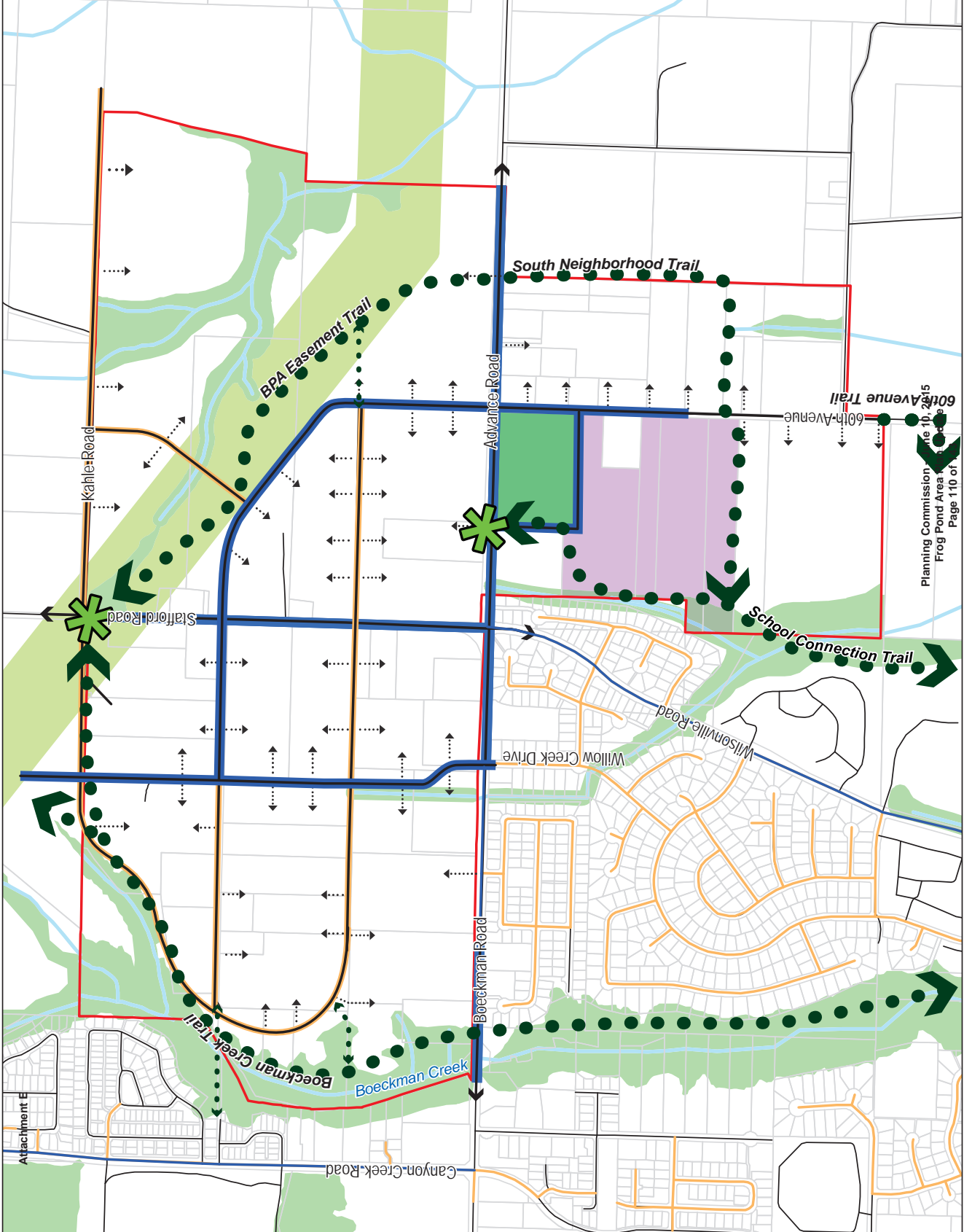
- Framework Street
- ⋯ Local Connection
- Planning Area
- Planned School Site
- Community Park
- Stream
- BPA Corridor
- Natural Resources Overlay
- Tax Lots
- Existing Sidewalks
- Existing Roads
- Existing Bicycle Lane and Sidewalks
- Framework Street (All city streets will have sidewalks)
- Proposed Bicycle Lane and Sidewalks
- ➔ Future Trail Connection
- ✱ Potential Grade-Separated Crossing

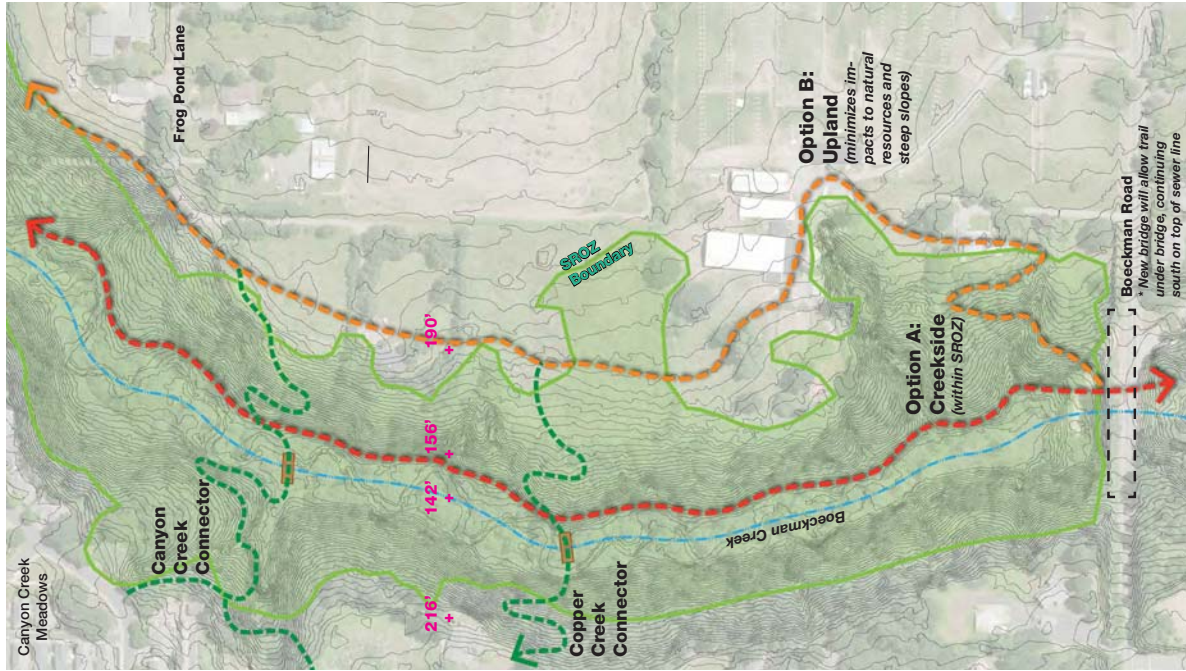


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Concept for trail loop

Note: All trail alignments are conceptual and are illustrative



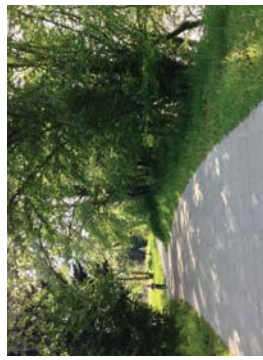
Connector Trail in forest



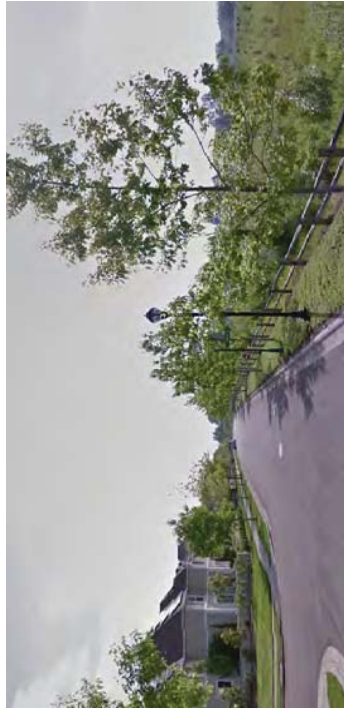
Creekside Trail and Bridge



Upland Trail



Upland Trail



Homes on natural edge

Community Design Framework

Demonstration Plan: Boeckman Creek Connections

Memorandum

3/13/2015

To: Frog Pond Area Plan Task Force
Cc: Technical Advisory Committee
From: Angelo Planning Group Team
Re: Under-crossings Within the Frog Pond Concept Plan – What We Have Learned To Date

OVERVIEW

As part of the Frog Pond Concept Plan, interest has arisen for below grade street crossings near two main intersections in the planning area. The purpose of this memorandum is to summarize information gathered to date regarding below grade street crossings (aka under-crossings). For purposes of brevity, the information is summarized in bullet format.

CONCEPT

The vision and purpose of under-crossings is to:

- Facilitate safe street crossings for pedestrians and bicycles, particularly to the proposed schools and Community Park south of Advance Road.
- Support the vision for the Frog Pond area neighborhoods as one of Wilsonville’s most walkable areas.

POTENTIAL LOCATIONS

- Please see the attached Bicycle and Pedestrian Framework Plan.
- The primary undercrossing would be located under Advance Road, approximately 660 feet east of the four corners intersection. This location is under the planned intersection that will serve as one of the access points to the schools and park, and, as access to the East Neighborhood and neighborhood commercial center to the north. The undercrossing would also be at the northern end of a planned trail.
- Another potential undercrossing is located at the gateway intersection of Stafford Road and Kahle Road.

CONSIDERATIONS FOR THE ADVANCE ROAD LOCATION

Site Study

- Walker Macy prepared the attached site study for the Advance Road location.
- To achieve the assumed grades shown, the access ramps would need to be configured either as:
 - a. A straight access ramp extending approximately 200 feet north of Advance Road. A similar straight ramp design would run approximately 260 feet from the intersection on the south side of Advance Road.
 - b. A switchback access ramp, which would require less distance north and south of the intersection but a wider footprint to accommodate the switchbacks.



Team Comments on the Site Study

- *Location* – Placing the trail and undercrossing next to the park creates a direct connection between those uses.
- *Switchbacks and ramps* – The advantage with switchbacks is they will slow bikes down. Question: would the switchback design be steeper with landings at the switchbacks? Perhaps a ramp on the south end and switchbacks on the north end would work well.
- *Light and openness* – To give it less of a dark trench look, either benching the retaining walls or battering them back should be considered. A battered wall with the switchback design would greatly improve the lighting.
- *Utilities* - MSA has prepared draft infrastructure plans for the Concept Plan. Utilities, particularly sewer routing, will need to be carefully reviewed to work with the undercrossing.
- *Coordination* – Clearly the design of the undercrossing needs to be highly coordinated with the School District and the City, reflecting considerations of infrastructure systems, safe routes to school, the trail-park relationship, attractiveness for all users, and impact to properties.

EXAMPLE PROJECTS

DKS summarizes two constructed undercrossing projects as follows (images are included in the attachments):

- “The first was a tunnel in Washougal Washington under SR-14. This tunnel had significant tunnel lighting for security purposes. As you can see from the photos, there is great visibility during the day due to the tunnel lighting. It also had two motion activated CCTV security cameras that record footage anytime someone walked through the tunnels. This tunnel had a planning level cost estimate of \$3.1 million. The actual construction cost was \$1.25 million. I'm not sure what the design and right of way fees were on this project.”
- The second tunnel is in the Washington/Skamania portion of the Columbia River Gorge. This tunnel was for a Forest Service trail that crossed SR-14. Note that this tunnel did not have lighting so you can see how dark it appears. There were two similar grade separated tunnels constructed as part of this project so the attached bid is for two tunnels. The construction cost of these tunnels was \$4.6 million or (\$2.3 million per tunnel).”

RECOMMENDATION FOR THE CONCEPT PLAN

At this point, Angelo Planning Group recommends that the under-crossings be retained on the Bicycle and Pedestrian Framework Plan, and identified as a concept for continued study. That is, the Concept Plan would describe the vision and purpose for the under-crossings and include the information gathered during the Concept Plan process. The need for further detailed study, coordination, and design would be identified. The logical time for that work to be done is prior to engineering studies for the improvement of Advance Road as part of the park and school design.

ATTACHMENTS

- Bicycle and Pedestrian Framework Plan
- Walker Macy site study
- DKS images of example projects
- Images from the boards prepared for the Open House

UNDERCROSSING EXAMPLE 1: SR-14 Tunnel in Washougal, WA



Before: South side of SR 14



After: South end of SR 14 Pedestrian Tunnel, with stairs and ADA-accessible path connecting to fitness trail along the top of the Columbia River dike

UNDERCROSSING EXAMPLE 1: SR-14 Tunnel in Washougal, WA



Before: North side of SR 14



After: North end of SR 14 Pedestrian Tunnel, with pedestrian plaza

Open House Images of Intersection Treatments



Pedestrian Refuge at Roundabout



HAWK Pedestrian Crossing

Open House Images of Intersection Treatments

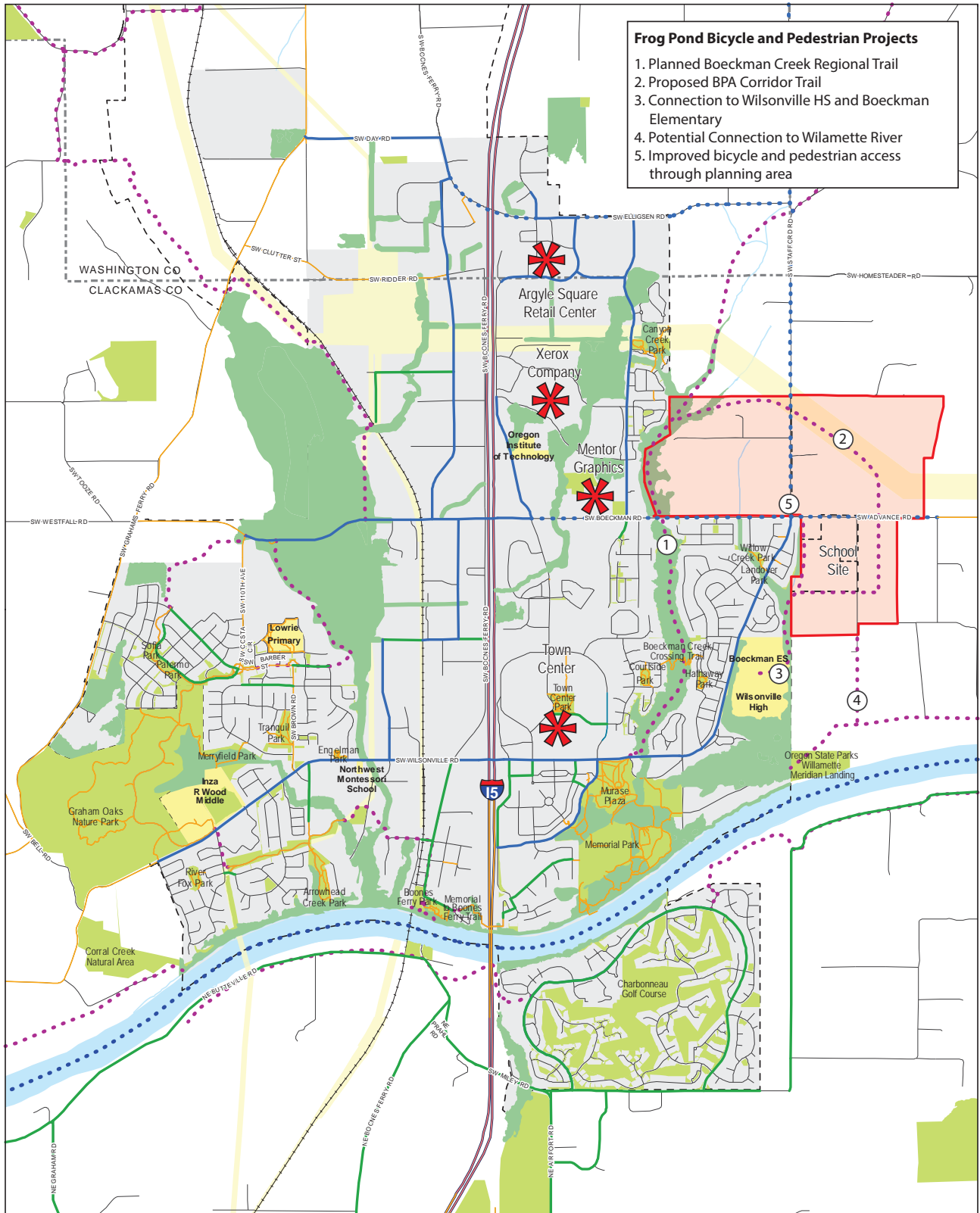


Curbless Street and Intersection



Pedestrian Undercrossing

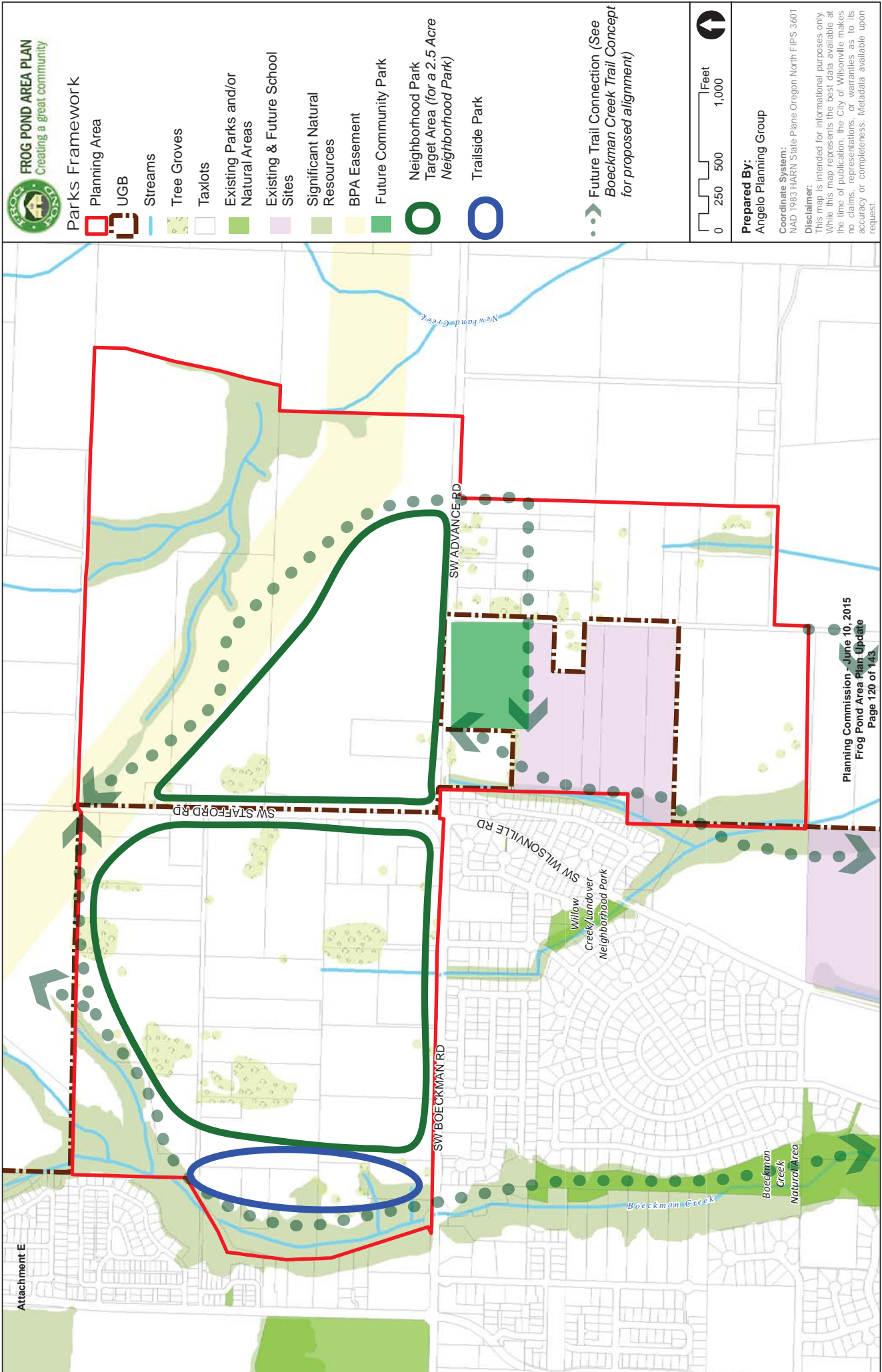
Citywide Bicycle and Pedestrian Circulation



Frog Pond Bicycle and Pedestrian Projects

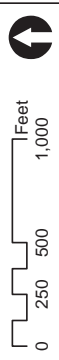
1. Planned Boeckman Creek Regional Trail
2. Proposed BPA Corridor Trail
3. Connection to Wilsonville HS and Boeckman Elementary
4. Potential Connection to Willamette River
5. Improved bicycle and pedestrian access through planning area

<ul style="list-style-type: none"> — Existing Bike Lane ⋯ Proposed Bikeway — Low-Moderate Traffic Through Street — Existing Trail ⋯ Proposed Regional Trail ⋯ Proposed Water Trail ✱ Major Destination 	<ul style="list-style-type: none"> Urban Growth Boundary Park School Natural Area City of Wilsonville Frog Pond Planning Area 	<p>0 1,000 2,000 4,000 Feet</p> <p>Coordinate System: NAD 1983 HARN State Plane Oregon North FIPS 3601</p> <p>Prepared By: Angelo Planning Group</p> <p>Date: 9/10/2014</p> <p><small>Disclaimer: This map is intended for informational purposes only. While this map represents the best data available at the time of publication, the City of Wilsonville makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.</small></p>
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Parks Framework

- Planning Area
- UGB
- Streams
- Tree Groves
- Taxlots
- Existing Parks and/or Natural Areas
- Existing & Future School Sites
- Significant Natural Resources
- BPA Easement
- Future Community Park
- Neighborhood Park Target Area (for a 2.5 Acre Neighborhood Park)
- Trailside Park
- Future Trail Connection (See Boeckman Creek Trail Concept for proposed alignment)



Prepared By:
Angelo Planning Group

Coordinate System:
NAD 1983 HARN State Plane Oregon North FIPS 3601

Disclaimer:
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Memorandum



3/13/2015

To: Frog Pond Area Plan Technical Advisory Committee and Task Force
Cc: Project Team
From: Angelo Planning Group and Walker Macy
Re: Community Design Framework

OVERVIEW

The purpose of this memorandum is to describe a Community Design Framework for the Frog Pond Concept Plan. As used here, community design refers to the both architectural design (building scale) and community design (neighborhood scale) as described in Wilsonville’s Comprehensive Plan:

“Implementation Measure 4.1.5.ii - The design of developments within the community can be regarded from two viewpoints: the design of structures as they relate to site and function (architectural design) and, their relationship to the surrounding area (community design). Both aspects shall be considered to be of equal importance. Good architectural design is necessary to provide visual variety and allow for individual identity. At the same time, good community design provides a sense of unity with other development while eliminating conflicting appearances.” (Plan, page D-29)

It is proposed that a Community Design Framework be included in the Concept Plan to describe the vision and expectations for architectural and community design in the Frog Pond area. The Community Design Framework will also serve as the foundation for potential comprehensive plan policies and development code provisions to implement the plan.

The Community Design Framework will add a seventh framework plan to the six that have been prepared to date:

- Neighborhood Framework
- Land Use Framework
- Street Framework
- Pedestrian and Bicycle Framework
- Park and Open Space Framework
- Infrastructure Framework
- Community Design Framework

The key parts of the community design framework will be:

- Community design principles – the intended outcomes
- Demonstration plans and images – conceptual plans and precedent imagery showing how the principles could be applied.



COMMUNITY DESIGN PRINCIPLES

The following principles are proposed. Some principles are topical and apply broadly across the planning area. Some principles are specific to locations within the planning area.

Create a network of walkable blocks

Create community focal points at the schools, parks, civic nodes, and neighborhood commercial center

Provide safe intersections and safe routes to school

Provide a variety of housing types and forms at the block scale

Provide pedestrian-oriented and human scale architectural design

Create compatible transitions between different building forms

Create compatible transitions at the urban-rural interface

Provide physical and visual access to nature

Preserve key natural features and integrate them into new development

Design storm water features as amenities

DEMONSTRATION PLANS AND IMAGES

Demonstration plans and images are in-process as of the date of this memo. Working ideas for the images include:

1. Layout of 4-6 block area around a park, representative of potential development in the West Neighborhood
2. Zoom-in detail of the neighborhood commercial center
3. Layout of 4-6 block area around where multiple housing types come together, such as in the East Neighborhood
4. Site study of Boeckman Creek trail and how it works with adjacent neighborhood areas

Memorandum



Updated - 5/27/2015

To: Frog Pond Area Plan Technical Advisory Committee and Task Force
Cc: Project Team
From: Joe Dills, Angelo Planning Group
Re: Frog Pond Concept Plan Zoning Strategy

INTRODUCTION

The purpose of this memorandum is to discuss and recommend a zoning strategy for the Frog Pond Concept Plan and Master Plan. The term zoning strategy is used here as a short-hand term to mean the package of land use regulations needed for implementation, including amendments to the Wilsonville's Comprehensive Plan, Transportation System Plan, Zoning Code and related documents.

This strategy is a first "structural" review of the following questions:

- What documents will be amended or adopted to implement the plan?
- What should be the proposed Comprehensive Plan designation(s) for the area?
- What will be the nature of the implementing zoning: specifically, existing Planned Development Residential (PDR) regulations, Villebois-like village regulations, a hybrid of PDR and Villebois, or new regulations entirely?
- What standards and design guidelines should be anticipated?

This memo is a prelude to writing the actual regulations – an approach, not the language itself. It is beneficial to do now – as the Concept Plan is being prepared – so that the overall vision and plan direction is informed by knowledge of how it will be implemented.

References to the Concept Plan below refer to the concept plan for the entire 500-acre planning area. References to the Master Plan refer to the more detailed planning that will be done in Phase 2 of the project for the West Neighborhood, the area currently within the Urban Growth Boundary (UGB).

BACKGROUND REVIEW

Wilsonville Comprehensive Plan

Angelo Planning Group has reviewed the Wilsonville Comprehensive Plan to identify policies that are relevant to Frog Pond. Based on this review, the Comprehensive Plan provisions listed below are particularly relevant to crafting the zoning strategy.

1. **Concept Plan and Master Plan as supporting documents of the Comprehensive Plan.** As described in the Introduction section, concept plans, master plans and similar documents are adopted as supporting documents of the Comprehensive Plan. A distinction is made between those that are explicitly adopted as "part of the Comprehensive Plan" and those which are not. The former have regulatory authority, and apply when findings must be made "consistent with the Comprehensive Plan". Supporting documents which are not part of the Comprehensive Plan are more guiding and are not regulatory.



2. **Core Concepts.** Many of the core concepts in the Concept Plan are consistent with the goals and implementing measures of the Comprehensive Plan. Examples include:
 - Walkable neighborhoods.
 - Community design that blends the natural environment with urban development.
 - Local neighborhood commercial centers, with an emphasis on quality design and compatibility with adjacent residential areas.
 - Boeckman Creek as an open space with scenic views.
 - Protection of valuable natural resource lands.
 - Compatibility between urban development and adjacent rural and agricultural lands.
 - Recognition of, and priority for, good architectural design and overall community design.

3. **Minimum densities – the 80% rule.** The Comprehensive Plan includes an explicit Implementation Measure requiring a minimum density standard, as required by Metro. This standard is stated in the zoning code. Flexibility in its application is afforded through the City's Planned Development regulations.

4. **Comprehensive Plan Map designations.** The Frog Pond UGB area (the West Neighborhood) is designated as Area of Special Concern L. Most residential areas of the City carry a Residential plan map designation. The exception is Villebois which has a Village designation and package regulations that are specific to the Villebois master plan area.

Zoning Code

Based on a review of the code and discussions with staff, the following are important points to note regarding the zoning strategy.

1. PDR zoning provides flexibility to waive and modify standards. It is notable that minimum density is not currently eligible for waiver. Rather, some flexibility is provided through the different housing types and lot sizes allowed in the PDR zones.
2. Multi-family housing is "typically permitted" in PDR zones. This provision is counter to the intent for the West Neighborhood of Frog Pond.
3. The City has identified the need to address several problems with density ranges in the code: inconsistency with the density ranges in the Comprehensive Plan, and; gaps between the density ranges in PDR 4-5 and PDR 5-6.
4. The Village Zone regulations and review process of Villebois reflect the unique vision, master plan and details of Villebois. Several stakeholders have noted that development review in Villebois is very complicated and a more simplified system should be implemented in Frog Pond.
5. While the Village Zone and procedures may not be the best choice for Frog Pond (due to its uniqueness and complexity), staff have indicated that some of the standards may be useful to consider in Frog Pond.



Examples from Other Cities

Bend – Special Planned Districts (SPDs)

Bend uses Special Planned Districts to implement master plans in sub-areas of the City. There is a wide variety of SPDs: ranging from Northwest Crossing (a master planned community similar to Villebois) to the Medical District (a hospital-anchored medical district) to the Lave Ridge Refinement Plan (a residential neighborhood). Bend's SPDs focus on the code: each one is a chapter within the zoning ordinance. The chapters are generally very comprehensive, including uses, development standards, design requirements, and maps of street and other framework plans. Some SPDs are essentially mini-codes within the code, and others are a combination of base zoning and additional special area requirements.

For further information, please see: <http://www.codepublishing.com/OR/bend/?BendDCNT.html>

Portland – Plan Districts

Like Bend, Portland also implements sub-area plans through its zoning ordinance. Portland currently has 32 Plan Districts, covering many different neighborhoods, town centers and districts within the city. Portland's Plan Districts are crafted to include only those regulations that are different from the base zone or other sections of the code. Some are very complex – the Central City Plan District runs 47 pages - and others are comprised of relatively few requirements.

For further information, please see: <http://www.portlandoregon.gov/bps/34563>

Beaverton - South Cooper Mountain Community Plan

The City of Beaverton recently completed the South Cooper Mountain (SCM) Concept Plan, including the SCM Community Plan and code updates. The Concept Plan covers 2300 acres of land, including lands within the UGB and adjacent urban reserve lands. The Concept Plan was adopted by resolution as the guiding plan for the area. Land use implementation within the 544-acre UGB/city limits area occurs through a package of regulations: (1) Comprehensive Plan map designations; (2) the SCM Community Plan, a new Comprehensive Plan chapter containing goals and policies (along with explanatory text and graphics) that are part of most development reviews; (3) updates to the City's Transportation System Plan; and, (4) citations of the applicability of the Community Plan within the Development Code. Zoning (using the City's existing zones and standards) is applied concurrent with development review. Overall, the City will be using existing zones, standards and procedures, and supplementing them with a comprehensive set of Comprehensive Plan policies that specify requirements for development. The regulations described above were adopted in January, 2015 and will be effective on March 6, 2015.

For further information, please see: <http://www.beavertonoregon.gov/index.aspx?NID=1210>



AN APPROACH FOR FROG POND – DRAFT, FOR DISCUSSION

General goals and ideas

The zoning strategy for the Frog Pond area should:

- a. Implement the Frog Pond vision and guiding principles.
- b. Create a system that will implement the vision if there is incremental development in the Frog Pond UGB area. That is, the City should not rely on a large project/master developer approach like Villebois.
- c. Design a zoning structure that will work in the short and long term: first in the West Neighborhood, then in the East and South Neighborhoods, and ultimately in other future urban reserve areas.
- d. Only adopt new base zones if there is a compelling reason to. The more “new code” that is created, the more potential there is for problems.
- e. Craft the fewest number of rules to get the job done, while meeting the City’s expectations for quality development.

The Zoning Strategy

As a zoning strategy for the Frog Pond area, the City should consider creating a hybrid of its PDR regulations and the Villebois regulations. There are good elements to draw from each, and the local experience and familiarity with them will be valuable in future implementation.

The following zoning strategy elements and working ideas should be considered.

1. Adopt the Concept Plan (500-acre planning area) and Master Plan (UGB area) as supporting documents of the Comprehensive Plan as follows:
 - a. The Concept Plan will establish, for the entire 500-acre area, the: overall vision and guiding principles; framework plans for land use, streets, pedestrian and bicycle networks, infrastructure and community design; infrastructure funding strategy; and zoning strategy. The Concept Plan would not be “part of the Comprehensive Plan” as defined by the City, that is, it would not have a regulatory role. Rather, it is a guiding plan for Comprehensive Plan amendments, more detailed master plans, code amendments, and on-going infrastructure planning.
 - b. The Master Plan will establish, for the West Neighborhood and School-Park UGB areas, property specific Comprehensive Plan map designation(s) and the intended zones and future zoning boundaries. The Master Plan would also provide: zoomed-in versions of the frameworks plans, with supplementing details (as-needed) for streets, blocks, pedestrian and bicycle facilities, parks and open space, and infrastructure; design guidelines; and, an infrastructure funding plan.
 - c. Master plans for the East and South Neighborhoods will be created after/if those areas are brought into the UGB.



2. Update/delete the “Area L” Comprehensive Plan designation and text to be consistent with the plan.
3. Create and apply a new Comprehensive Plan designation called “Neighborhood” as the “base” plan designation for the West Neighborhood. The Neighborhood designation’s purpose will be to create complete and walkable new neighborhoods in Wilsonville. The City’s Residential designation is an option, but a new designation would better reflect the City vision for new neighborhoods with the areas added to the UGB. The School-Park properties will be designated Public Lands.
4. Adopt “fixes” to the problems previously identified by the City regarding the Planned Development Residential zones and utilize these revised PDR zones in the Frog Pond area.¹ Add language to prohibit multi-family housing types in the PDR zones that are applied in the Frog Pond Master Plan (West Neighborhood). Table 1 lists a comparison between Comprehensive Plan densities, PDR zone densities and the working Frog Pond Concept Plan designations.
5. Supplement the PDR regulations with design requirements intended to create quality development, consistent with the Master Plan. How to codify these supplemental standards needs to be determined – one option is to create a new chapter “4.119 Standards Applying within the Neighborhood Comprehensive Plan designation.” The Village Zone and Villebois regulations provide good source material for the supplemental design requirements. A working list is attached. However, the design standards to be applied in Frog Pond should be specifically tailored to Frog Pond.
6. Utilize a two-step approach for entitlements. Step 1 is the initial adoption of the Comprehensive Plan map designations and package of plan and code amendments. Step 2 is the application of property-specific zoning concurrent with PDR review. The following comparison table will need to be updated when the final land use designations for the Concept Plan are approved.

Table 1 Comparison Table

Comprehensive Plan Density	Zoning District	Closest Frog Pond Designation – as of May, 2015	Frog Pond Density – as of May, 2015
0-1 u/acre	PDR-1		
2-3 u/acre	PDR-2		
4-5 u/acre	PDR-3	Large Lot Single Family	5.4 u/acre
6-7 u/acre	PDR-4	Medium Lot Single Family	7.3 u/acre
10-12 u/acre	PDR-5	Small Lot Single Family	10.9 u/acre
16-20 u/acre	PDR-6	Attached Single Family	17.4 u/acre

¹ The City has identified the need to: (1) correct the density “gaps” between the PDR-4/PDR-5 and PDR 5/PDR 6 zones; and, (2) Make the densities cited in the Comprehensive Plan and Code more consistent.



Quality Design Requirements – Initial Ideas

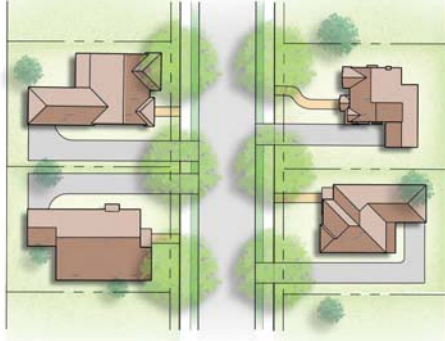
The following is an initial list of the types of design requirements that would ensure high quality design. They are sourced primarily from the Villebois code and pattern books, as reviewed by City staff.

This list is intended solely as ideas and information. The Frog Pond design standards should be specifically tailored to implementing the Frog Pond vision.

1. A table of permitted building materials, similar to Villebois, to require quality materials with a shelf life and avoid materials such as vinyl siding.
2. A “rules of adjacency” approach that addresses architectural styles and colors intended to promote architectural compatibility and harmony between adjacent developments, and architectural variety within each PDR zone.
3. Fencing details, standards and placement.
4. Requirements for enhanced building elevations along public view sheds (streets, parks, trails, open space). This requires window trim, gridded windows, wrapped masonry at corners etc.
5. Street signs with the Frog Pond logo.
6. Dark sky street light requirements.
7. A unified approach to community elements such as street furniture, parks and playgrounds.
8. A master street tree plan based on planting strip widths and the functional classification of streets.
9. Encouragement of passive solar orientation.
10. Use of public works standards for Low Impact Development.
11. Lot diagrams with other design elements included regarding the home – 10” stoops, shutter size to cover window proportionally, courtyard designs on townhomes (semi-public space), no “snout” houses, rear setback in alleys, front setbacks for home/porch.
12. Alleys for attached single family and small lot single family development.

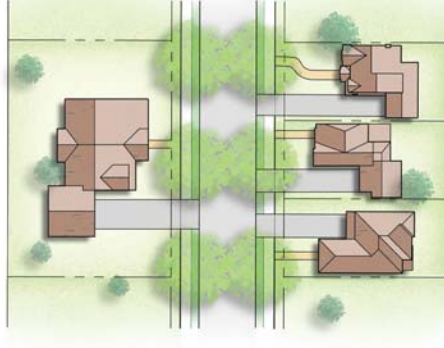
Base Case

Study site with four 8,000 square foot lots



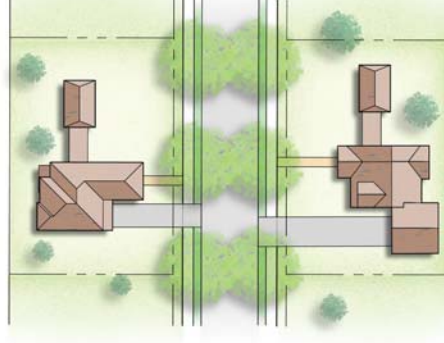
Option 1: Planned Development Residential Zone

Allows lot size averaging. Example: one 16,000 square foot lot and three 5,300 square foot lots



Option 2: Accessory Dwelling Units

Allows an extra "granny flat" on each of two 16,000 square foot lots



Lot Size Flexibility Options





Create a network of walkable blocks

Create community focal points

Larger lots as a result of lot size averaging and accessory dwellings



Preserve key natural features (trees)

Provide safe intersections

Provide a variety of housing types and forms



Street Trees
(Provide canopy over street for shade, pedestrian comfort, and rainwater absorption)



Stormwater Bioswale
(Natural detention and filtration of on-street rainwater)



Large Lot Single Family



Medium Lot Single Family
(With mature tree protected in front yard)



Homes Facing Park



Neighborhood Park

Community Design Framework

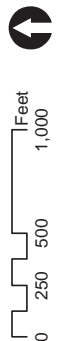
Demonstration Plan: Single Family Neighborhood



FROG POND AREA PLAN
Creating a great community

e Pe es ra
Framework
Draft Preferred Alternative

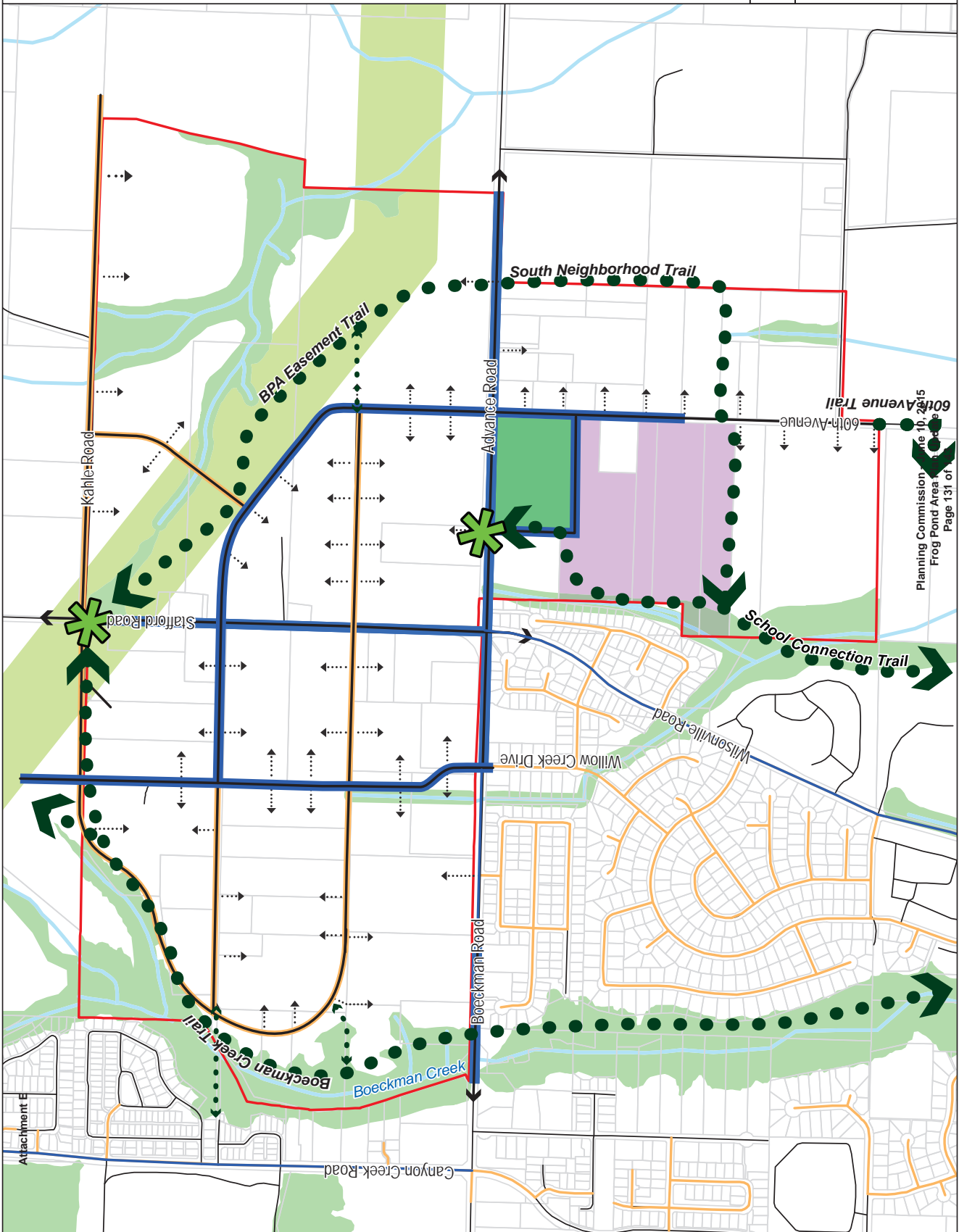
- Framework Street
- ⋯ Local Connection
- Planning Area
- Planned School Site
- Community Park
- Stream
- BPA Corridor
- Natural Resources Overlay
- Tax Lots
- Existing Sidewalks
- Existing Roads
- Existing Bicycle Lane and Sidewalks
- Framework Street (All city streets will have sidewalks)
- Proposed Bicycle Lane and Sidewalks
- ➔ Future Trail Connection
- ✱ Potential Grade-Separated Crossing



Prepared By: Angelo Planning Group
Date: 11/21/2014

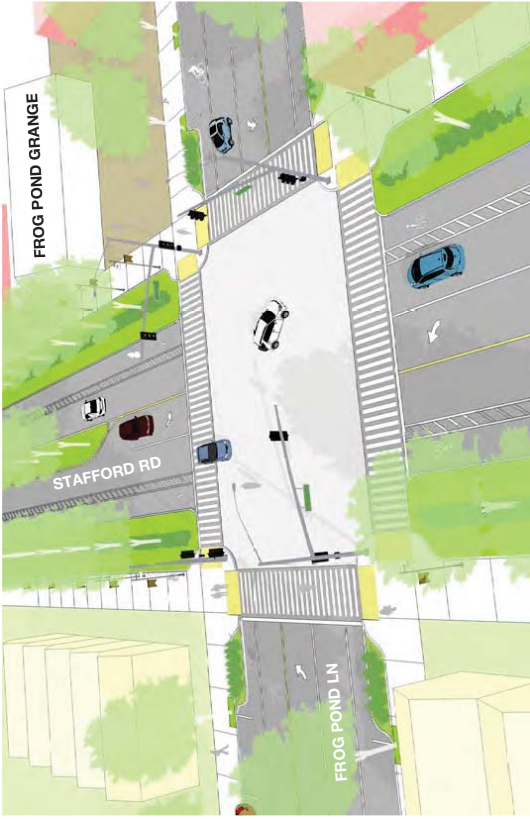
Coordinates System: NAD 1983 HARN State Plane Oregon North FIPS 3601

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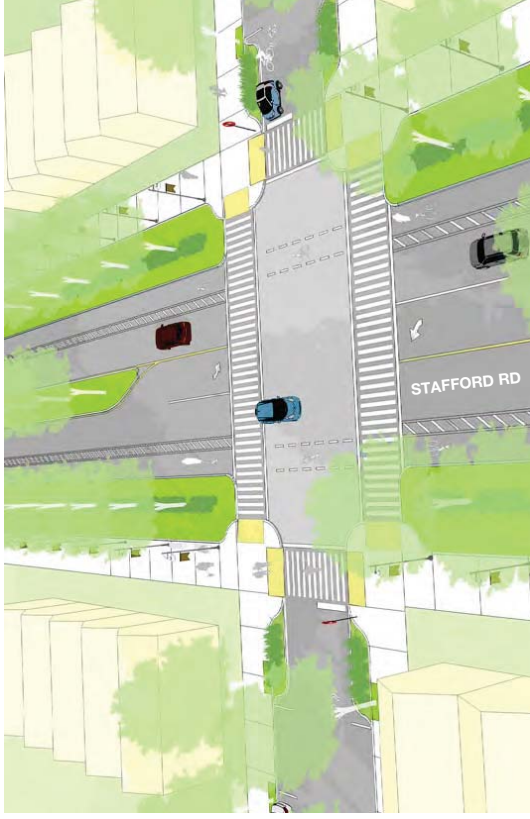


Planning Commission
Frog Pond Area Plan
Page 131 of 145

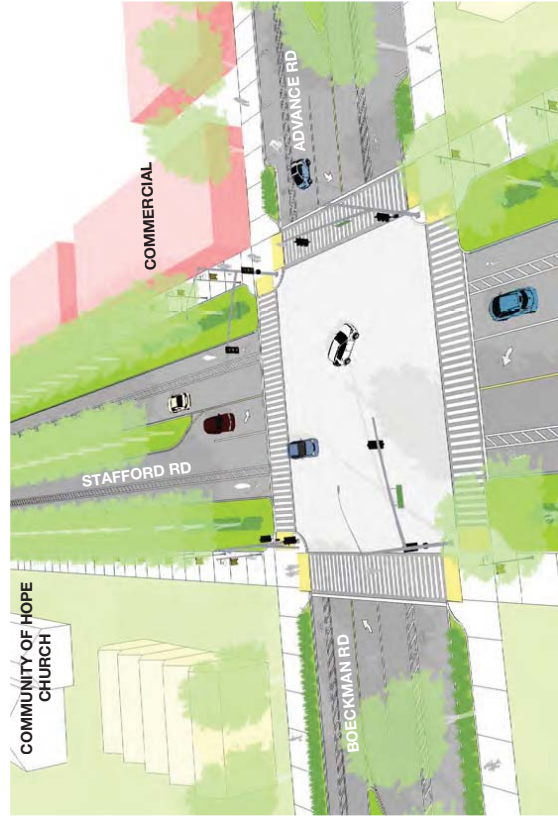
Stafford Road Intersection Concepts



1 New Neighborhood Collector Intersection

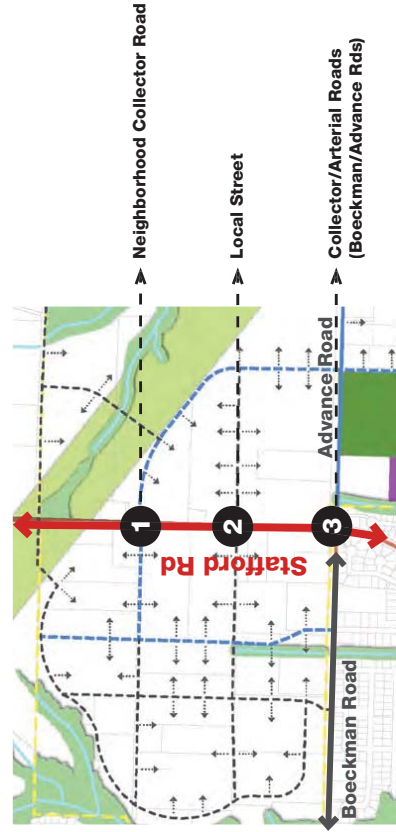


2 New Local Street Intersection



3 Boeckman Road/Advance Road Intersection

Sidewalk extents represent sufficient ROW for potential expansion of Stafford Rd. to 5 lanes



Key Map

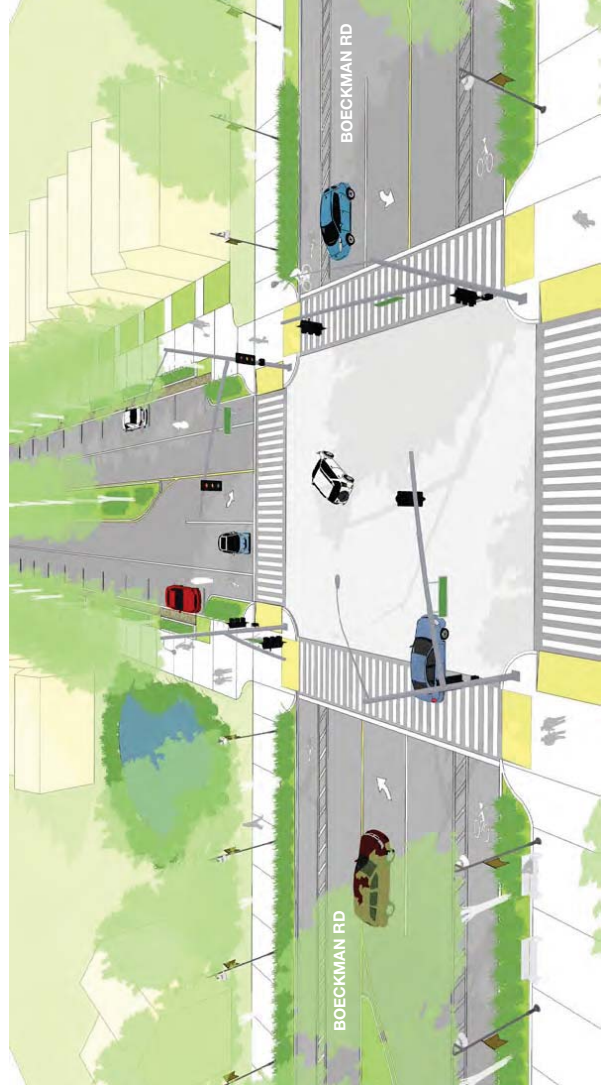
New Collector Road Intersection Concepts



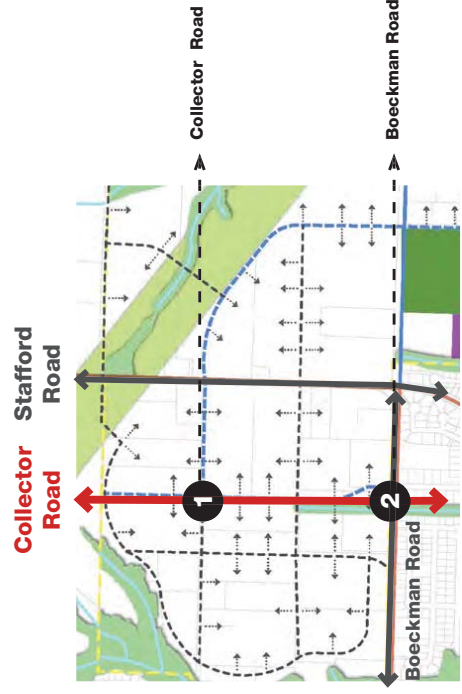
1 Collector Road Roundabout



Wilsonville Roundabout Example



2 Boeckman Road Intersection



Key Map

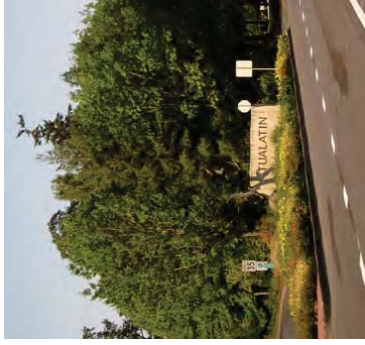
Stafford Road Gateway Concept



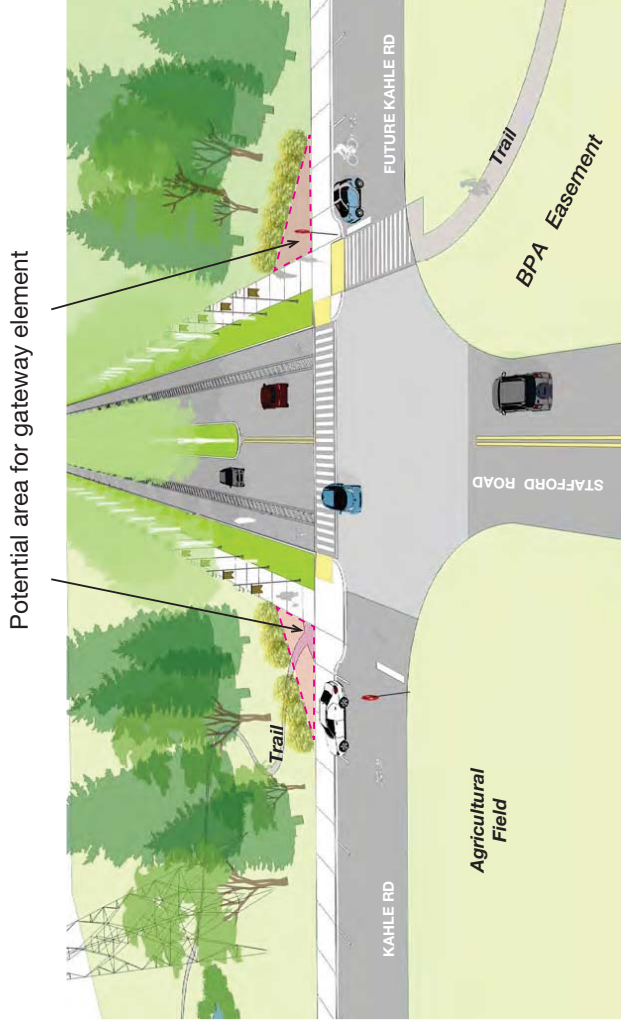
Seasonal color provides visual interest



Opportunity to highlight trail connection



Vertical elements, landscape and signage mark transitions and gateways



Conceptual Gateway Intersection SW Stafford & SW Kahle, looking south

- Facilitates transition from rural to urban setting
- Landscape and signage design should reflect the character of the planning area

Intersection Crossing Treatment Examples



Pedestrian Refuge at Roundabout



Bicycle Priority at Intersection



Curbless Street and Intersection



Pedestrian Undercrossings



Pedestrian Undercrossings



Concrete Crosswalk

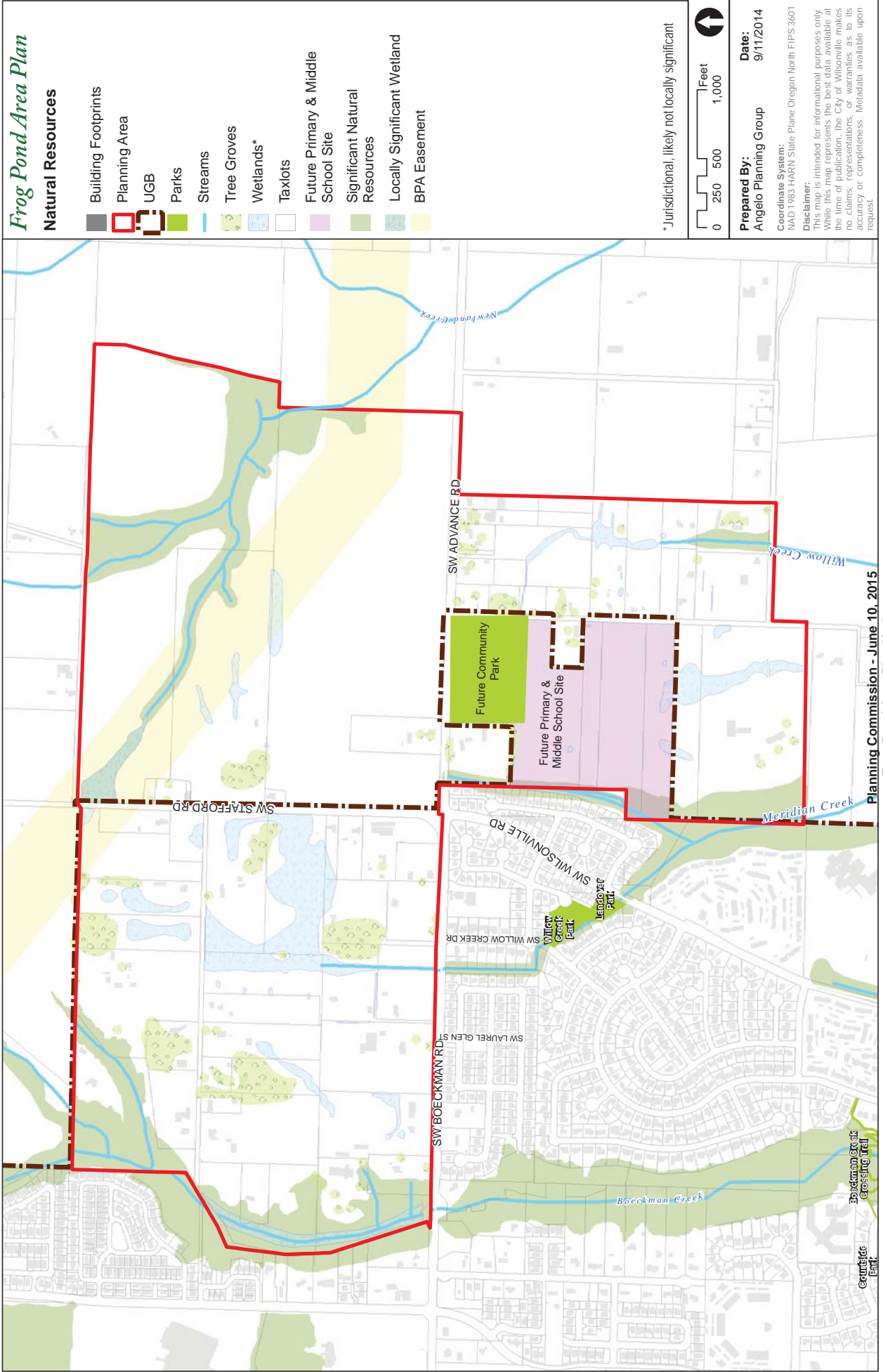


Curb Bump-Out



Zebra Crossing
(Provides wide, visible and safe crossing)

Natural Resources



Open Space Edge Conditions



Homes overlooking community garden



Low density home overlooking open space



Homes facing pocket park



Homes facing park and natural area



Homes overlooking nature park



Homes facing Powerline easement

Park Examples & Design Concepts



Kids' fountain in park plaza



Neighborhood Center Plaza



Neighborhood Park



Park events



Civic space and mature trees in neighborhood park

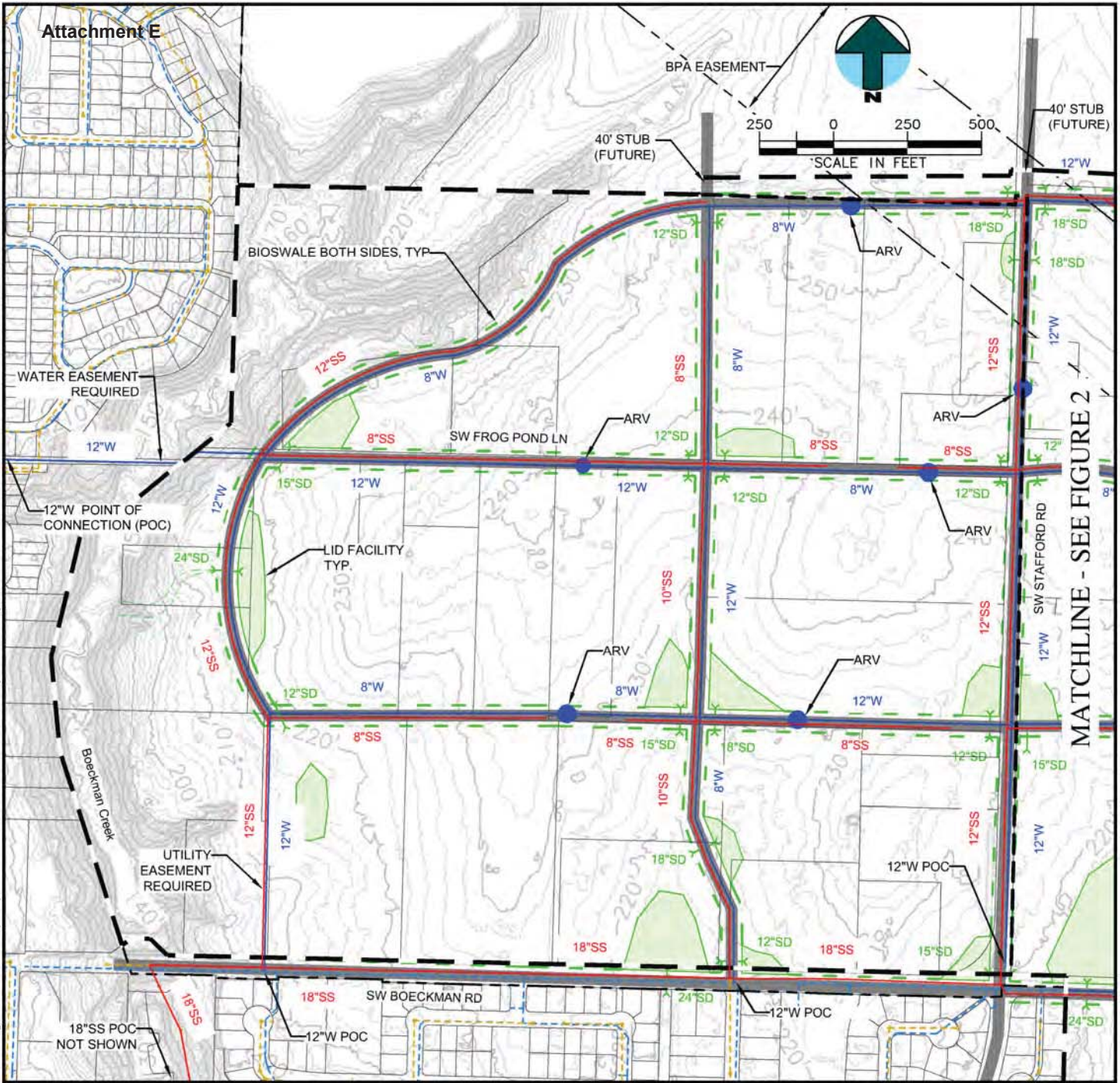


Trails



Park integrated with powerline easement

C:\PDX_Projects\14\1553\CAD\Figures\14-1553-OR-PREFER-PLAN.dwg FIGURE 1 2/17/2015 10:26 AM NJM 20.0s (LMS Tech)



LEGEND

- FROG POND AREA BOUNDARY
- WASTEWATER PIPE - NEW
- WASTEWATER FORCE MAIN - NEW
- WASTEWATER PUMP STATION - NEW
- WASTEWATER PIPE - EXISTING
- STORM CULVERT - NEW
- STORM LID FACILITY - NEW
- STORM PIPE - EXISTING
- STORM BIOSWALE - NEW
- WATER PIPE - NEW
- WATER AIR RELIEF VALVE (ARV) - NEW
- WATER PIPE - EXISTING
- CITY LIMITS
- URBAN GROWTH BOUNDARY (UGB)
- NEW STREET



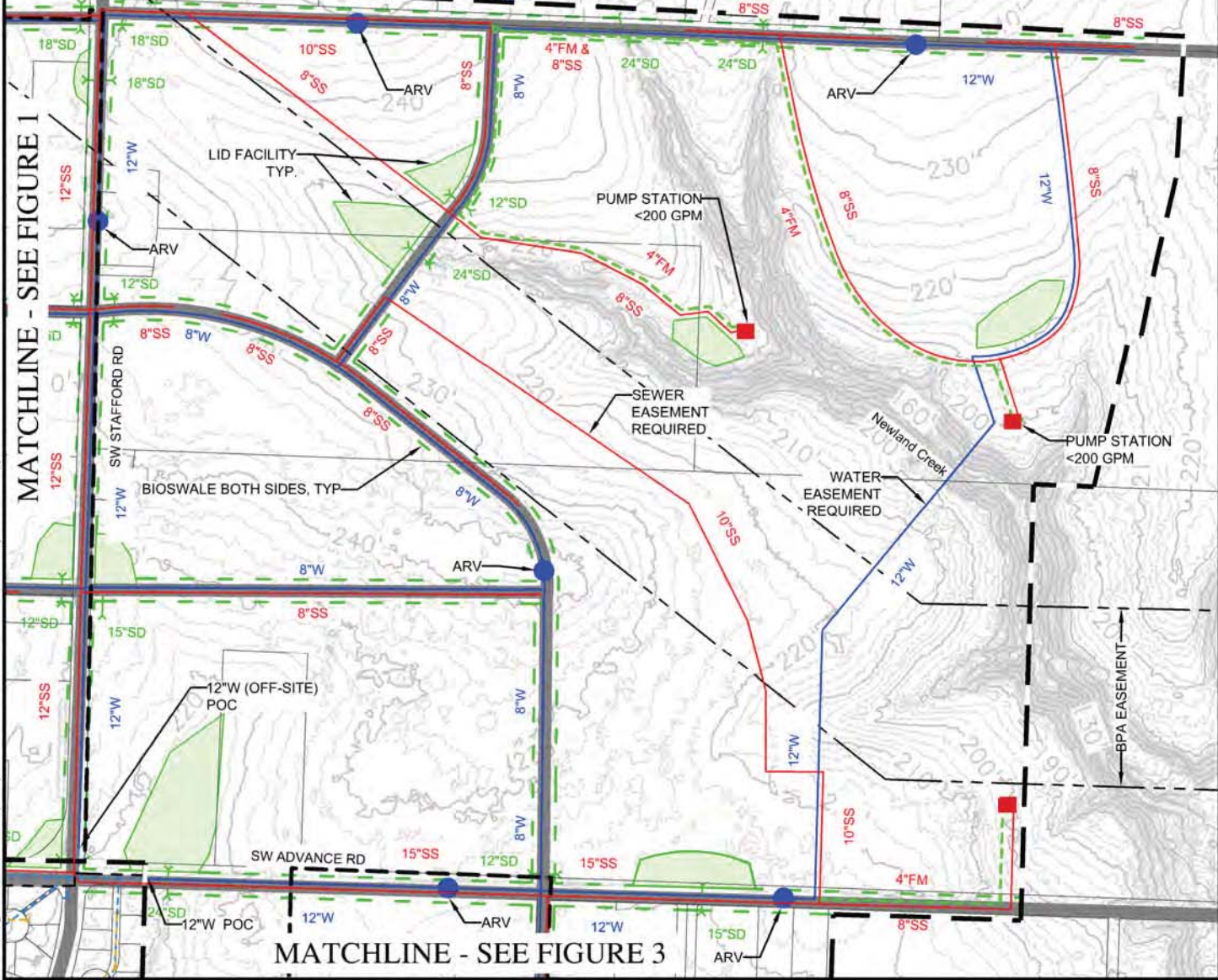
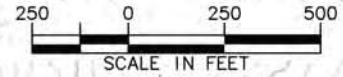
**FIGURE 1
DRAFT**

**Frog Pond Area Plan
Composite Utility Plan**

**DRAFT CONCEPT PLAN -
INFRASTRUCTURE FRAMEWORK
PLANS**



Moseley Smith & Associates, Inc.
Engineers/Planners
Portland, Oregon



MATCHLINE - SEE FIGURE 1

MATCHLINE - SEE FIGURE 3

LEGEND

- FROG POND AREA BOUNDARY
- WASTEWATER PIPE - NEW
- WASTEWATER FORCE MAIN - NEW
- WASTEWATER PUMP STATION - NEW
- WASTEWATER PIPE - EXISTING
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- WATER PIPE - EXISTING
- CITY LIMITS
- URBAN GROWTH BOUNDARY (UGB)
- NEW STREET

FIGURE 2
DRAFT



Frog Pond Area Plan
Composite Utility Plan

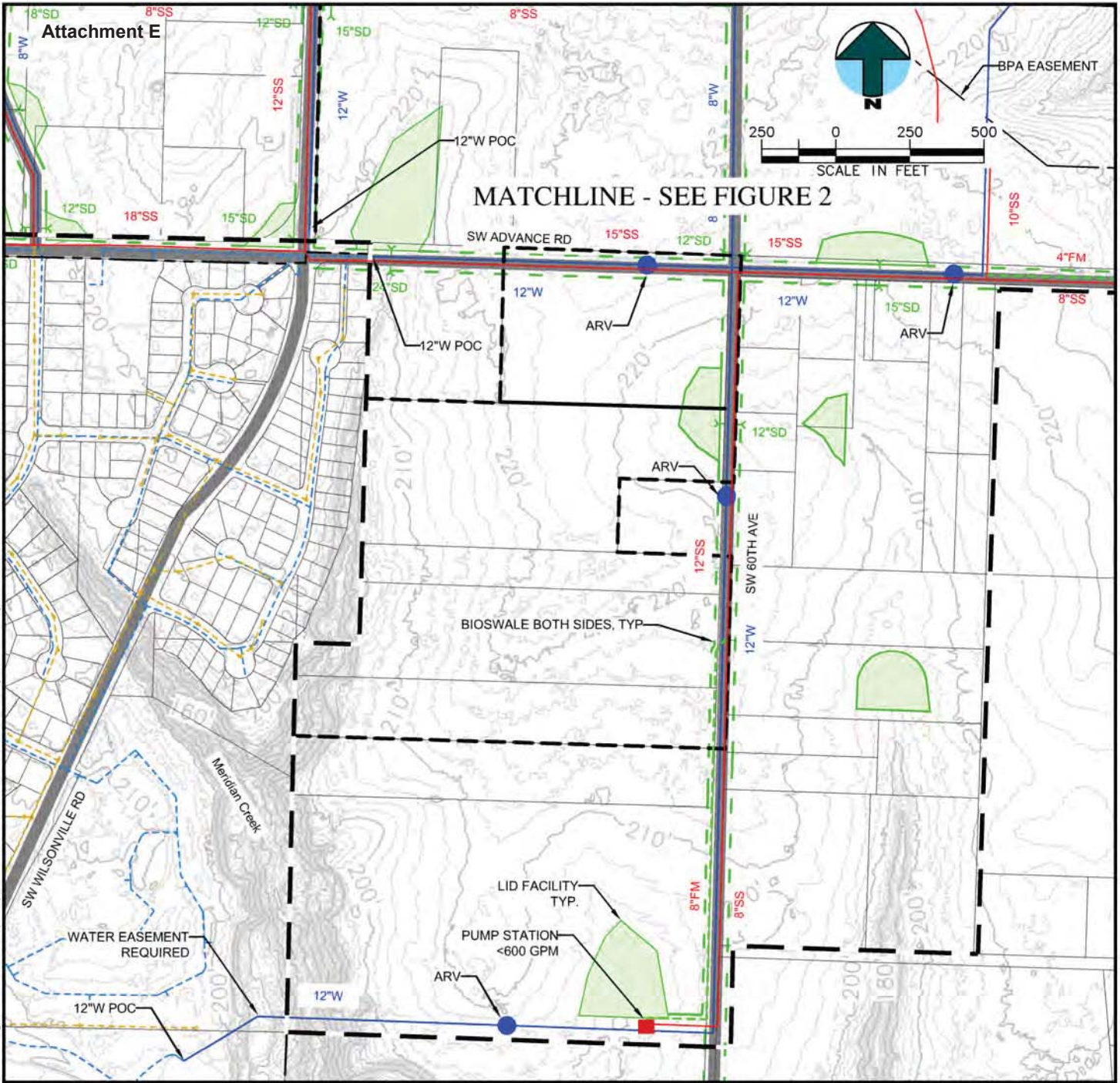
**DRAFT CONCEPT PLAN -
INFRASTRUCTURE FRAMEWORK
PLANS**



Moseley Smith & Associates, Inc.
Engineers/Planners
Portland, Oregon

C:\PDX_Projects\14\1553\CAD\Figures\14-1553-OR-PREFER-PLAN.dwg FIGURE 2 2/17/2015 10:26 AM NJM 20.0s (LMS Tech)

C:\PDX_Projects\14\1553\CAD\Figures\14-1553-OR-PREFER-PLAN.dwg FIGURE 3 2/17/2015 10:26 AM NUM 20.0s (LMS Tech)



LEGEND

- FROG POND AREA BOUNDARY
- WASTEWATER PIPE - NEW
- WASTEWATER FORCE MAIN - NEW
- WASTEWATER PUMP STATION - NEW
- WASTEWATER PIPE - EXISTING
- STORM CULVERT - NEW
- STORM LID FACILITY - NEW
- STORM PIPE - EXISTING
- STORM BIOSWALE - NEW
- WATER PIPE - NEW
- WATER AIR RELIEF VALVE (ARV) - NEW
- WATER PIPE - EXISTING
- CITY LIMITS
- URBAN GROWTH BOUNDARY (UGB)
- NEW STREET

FIGURE 3
DRAFT



Frog Pond Area Plan
Composite Utility Plan

DRAFT CONCEPT PLAN -
INFRASTRUCTURE FRAMEWORK
PLANS





Green Roof
(Reduces roof runoff and improves building insulation)



Pervious Paving
(Allows rainwater to percolate into soil)



Parking Lot Rain Garden
(Natural detention and filtration of parking lot rainwater)



Retention Pond
(Holds rainwater in wetland environment)



Street Trees
(Provide canopy over street for shade, pedestrian comfort, and rainwater absorption)



Stormwater Bioswale
(Natural detention and filtration of on-street rainwater)



FROG POND AREA PLAN
Creating a great community

Attachment F:
Citizen Input received since April 2015 Open House

Is available online at:

<http://www.ci.wilsonville.or.us/636/Maps-Documents>

June 2, 2015

To: Wilsonville Frog Pond Task Force
c/o Mr. Chris Neamtzu Planning Director

Subject: Concept Plan

We request that you consider the following in your deliberations for the final Frog Pond area site configuration.

There are a diverse number of potential residents, ranging from starter households to families to seniors that will be in need of housing. They all have different needs in home features and costs. There will be people moving into the area and existing residents that would like to relocate within Wilsonville for the amenities it offers. No single type of lot size can meet these needs. Large lots are being advocated as a way to address the existing imbalance within Wilsonville between multifamily and single family housing. While well intended and passionately argued, it is not the panacea. We believe a flexible approach allowing larger lots to be created from smaller ones is an appropriate way to address this issue. There is a need for medium and small lot housing as well as large lot sites. Allow the latitude to develop site lot sizes where they make economic and market sense. We feel this balanced approach would appeal to potential residents and contribute to the success of the Frog Pond neighborhoods. We are in favor of owner occupied single family housing units comprised of stand alone residences, townhouse and condominiums. We are not in favor of additional multifamily housing rental apartments. We understand that multifamily rental housing is no longer being considered for any of the Frog Pond neighborhoods.

Thank you considering our comments.

Paul and Janene Chaney
27227 SW Stafford Road
Wilsonville, Oregon 97070

Elizabeth Cullen
Nodaway Lane
Wilsonville, OR 97070

May 29, 2015

The Honorable Tim Knap
Mayor of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

Dear Mayor Knap:

I moved to Wilsonville a year and a half ago. I'm quite concerned about the development proposed for the Frog Pond area. The thought of 700 new homes, additional apartments, and a vague "significant commercial section" seems excessive. That sounds like the size of a new town. The amount of cars this would add to the roads seems untenable, especially if we are also adding a school. Had my realtor informed me about these plans I don't think I would have moved here.

That amount of development will destroy Wilsonville. Residents will be made miserable during construction and after with all the new traffic. It will change the face of Wilsonville.

When and if this project takes place, I hope that thoughtful planning will be in place. Wilsonville doesn't need more congested, four storey apartment blocks like The Holland Partner Group has built and is currently adding onto.

I'm sorry I was not available for the last meeting, and I will make an effort to come to the next.

Sincerely,



Elizabeth Cullen

Cc: Planning Commission

*Rec'd 6/1/15
ACK*

Subject: RE: Frog Pond Concept plan

From: Debi Laue [mailto:laued@hasson.com]

Sent: Tuesday, May 26, 2015 11:07 PM

To: Neamtzu, Chris

Cc: Straessle, Linda

Subject: Re: Frog Pond Concept plan

Thank you for the in depth reply Brian. One piece of the conversation that is missing is all the data is the pent up demand for high quality single level homes.

I would enjoy the opportunity to meet with you (Chris) and Brian after the first of June. What are some dates/times that work for you?

Best Regards,

Debi

Sent from my iPhone

On May 26, 2015, at 4:40 PM, Neamtzu, Chris <neamtzu@ci.wilsonville.or.us> wrote:

Hi Debi,

Hope you had a great Memorial Day weekend.

Please see the below response from Brian Vanneman, Principal at LCG, regarding the testimony provided at the City Council worksession on 5.18.

Please let me know what follow up questions there may be.

Thank you,
Chris

FROM: Brian Vanneman, LCG

Between November 2014 and January 2015, I and my colleagues at Leland Consulting Group (LCG) reviewed home sale information in Wilsonville, Tualatin, and West Linn in order to inform our financial analyses for Frog Pond, and among other things to estimate reasonable sales prices of homes in Frog Pond (in 2015 dollars).

Our main data source was Metrostudy (<http://www.metrostudy.com/>), which in our estimation is the best source of data regarding sales of new homes in the Portland region (Metrostudy was formerly New Home Trends). We also looked at data from Zillow and RMLS, and talked to developers and brokers. Metrostudy differs from most RMLS data in that it covers **new construction**. By contrast, RMLS reports information about the sales of new and older homes (re-sales). Prices for older homes (re-sales) are usually below new construction, and therefore less reliable. In addition, because Metrostudy covers only

new construction, we feel it is more indicative of recent (and near future) home building trends such as number of sales per year, size of homes, size of lots, etc. (We do acknowledge that people's choices are constrained due to zoning, regulation, etc., and therefore issues such as demand for large lots may not be accurately reflected by past sales trends.) Metrostudy provided us with information on the sale of 1,786 homes in Wilsonville, Tualatin, and West Linn between 1/1/2005 and 12/31/2014, and this was the primary data we looked at.

It seems like LCG and many of the residents who testified before Council generally agree that there is a lot of demand for homes in the \$350,000 to \$600,000 range. I am glad that people think that is one sweet spot for the market. Our demographic analysis indicates that about 35% of Wilsonville's population could buy a home in this range, and that is likely the largest market (by number of households) of potential homebuyers. This is a reasonable purchase price for many families earning between \$75,000 and \$150,000. Also, our dataset of home sales in this mid-market range is deep. Most home sales are in that range, and therefore we can be confident that the figures we provided (e.g., lot size, sale price, home size) are relatively good averages.

In terms of larger lots, some testimony, including that of Ms. Laue, raises good questions. One of the problems with estimating "average" sales prices for expensive homes and larger lots is that there are not many of these sales. Hence, when Ms. Laue stated that we based our analysis on a very small number of "estate lot" homes, she is correct. For example, of the 458 new-build homes that sold in Tualatin and Wilsonville between 2010 and 2014, only three were 10,000 or larger. (Note that Ms. Laue may have more recent data from 2015.) Therefore, for estate lot homes, more judgment on our part was required, and we reviewed individual home sales near Frog Pond. We did see some homes that sold at or above \$1 million, but these tended to be really exceptional lots and locations, in particular with views of and access to the Willamette River. This amenity does not exist at Frog Pond.

To me, an important question is how large this market for \$800,000 or \$1 million-plus homes is. Our demographic research indicates that 4 percent of households currently in Wilsonville earn more than \$200,000, and therefore would be likely to be able to afford a home of \$800,000 or more. Again, I recognize the chicken or egg question—it is possible that Frog Pond and Wilsonville could attract a greater share of such households. However, even in West Linn, this percentage is 14 percent, which suggests a range for how deep this market is likely to be.

A quick review of Pahlisch Homes inventory suggests to me that most of their homes are selling in this \$350,000 to \$600,000 range. (<http://www.pahlischhomes.com/homes/northwest-oregon/>) They have a few homes at \$2 million-plus, however these are a relatively small share (three?) of their offerings; one is the 2015 Street of Dreams home, which is 4,600 square feet on .4 acres in Lake Oswego.

Another data point is: Of the 395 new construction homes that sold in Wilsonville and Tualatin between 2012 and 2014, none sold for more than \$625,000, and only 3 percent sold for \$500,000 or more.

In summary, a variety of sources suggests that housing that is accessible to households earning \$75,000 to \$150,000 per year should constitute the bulk of the offerings at Frog Pond. I will leave the design features to the rest of the Angelo Planning Group team, but yards, parks, and access to schools all sound like great neighborhood features.

I also hope that this planning process can find a lot of common ground and result in a plan that Wilsonville's residents are really excited about.

I can meet with or talk with you and Ms. Laue; however, my preference is to do that on or after June 1, as I have a number of deadlines before then.

Thank you.

Brian

Brian Vanneman | Principal

LELAND CONSULTING GROUP
610 SW Alder Street Suite 1008 Portland Oregon 97205
p 503.222.1600 m 503.780.1676 f 503.222.5078
www.lelandconsulting.com
People Places Prosperity

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Chris Neamtzu, AICP
Planning Director
City of Wilsonville | Community Development Department
503-570-1574 | neamtzu@ci.wilsonville.or.us

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From: Debi Laue [<mailto:laued@hasson.com>]
Sent: Friday, May 22, 2015 1:37 PM
To: Neamtzu, Chris
Subject: Re: Frog Pond Concept plan

Thank you Chris.

Debi



Debi Laue, Principal Broker
The Hasson Company
Cell: 503-502-1750
Office: 503-212-5034
www.TheLaueTeam.com

On Fri, May 22, 2015 at 1:31 PM, Neamtzu, Chris <neamtzu@ci.wilsonville.or.us> wrote:
Sounds good, there is a lot of work underway. I would recommend that we wait to provide updated memorandums as they will be available in the next couple of weeks.
I did share the original memo with Peter Kusyk when I met with him.

Best,

Chris Neamtzu, AICP

Planning Director

City of Wilsonville | Community Development Department

[503-570-1574](tel:503-570-1574) | neamtzu@ci.wilsonville.or.us

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From: Debi Laue [mailto:laued@hasson.com]

Sent: Friday, May 22, 2015 1:12 PM

To: Neamtzu, Chris

Subject: Re: Frog Pond Concept plan

If you have that document handy (in email form) I would be happy to send it on to all the developers I've been in touch with. My copy was printed out when it was given to me and I've written all over it. I would like to talk to the consultant when they are available.

Thank you,

Debi



Debi Laue, Principal Broker

The Hasson Company

Cell: [503-502-1750](tel:503-502-1750)

Office: [503-212-5034](tel:503-212-5034)

www.TheLaueTeam.com

On Fri, May 22, 2015 at 12:57 PM, Neamtzu, Chris <neamtzu@ci.wilsonville.or.us> wrote:

Hello Debi,

Thank you for the letter, it will be included in the record. Just curious, did you share the infrastructure funding and development feasibility memo with Pahlisch Homes?

The project team is working on a wide variety of materials that will be the subject of upcoming meetings. I am asking Leyland to respond directly to your concerns/comments in writing.

Once I get you that, you may want to have a conversation with them about the approach and findings. I am happy to set that up.

Have a great weekend,

Chris Neamtzu, AICP

Planning Director
City of Wilsonville | Community Development Department
[503-570-1574](tel:503-570-1574) | neamtzu@ci.wilsonville.or.us

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From: Debi Laue [mailto:laued@hasson.com]
Sent: Monday, May 18, 2015 9:49 PM
To: Neamtzu, Chris
Subject: Frog Pond Concept plan

Hi Chris,

Tonight at the City Council meeting, I shared data from my own research regarding the possible/probable pricing for several product types that would more than cover the infrastructure cost of larger lots. Tim Knapp encouraged me to set an appointment with you to review the data and give you a copy of it.

I would really like the opportunity to follow up with you when you have time. I've attached a letter from Phillip Pahlisch that shares the perspective of several builders I've talked to regarding the large lot scenario. It would be great to have this added into the record.

Please advise.

Thank you for your time,

Debi



Debi Laue, Principal Broker
The Hasson Company
Cell: [503-502-1750](tel:503-502-1750)
Office: [503-212-5034](tel:503-212-5034)
www.TheLaueTeam.com

----- Forwarded message -----

From: Elya Simukka <elyas@pahlischhomes.com>
Date: Mon, May 18, 2015 at 3:26 PM
Subject: Letter for Hearing Tonight
To: "laued@hasson.com" <laued@hasson.com>
Cc: Phillip Pahlisch <phillipp@pahlischhomes.com>
Hi Debi,

Here is a letter for the Frogpond hearing tonight with Pahlisch's support for bigger lots in Wilsonville. Phillip is golfing for charity currently, so feel free to contact me if you think anything in the letter needs changed immediately. Wishing you well tonight!

Warm regards,

Elya Simukka

Regional Business Representative

Pahlisch Homes, Inc.

12725 SW 66th Avenue, Suite 101

Tigard, OR 97223

Mobile: [\(503\) 314-0744](tel:5033140744)

Office: [\(503\) 596-2208](tel:5035962208); 207

www.PahlischHomes.com

www.Facebook.com/pahlischhomes

May 18, 2015

To the Wilsonville City Planning Council,

Pahlisch Homes' wishes to express our endorsement in favor of larger lot sizes at the Frogpond Concept Planning area.

Pahlisch attests that larger lots in Frogpond would be a mutually beneficial plan and sound development decision for the city and builder, as larger lots meets the need of an ever growing home buyer market seeking executive and luxurious single level homes. Larger lots will accommodate these home styles that are desired and needed in Wilsonville, OR. With ideal land conditions, Pahlisch Homes has experienced much success building homes on larger lots in our 30 years' building communities in Oregon. Pahlisch Homes believes Frogpond is one such area.

One past example of our success building homes on larger lots was at the 2013 NW Natural Street of Dreams at Stonehenge. We built two homes here on Rosement Road, and each lot was approximately 1/3 acre on flat land. The margins on these homes allowed for the costs associated with infrastructure to be fully covered. In Pahlisch Homes' experience, the final sale of the homes here, and in many instances of building on sizable, flat lots do fully support the additional costs of development associated with a larger lot size. From these positive outcomes and given the current homebuyer market in Wilsonville, Pahlisch Homes urges the Wilsonville city planning council to consider larger lot sizes at Frogpond.

Sincerely,

Phillip Pahlisch

Owner and VP of NW OR & SW WA Region

Pahlisch Homes, Inc.



Straessle, Linda

From: Straessle, Linda
Sent: Friday, May 22, 2015 12:41 PM
To: 'Katjohn1'
Cc: Neamtzu, Chris
Subject: RE: Frog Pond

Kathy,

The Traffic Analysis is included as Appendix B: *Future Transportation Analysis Memorandum to the Frog Pond Alternatives Evaluation Summary Appendices* document found on the Frog Pond Area Plan's [Maps and Documents](#) page.

It starts on page 45 at this link: <http://www.ci.wilsonville.or.us/DocumentCenter/View/6695>.

Linda Straessle
Planning Administrative Assistant
City of Wilsonville
29799 SW Town Center Loop East
Wilsonville OR 97070
503.570.1571
straessle@ci.wilsonville.or.us



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From: Katjohn1
Sent: Tuesday, May 19, 2015 7:58 PM
To: Neamtzu, Chris
Cc: Straessle, Linda
Subject: Re: Frog Pond

Sorry, I can't seem to locate the traffic analysis. Can you send me the link for that? Wilsonville Rd can't handle the traffic it has now and Villebois isn't even completed. Boeckman Rd is the only savior and that is getting backed up now. It takes 15 minutes to get to the West side unless you get stuck behind a bus. Plus, anytime a bus has kids on it, it backs up Wilsonville Rd even more with each stop both ways. Fun in the morning and afternoon.

Thanks for your time,
Katherine

Sent from my iPhone

On May 19, 2015, at 1:19 PM, Neamtzu, Chris <neamtzu@ci.wilsonville.or.us> wrote:

Hello Katherine,

Thank you for your comments. I would like to provide you with a link to the project web site so you can stay apprised of the latest information. The page can be accessed at <http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>

It contains all of the technical information created to date, including the traffic analysis. The consultant team indeed does account for the specific uses in the area, including the middle school. There are **no** apartments proposed in the concept plan and the west neighborhood is currently proposed with all single-family detached homes on a variety of lot sizes. More information will be coming over the next couple of months. If there are other questions or comments, please let me know.

Thank you,

Chris

Frog Pond Area Plan Draft Alternative Concept Plan Comments

First Name*

Katherine

Last Name*

budiao

Email*

Please provide comments or questions in the box below.

Since the new middle school will bring in kids from other areas I hope you are calculating that into the traffic. I lived for 14 years in Rivergreen. Once Villebois opened, I could walk faster than drive on Wilsonville Rd headed to the East side of town. Very poor planning. Crimes, drugs, fights at schools, and gangs are way up- mainly from kids in the apartments. Parents in the apartments aren't invested in the community and a lot aren't invested in their kids. They are too busy working and usually have only one parent. At council meeting, one council member said there won't be apartments. At the end, another council member said there might be? Which is it and why the confusion?

Chris Neamtzu, AICP

Planning Director

City of Wilsonville | Community Development Department

503-570-1574 | neamtzu@ci.wilsonville.or.us

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From: Neamtzu, Chris
Sent: Friday, May 22, 2015 12:50 PM
To: luiten@
Cc: Straessle, Linda
Subject: RE: Frog pond development

Dear Kathy,

Thank you for your comments.

I want to point out that the draft concept plan does not contain any apartments, and that the west neighborhood is all single-family detached housing on a range of lot sizes to accommodate a variety of buyers.

If you have not already reviewed the draft plan on the project web site, I would encourage you to do so. It can be accessed at: <http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>

Have a great weekend.

Chris Neamtzu, AICP

Planning Director

City of Wilsonville | Community Development Department

503-570-1574 | neamtzu@ci.wilsonville.or.us

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From: Kathy Luiten
Sent: Friday, May 22, 2015 11:20 AM
To: Talk2PC
Subject: Frog pond development

To the Planning Commission,

First of all, thank you for your dedicated service to our wonderful town and community. I have lived, worked and raised my children in Wilsonville for almost 38 years. I have seen it grow from 1000 people to the present population. Overall I have been pleased with the growth and new amenities but I am seriously concerned with the number of apartment complexes and attached housing units that have been built. In the early days of city planning, we were told by the city officials that the apartments/high density would be built first. "Don't worry" the single family homes will come later. **Now it is time for the single family homes.** High density housing makes up 60% of the residences in Wilsonville. This is too high of a percentage for our community. We need to keep a balance of incomes, families, structures. I can go on and on but I think you know all of the concerns.

Please designate the Frog Pond area as a place for larger lots sizes. I do not believe that it will cost too much to develop if we let many of the lots become $\frac{1}{4}$ acre lots for families who

treasure a little more space, gardens and animals. Wilsonville has grown up from being a farming community to more densely populated in just a few short years. We don't want it to just become like every other suburb...we have our own unique community that values nature. Please consider this in your planning. **Our parks are wonderful but backyards are great too.**

Thank you for listening,
Kathy Luiten Goodwin

From:

Sent: Thursday, May 14, 2015 3:08 PM

To: Neamtzu, Chris

Subject: Frog Pond lot size

Dear Chris:

I am out of the country on business. I was concerned to hear that the Frog Pond master plan is being scrapped and that development will be delayed for another year. Can you confirm? The rumor is that the large lot group has become organized, talking about aesthetics, talking about catering to "entrepreneurs" and other supposedly well heeled citizens. But these types of people are already a small minority of the US population. Why are they suddenly going to choose Wilsonville over West Linn or, for that matter, Dunthorpe? What is the demographic and economic argument? An entrepreneur like me (running a business with 130 employees) already lives in Frog Pond. You keep me by not doing anything. But would that be good for the real growth needs of our city? I'm certainly not going to stay for so called "large lots" when the bulldozers start moving. Hey, my "lot" is already 16 acres!

Count me as a landowner who would be very happy with the small lot sizes that you laid out for my property--the southwest corner of Frog Pond.

Sincerely,

Jim Wolfston
Boeckman Rd

Sent from IBM Notes Traveler

Subject: FW: Frog Pond development

From: Cosgrove, Bryan
Sent: Wednesday, May 20, 2015 2:34 PM
To: 'Lisa Reiter'
Subject: RE: Frog Pond development

Lisa,

Thank you for sharing your thoughts and concerns about the Frog Pond development. I'd like to address a few of the concerns you've raised. There are zero apartment units being proposed for Frog Pond West. The proposed densities are akin to Meadows, Canyon Creek Estates and Arbor Crossing. The plan includes an abundance of parks, open spaces, natural areas, riparian zone protection, and trails. Additionally, the city owns 10 acres adjacent to the proposed new middle school at Frog Pond, and between the two entities there will be roughly 15 acres of new sports fields added to the mix. The city's planning department has a long history of ensuring all new residential development is high quality, safe, and connected to the larger community. We also understand that traffic is a concern for all of our residents. The city's engineering department could provide you additional details on what transportation projects are scheduled for the Frog Pond area over the next 20 years. You make the point that the plans have been "discussed/debated/defended", but I'd like to assure you that there are many additional opportunities for you to weigh in on the proposed plan, including public hearings before the planning commission and the city council. I am not sure if you have visited the project website for Frog Pond, so I'm including the link for your information. There is a ton of information on the website that might satisfy some of your concerns. I do appreciate you reaching out, and city staff shares your concerns and desire to make sure all new development is well planned, thoughtful and of the highest quality. Let me know if there is anything else I can provide to you. Here is the link: <http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>

Regards,

Bryan Cosgrove,
City Manager

503.570.1504 (office)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

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"The only disability in life is a bad attitude."
~Scott Hamilton

-----Original Message-----

From: Lisa Reiter
Sent: Wednesday, May 20, 2015 11:15 AM
To: Cosgrove, Bryan
Subject: Frog Pond development

Dear Mr. Cosgrove,

My name is Lisa Reiter. I have lived at my current address of SW Morgan Street (Landover) with my husband and children for 18 years. Our home backs to the corner of Wilsonville Rd. and Boeckman, and I am writing to you today to express our concerns regarding the development being proposed in Frog Pond.

Like many of the residents of Wilsonville, we are greatly concerned about the proposal of multi-family housing and small lot development. Although we understand the development of Frog Pond is inevitable, our hope is the ultimate decision will be made to increase lot sizes and provide more single level homes, more parks and common spaces, including a sports field or community center. This is what is needed in our community- we are not desperate for more apartments or compact homes on tiny lots- we have neighborhoods in Wilsonville that meet those needs and are still developing.

In 18 years, we've lived through the rapid development of our city. We've welcomed the new businesses and appreciate the diversity that comes with varying housing developments. However, we have also watched our beautiful Frog Pond become an ever increasing traffic jam- what used to be a secondary route in and out of the city has changed to a primary outlet. Although the plans show some improvements/alterations to the current 4 way stops and single roads, that solves only a minor problem. Stafford Road and 65th can only handle so much traffic- I cringe to see what would/could happen if the proposed multi-housing developments come to pass. I realize all of this has been discussed/debated/defended, but my family will be personally impacted with having this nightmare directly behind our home- the air quality, the noise, the safety issues directly affect us.

Please consider how these changes will impact individual residents. I love this city and my home, but the proposed changes, if not constructed thoughtfully and with care, will destroy our quality of life here on Morgan Street. I speak for myself and my family, but I know many residents who feel the same.

Thank you for your consideration-

Lisa Reiter
Wilsonville 97070

Sent from my iPhone

Subject: FW: Frog Pond

From: Neamtzu, Chris
Sent: Tuesday, May 19, 2015 1:20 PM
To: katjohn1@frontier.com
Cc: Straessle, Linda
Subject: Frog Pond

Hello Katherine,

Thank you for your comments. I would like to provide you with a link to the project web site so you can stay apprised of the latest information. The page can be accessed at <http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>

It contains all of the technical information created to date, including the traffic analysis. The consultant team indeed does account for the specific uses in the area, including the middle school. There are **no** apartments proposed in the concept plan and the west neighborhood is currently proposed with all single-family detached homes on a variety of lot sizes. More information will be coming over the next couple of months. If there are other questions or comments, please let me know.

Thank you,
Chris

Chris Neamtzu, AICP
Planning Director
City of Wilsonville | Community Development Department
503-570-1574 | neamtzu@ci.wilsonville.or.us

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Frog Pond Area Plan Draft Alternative Concept Plan Comments

First Name*	Last Name*
Katherine	Budiao

Email*

Please provide comments or questions in the box below.

Since the new middle school will bring in kids from other areas I hope you are calculating that into the traffic. I lived for 14 years in Rivergreen. Once Villebois opened, I could walk faster than drive on Wilsonville Rd headed to the East side of town. Very poor planning. Crimes, drugs, fights at schools, and gangs are way up- mainly from kids in the apartments. Parents in the apartments aren't invested in the community and a

lot aren't invested in their kids. They are too busy working and usually have only one parent. At council meeting, one council member said there won't be apartments. At the end, another council member said there might be? Which is it and why the confusion?

Subject: Online Form Submittal: Frog Pond Area Plan Comments

From: noreply@civicplus.com [<mailto:noreply@civicplus.com>]
Sent: Saturday, May 16, 2015 7:46 AM
To: Straessle, Linda; Neamtzu, Chris
Subject: Online Form Submittal: Frog Pond Area Plan Comments

If you are having problems viewing this HTML email, click to view a [Text version](#).

Frog Pond Area Plan Comments

First Name*

Kathy

Last Name*

Hight

Email*

Please provide comments or questions in the box below.

I prefer low density housing for the entire Frog Pond plans. These past years we have added too much high density housing and this is causing huge traffic issues. We live in Wilsonville to keep away from the traffic issues in the large metropolitan cities!

If your comment is specific to a certain map or document, please include a reference to it so we can best respond.

Thank you for participating.

Subject: RE: Frog Pond

From: Christina Skipper
Sent: Saturday, May 16, 2015 9:48 AM
To: Cosgrove, Bryan
Cc: dawehler@gmail.com
Subject: Frog Pond

My family lives in the Meadows at SW meadows loop and we do not want more high density housing in Frog Pond. Please keep our community of high quality with large lots and single family homes!

Sent from my iPhone

May 15, 2015

To whom it may concern:

My husband and I moved to Wilsonville w/our children about 11 ½ years ago. We LOVED it here because of the way it was then. We loved the wonderful schools, cleanliness, small-town atmosphere, friendly people, etc. I remember the population sign on Elligsen Rd reading about 16,000. We had 2-3 grocery stores at the time, gas station, a public library, some restaurantsenough to sustain us in a nice quiet lifestyle but w/a freeway so close that we could jump on and drive very quickly to anything else we could want.

Now I feel that w/ALL the building going on that we are losing that small-town feeling....too many apartments/new homes....too many new office buildings and retail places popping up....we have enough buildings in Wilsonville....Open, undeveloped fields are good ☺! They are refreshing and beautiful. We see plenty of buildings. I would love to see those get used to full capacity and then...that's it. Keep Wilsonville the nice bubble that it is w/o connecting us to Tualatin or any other city. No more buildings or structures of any kind. We have everything we need and can drive to the places we don't have.

Wilsonville is a good place to live and I hope to keep it that way....without more development.

Cordially,

Andrea Bowles

7690 SW Roanoke Dr S.

Wilsonville OR 97070

(503) 200 4911

Subject: RE: Frog Pond development

From: Cosgrove, Bryan
Sent: Thursday, May 14, 2015 11:28 AM
To: 'Charlotte Wilson'
Subject: RE: Frog Pond development

Charlotte,

Thanks for the email regarding your concerns about Frog Pond. I agree with you that Wilsonville truly does have the best of both worlds, and a lot of that has to do with the exceptional attention to detail and thoughtful planning that has gone into the growth and development of this great town from its inception to present day. Whether it's the planned communities of Villebois and Charbonneau, or the more traditional neighborhoods like Meadows, Canyon Creek Estates, Morey's Landing, Hazlegreen, Park at Merrifield, or the recently completed, and exceptionally well designed 55-and over senior apartment complex, Protera at the Grove.

The City is committed – and required by statewide planning laws – to provide a diverse range of housing options across all income spectrums to meet the current and future needs of our residents. The city has a long tradition of ensuring quality design, and well planned, thoughtful neighborhoods. I hear much about “density”, but I always hear people say how much they love their own neighborhood, whether they live in an apartment, traditional subdivision, or in Villebois. I think that's a great thing when people feel very passionate about their neighborhood, and protective about the quality of life we all enjoy.

Your email makes reference to high density, apartments, and unaffordable housing. Let me see if I can ease your concerns about apartments. There are zero apartment units being proposed for Frog Pond West. The entire neighborhood is proposed to be single-family detached homes, with lot sizes ranging from 4,000 to 9,000 square feet – so essentially a blend of Canyon Creek Estates and Meadows.

On the affordability issue, I have had several emails sent to me in the past four days with roughly the same talking point. Unless I'm missing something on this issue, increasing lot sizes is not going to help with the affordability issue. Indeed, larger lot sizes will make housing prices dramatically more expensive. Developers pay a premium price for land and infrastructure costs. If they have fewer lots to spread those costs over then the cost of a single building lot increases accordingly.

I sincerely appreciate you taking the time to provide me with feedback on Frog Pond. I hope that you receive my email in the spirit in which it was intended, that is, to inform and provide additional background on the project. Your City Council takes very seriously its charge to ensure that the high standard of living we all enjoy in this town remains intact.

I am including a link to the project site for Frog Pond. I would encourage you to take a look at what is being planned, and remain engaged in the planning process as it moves forward for ultimate adoption by City Council. There is a “contact us” function on the website where you can provide additional feedback. Again, many thanks for reaching out. My phone number is listed below should you desire to speak with me directly.

<http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>

Bryan Cosgrove,
City Manager

503.570.1504 (office)

cosgrove@ci.wilsonville.or.us

29799 SW Town Center Loop
Wilsonville, Oregon 97070

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“The only disability in life is a bad attitude.”

~Scott Hamilton

From: Charlotte Wilson
Sent: Thursday, May 14, 2015 10:49 AM
To: Cosgrove, Bryan
Cc: LRoney@WilsonvilleSpokesman.com; Doris Wehler
Subject: Frog Pond development

Hello,

I'm Charlotte Wilson, and I'm a homeowner in Wilsonville. Almost two years ago my husband and I purchased a small condo on Volley Street. We've lived in Wilsonville for five years now (and my husband, Josh, spent most of his childhood here as well). What I love most about this community are the family-friendly neighborhoods, small-town feel, and fabulous schools. We have great grocery chains right at our fingertips, and the urban, funky vibes of Portland are only 20 minutes away. Wilsonville really does have the best of both worlds.

I was dismayed, therefore, to hear about the plans for developing the Frog Pond land, because Wilsonville does not need more high-density housing or more apartments. What Wilsonville needs is affordable--and investment-worthy--housing for young families that would allow them to grow and stay in the community. I've had so many friends (also young families) who, while they love Wilsonville, have had to move to places like Tualatin, Sherwood, Woodburn, and Salem, because long-term housing isn't affordable. Wilsonville doesn't need to be Portland; let Portland be Portland, because Wilsonville is a unique spot of its own.

I'm afraid that by building more high-density homes--that are honestly hardly a notch above town homes and far more expensive--we'll be crowding out the very demographic that makes this community so wonderful and inviting. Wilsonville needs homes that have real backyards, homes that families can grow in and settle into long-term.

Our family loves Wilsonville, and that's why when we were buying a home we decided to purchase a condo, rather than finding a more affordable house in a neighboring town. We won't, however, be able to stay in our current home for longer than five years or so, because our dreams for our family will require more space. We'd hate to have to move away from Wilsonville, but if the city continues on its trajectory of crowding out young, hardworking families, we'll be forced to leave this wonderful and unique pocket of the Portland metro area.

Please reconsider the plans for the Frog Pond development and find a solution that is more friendly to those who are eager to grow their families and contribute to this loving community.

Thank you for your time.

Regards,
Charlotte Wilson

Ben & Janet Burns

7125 SW Highland Ct
Wilsonville, OR 97070

May 13, 2015

Wilsonville City Council
Attn: Bryan Cosgrove, City Manager
29799 SW Town Center Loop E.
Wilsonville, OR 97070

Re: Frog Pond Development

Dear Bryan,

We have only lived in Wilsonville for three years now, but have greatly enjoyed it. We moved from Southeast Portland because of the overcrowding of the David Douglas school district. That crowding was largely due to re-drawn school district boundaries that included many high density-housing units. We have seen what happens when a school needs to serve more people but has a smaller and less personally committed tax base. We would be saddened and mad if the City of Wilsonville allows the same scenario to develop.

However, we do understand the need for the City to allow for growth so that more people can enjoy the community and schools we enjoy, especially incoming new families. As marriage and family educators we are well aware of the social and financial challenges that lead many single-parent families to rely on the affordability of high-density housing. That is why we are asking the Planning Committee to consider alternatives to housing for families in challenging financial situations.

Working for a non-profit organization our first house in Portland was an 891 square foot starter home. It was small, but it allowed us to get into home ownership. There is a dearth of starter home options anywhere in the Portland metro area. We would ask you to seek a plan that allows for smaller homes in lieu of high-density units. This will accomplish several things:

1. Attract young, diversified, families desiring to get into home ownership.
2. Provide real, viable options of home ownership for single-parent families who desire to build equity, but have no realistic "entry level" opportunities.
3. Since smaller homes are usually "entry level" it would provide consistent turnover business for local realtors as families move to the next level of home.
4. It would further increase Wilsonville's reputation as "good for families".
5. It would provide more taxable lots for school revenue.
6. It will also provide viable options for aging residents to "downsize" locally.

Again, we understand the challenges you face as a committee, but respectfully ask that you consider other alternatives to high density housing in the Frog Pond Development.

Sincerely,
Ben & Janet Burns

Rick 5/15/15 jck

Subject: RE: SW Grenoble St Wilsonville, OR 97070

From: Malea Vedack
Sent: Tuesday, May 12, 2015 3:58 PM
To: Cosgrove, Bryan
Subject: Re: SW Grenoble St Wilsonville, OR 97070

Yes, I did notice that - after my email (of course). Thank you :) My main concern is really the density, the increasing crime rate (almost 9% in one year), and the traffic (we avoid Wilsonville Rd altogether and avoid the freeway like the plague)...and to us it feels less and less like a community every year (been here since 1996...long before Villebois). I appreciate you reaching out though, that number was an error on my part.

Malea

On May 12, 2015, at 3:48 PM, Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us> wrote:

Malea,

I meant to mention that your email states that the large lots being planned for Frog Pond are "4000 square feet" and that you are concerned about apartments. There are no apartments being planned for in Frog Pond West, and the lot sizes range between 4000 to 9000 square feet. If you have not reviewed the project website for Frog Pond, I would encourage you to do so. I note by your address that you live in Villebois. The planned densities for Frog Pond are significantly less than those of Villebois; however, the planning concepts are similar: create livable, safe, walkable, connected neighborhoods with lots of parks and open spaces. Here is the link: <http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>

Best,

Bryan Cosgrove,
City Manager

503.570.1504 (office)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

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"The only disability in life is a bad attitude."

~Scott Hamilton

From: Malea Vedack
Sent: Monday, May 11, 2015 4:21 PM
To: Cosgrove, Bryan
Cc:
Subject: SW Grenoble St Wilsonville, OR 97070

To Whom It May Concern,

Please stop the current Frog Pond Development Plan which is to make more high-density housing (the LARGE lots are 4000 sq. feet...makes me wonder about the small ones...) in the Frog Pond Area.

I moved to Wilsonville because of its high quality of life, the schools, the very family friendly atmosphere, and a myriad of other reasons...in the last few years, Wilsonville has added huge numbers of apartment buildings. I didn't move here for more traffic and high-density, which leads to more crime, worse schools, a more transient population etc. I came here because I like knowing my neighbors, I like the small-town feeling, and the top-rated schools.

Malea Vedack

Chief Administrative Officer

Foundation for Excellence in Mental Health Care

Wilsonville, OR 97070

www.femhc.org

Subject: RE: Frog Pond development

From: Carl Goodwin
Sent: Tuesday, May 12, 2015 1:54 PM
To: Cosgrove, Bryan
Subject: Frog Pond development

Bryan Cosgrove
Wilsonville City Manager

Mr. Cosgrove,

I have concerns about the high housing density that's being proposed for the Frog Pond development area. The city of Wilsonville already has an excess of recent higher-density housing, most notably in the new apartments, townhomes and the retirement complex just east of I5. Before these were built, the city already had a higher percentage of apartments than any neighboring city. Currently nearly 60% of housing units are apartments. Much of Villebois consists of multi-unit buildings, and townhouses, and many more are already under construction. The detached, single-family houses are all on small lots. Even the larger homes have little or no yard. There are exactly two single-level housing units in Villebois.

The houses in the Landover and Wilsonville Meadows developments adjacent to Frog Pond, by contrast, have usable yards and more comfortable spaces between buildings. Still, the ubiquitous apartments exist as part of Wilsonville Meadows and Bridge Creek, but at least the houses offer alternatives.

Wilsonville needs more separate houses with yards to supplement those already nearby in order to attract people to come and stay as their families grow. Lower-density development in Frog Pond offers a better transition from Landover and Meadows to the fields, woods, and farms north on Wilsonville Road and east on Advance Road.

Higher density brings higher population and with it more stress on schools. Wilsonville High School was completed (1995). It needed to double its capacity for students just 10 years later. Doubling again to four times the original capacity is probably not physically possible but additional capacity would be necessary with the hundreds of housing units already built and the additional ones proposed for Frog Pond.

Carl Goodwin
Homesteader Rd.
Wilsonville

May 12, 2015

Wilsonville City Council
C/O Bryan Cosgrove, City Manager
29799 SW Town Center Loop E
Wilsonville, OR 97070

Dear City Council members,

I am writing to you with my concern about the high-density housing proposed for the Frog Pond development in northeast Wilsonville.

We have been residents in the West Linn-Wilsonville School district for 11 years. All three of our children attended Boeckman Creek Primary, and are currently enrolled at Wood Middle School and Wilsonville High School. All three kids are and have been Wilsonville Youth sports athletes. Wilsonville is our community, and we love it!

However, we have been taken aback recently by the rate of growth, and lack of diversity in housing options in Wilsonville. Particularly, there is a glaring lack of larger lots for executive, or one level homes, and thus, a lack of the taxes/revenue those residence bring to the community.

Having said that, we do not live in Wilsonville. We, along with many other Wilsonville school students, live almost 4 miles north of Wilsonville High School, off 65th Avenue. It currently takes about 7 minutes to get to the high school via 65th and Stafford/Wilsonville Road. At the very minimum, our family takes 3-4 trips to Wilsonville, via Stafford Road, every day.

We have serious concerns about the proposed Frog Pond development's impact on traffic everywhere in Wilsonville, but in particular, north of Wilsonville on Stafford Road and 65th Avenue. These are, and will become more heavily travelled highway access roads, and the impact could be immense, especially if the development ends up being one of very high density. With the lowest density option of 1,759 new housing units, with probably close to two cars per unit, that's a total of 3,518 new vehicles traveling our narrow rural Stafford Rd. and 65th Avenue. If the highest-density option is chosen, we'll end up with as many as 5,306 new vehicles packing our roads. How will that increase in traffic volume be accommodated? In the proposal, at a minimum, on Stafford Road, I see two new traffic lights, one four-way stop and/or one or two roundabouts; and that doesn't include any necessary changes to the intersection at 65th and Stafford.

We are very concerned about how this proposed development will impact our property values, our frequent commutes to Wilsonville, and the option of being part of the Wilsonville community altogether, due to impossible access into the city.

Please, please consider a lower density option than is currently being proposed for the Frog Pond development. We understand the necessity for new development, but Wilsonville is such a lovely place, and I worry that more high density housing will ruin Wilsonville's quiet, rural/suburban family feeling. I find it difficult to believe that sales of bigger, nicer homes in Wilsonville would be a problem, given its great livability and fantastic schools. A continuation of The Meadows sized lots would be a more palatable option.

Thank you for your service to our community, and for your consideration of a more livable and lovable Wilsonville, with a better balance of housing options.

Sincerely,



Karin Grano
6188 SW Wilhelm Rd.
Tualatin, OR 97062
503-805-4600

*Rec'd 5/18/15
ACK*

Subject: RE: Thoughts from a WV resident

From: Scott McKnight
Sent: Tuesday, May 12, 2015 3:40 PM
To: Cosgrove, Bryan
Subject: Re: Thoughts from a WV resident

Bryan,

I appreciate your thoughtful response and I recognize the challenges involved with these matters. I'm unaware of any talking points, outside of my personal experience in WV and conversations with friends. My wife did ask me to send my comments to you.

Look forward to meeting you as this process moves forward,

Scott McKnight
Regional Manager, Retail Sales Div.
Shawfloors.com

On Tue, May 12, 2015 at 3:34 PM, Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us> wrote:

Scott,

Thank you for the very thoughtful email. I've received emails on Frog Pond in the past four days, all with similar talking points. I appreciate the sentiments expressed in your email. It's worth noting that the vast majority of apartments that have been built in Wilsonville over the past 5-7 years have been built in Villebois, and on the former Thunderbird Mobile Home Park site. Villebois is a planned community 17 years in the making, and the original intent of that plan was to include a variety of housing types, with quality regional and neighborhood parks. The Thunderbird site is zoned for higher density, which makes sense given its close proximity to I-5.

The current recommendations for Frog Pond West call for 100 percent single-family residential on lot sizes ranging from 4,000 to 9,000 square feet, which is essentially a blend of Meadows and Canyon Creek Estates. Moreover, the concept plan calls for quality parks, walking paths, natural area/wetland protection, and safe connections to nearby schools. I would encourage you to visit the project website and take a look at the concept plans for Frog Pond West and Frog Pond East. Here is the link: <http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>

I hope that you always feel comfortable reaching out to your local government for any reason. I take your comments and concerns seriously, and I will forward your comments to the City Recorder so they are part of the official record.

Regards,

Bryan Cosgrove,
City Manager
[503.570.1504](tel:503.570.1504) (office)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

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“The only disability in life is a bad attitude.”

~Scott Hamilton

From: Scott McKnight
Sent: Tuesday, May 12, 2015 3:00 PM
To: Cosgrove, Bryan
Cc: LRoney@wilsonvillesspokesman.com; Alys McKnight
Subject: Thoughts from a WV resident

I'm writing as a very proud citizen of Wilsonville. My family and I moved here nine years ago, when housing was in very short supply and prices were quite steep. We made a tough decision to move here versus Sherwood and Tualatin, in part because of the 'community' feeling we felt here.

Last year, we decided we had outgrown our home and were looking to relocate- our preference was to stay in WV, but we gave strong consideration to leaving due to the type of growth that WV City leadership seems to be supportive of. We've watched apartment complex after complex be approved and built, while single family homes, with some type of basic family-friendly yard, have been largely ignored (outside of Villebois). We originally moved to Wilsonville Meadows, but honestly, as we considered our next move, we were frustrated with the lack of WV housing options for families. Ultimately, our investment and connections to the people of Wilsonville compelled us to stay in the Meadows and we were fortunate to find a home that fulfilled many of our wishes.

I'm forty-five years old and this is the first time in my life I've written to any type of government group or agency (shame on me, I guess), but I'm asking you to please consider the broader-base of full-time Wilsonville residents as you plan the Frog Pond area. Please plan for abundant parks and homes and yards that families can enjoy and grow with. Please, no more postage stamp lots or multi-family housing for this project.

I appreciate your listening and your civic service,

Scott McKnight
Regional Manager, Retail Sales Div.
Shawfloors.com

Privileged and/or confidential information may be contained in this message. If you are not the addressee indicated in this message (or are not responsible for delivery of this message to that person) , you may not copy or deliver this message to anyone. In such case, you should destroy this message and notify the sender by reply e-mail.
If you or your employer do not consent to Internet e-mail for messages of this kind, please advise the sender.
Shaw Industries does not provide or endorse any opinions, conclusions or other information in this message that do not relate to the official business of the company or its subsidiaries.

Subject: RE: Frog Pond

From: Anthony Newbold
Sent: Tuesday, May 12, 2015 1:40 PM
To: Cosgrove, Bryan
Cc:
Subject: Re: Frog Pond

Thanks Bryan,

I appreciate your prompt response! I just took some time to sort through a lot of the documents on the website. It does seem like there is a huge misconception about this project. I'd like to apologize for not doing my due diligence prior to contacting you and I'd also like to thank you for your reply.

One of the neighborhoods that my wife and I love to walk through is the neighborhood near us, on Roanoke. I think the Frog Pond plan seems to be a larger scale of this area, with the "medium" sized lots being similar to the homes in this area, then the smaller lots being similar to the homes a little to the south on Emery Circle. I like the diversity all along the East side of Canyon Cr. Rd. because it sort of appeals to everyone and seems to have more diversity than the Villebois area. I saw a comment in one of the draft plans that the idea is to have a community sort of like the Canyon Creek neighborhood that I just mentioned. Living in the Canyon Creek Apartments and walking through the neighborhoods just to the South of us always keeps us anxious to get our own place.

Thank you again for your prompt and kind response, despite my lack of prior knowledge. I was refraining from commenting on the Facebook group because it seems to only create drama, but I'm going to leave a little bit of this info on there for people to look into. I think it's highly important to see both sides and have actual knowledge of the plan...

I just subscribed to the Frog Pond notifications so I will be aware when changes are made in the future.

Have a great afternoon and thanks again!

Anthony Newbold

From: "Cosgrove, Bryan" <cosgrove@ci.wilsonville.or.us>
To: Anthony Newbold
Sent: Tuesday, May 12, 2015 12:01 PM
Subject: RE: Frog Pond

Anthony,

Thank you for taking the time to share your opinions and thoughts on Frog Pond. I would encourage you to stay engaged in the planning process, and research what is being planned for the area. I've been receiving a lot of emails like yours with similar talking points. Of note in the string of emails is a misconception about the planned densities for the Frog Pond area. Many of the emails refer to "densities similar to Villebois, and 3,000 square foot lot sizes", which is not the case. I am including a link in this email to the project website. I would encourage you and others to review the information on the website, and continue to remain involved throughout the planning process. I am a firm believer that citizen input and involvement always leads to a better process and outcomes. I appreciate the tone of your email, and I hope the link I'm providing answers some of your questions. The website also has contact information for the project coordinator, and I encourage you to ask more questions, request information, and provide feedback.

I'm always willing to meet with any citizen to discuss their concerns or answer any questions. My phone number is listed below. Here is the link to the project website:

<http://www.ci.wilsonville.or.us/628/Frog-Pond-Area-Plan>

Regards,

Bryan Cosgrove,
City Manager

503.570.1504 (office)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

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“The only disability in life is a bad attitude.”
~Scott Hamilton

From: Anthony Newbold
Sent: Tuesday, May 12, 2015 9:53 AM
To: Cosgrove, Bryan
Cc:
Subject: Frog Pond

Dear Mr. Cosgrove--

I would like to offer my opinion on the Frog Pond Development planning. Unfortunately I will not be able to attend the next meeting on May 18, 2015 so I am hoping that my email will be seen and my family's voice will be heard.

We currently live in the Canyon Creek Apartments and would like to buy a home someday soon (in Wilsonville, of course). Our family is growing and we are planning on continuing that growth. Currently, our oldest is 2 and she has more energy than any kid I've ever met! One of the things that we have discussed for when we buy a house is needing to have a backyard big enough to let our children run around in and get their energy out. With the Villebois-style housing that is becoming the new construction norm in Wilsonville, we would not be able to have that opportunity.

We LOVE Wilsonville and we are so thankful that there is a plan for further development. Without past development, we wouldn't live in Wilsonville. However, I would like to ask that you strongly consider larger lots that give plenty of space for families with young kids to run around in, entertain friends as the kids grow older, and give plenty of space for the parents to take advantage of when the kids are done with school (gardening, entertaining, etc.). When we buy a house, we will be looking for a long-term purchase. We want a home that will serve our needs for not just the next 5 years, but the next 50. I know that we are not alone in this, and in 20 years when Frog Pond is developed, there will be families just like us. Obviously I know it's not being built now and we probably won't be buying a house there. But I also know that we're not alone in our view and there will be families just like us in 20 years.

When we look to buy a house, our top priority is to stay in Wilsonville. But if the current trend continues, the only available housing being the Villebois-style, we will look elsewhere. If we look elsewhere and move out of Wilsonville, we probably won't come back. And that is a sad reality. It's sad for us because we love Wilsonville...but

Attachment F

we also need to pick a home that we will love and we want to establish roots for ourselves. It's also sad for the Community of Wilsonville as a whole, because my family has always been active in the community and always will be. My wife and I live with a purpose to connect with our neighbors and help people when they are in need. I see that as a priority with a lot of people in Wilsonville and that's one thing that is so great about this city. As a family, we will be growing in our community, both with friendships/relationships, and as our income grows. As our income increases, so will our ability to give back to the community. We hope to become an established family in Wilsonville, but if there is not the right type of housing available when we're ready to buy, we will be forced to look in a different area. I know this will be true for other families in 20 years as well.

Please consider a broader housing approach, rather than just high-density housing. One of the neat things about Wilsonville is that the East side is so different from the West side. There are many options for what neighborhood to live in and what style you want. What would be cool to see is that diversity sticking around for years to come, because I think it would attract more people, and more diverse people. By only moving forward with Villebois-style housing, you are really only targeting very young families and older, empty-nesters. Not that there is anything wrong with those types, but there also needs to be a place for the people in the middle, like my family will be in a few years.

Thank you for reading my lengthy email, I truly appreciate your time. Good luck next Monday, I know that people get upset real quick, so I don't envy you in your position!

Grace & Peace,

Anthony Newbold

Subject: RE: Frog Pond development

-----Original Message-----

From: Cosgrove, Bryan
Sent: Monday, May 11, 2015 5:08 PM
To: 'Courtney'
Subject: RE: Frog Pond development

Courtney,

Thanks for the email. I will forward your email to the City Recorder so she can include it in the official record that will ultimately go to Council prior to any decision being made. I am copying Chris Neamtzu and Miranda Bateschell in the city's planning department so they are aware of your concerns.

Best Regards,

Bryan Cosgrove,
City Manager

503.570.1504 (office)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

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"The only disability in life is a bad attitude."
~Scott Hamilton

-----Original Message-----

From: Courtney
Sent: Monday, May 11, 2015 5:07 PM
To: Cosgrove, Bryan
Cc: dawehler@gmail.com
Subject: Frog Pond development

I received your information from Emily McClelland.

I strongly disagree with this frog pond development. Wilsonville is very family oriented but if it gets even bigger with residents it will no longer be family oriented. It will also be less safe. I love the school that my kids go to and how safe it is. Please do not take this family feel away from us. We do not need to over due itself by meeting some sort of ridiculous goal that does not need to be met. We love Wilsonville. It is perfect how it is. Do not make this into Portland and I don't like Portland. Keep the goal to keep Wilsonville family oriented.

Thank you.

Subject: RE: Against Current Frog Pond Plan

From: Cosgrove, Bryan
Sent: Monday, May 11, 2015 5:04 PM
To: Emily Mc.
Cc: Bateschell, Miranda; Neamtzu, Chris
Subject: RE: Against Current Frog Pond Plan

Emily

Thanks for the email. I will forward your email to the City Recorder so she can include it in the official record that will ultimately go to Council prior to any decision being made. I am copying Chris Neamtzu and Miranda Bateschell in the city's planning department so they are aware of your concerns.

Best Regards,

Bryan Cosgrove,
City Manager

503.570.1504 (office)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

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“The only disability in life is a bad attitude.”

~Scott Hamilton

From: Emily Mc.
Sent: Monday, May 11, 2015 4:09 PM
To: Cosgrove, Bryan
Cc: LHall@wilsonvillespokesman.com
Subject: Against Current Frog Pond Plan

Dear Mr. Cosgrove,

I have recently become aware of the city's plan to develop the Frog Pond area with the large lots being around 4000 sq. feet. We need larger lots, making for a much more family friendly neighborhood somewhat like The MEADOWS. I am VERY MUCH AGAINST the current proposal for Frog Pond. As I see it, the current plan is ANTI-FAMILY among many other bad things...Families, especially larger ones, can't live in apartments and have a long-term happy quality of life no matter how many parks you build. Families are what has made Wilsonville great and is what attracts long term and stable people to this area. I know of good families, good people, that will LEAVE our fantastic town if the current plan continues. Crime will increase, traffic will be horrendous, schools will suffer, leading to a lower quality of life for EVERYONE.

Sincerely,
Emily McClelland
Wilsonville, OR 97070

To: Neamtzu, Chris
Subject: RE: SW Grenoble St Wilsonville, OR 97070

From: Cosgrove, Bryan
Sent: Monday, May 11, 2015 5:05 PM
To: Malea Vedack
Cc: Neamtzu, Chris; Bateschell, Miranda
Subject: RE: SW Grenoble St Wilsonville, OR 97070

Malea,

Thanks for the email. I will forward your email to the City Recorder so she can include it in the official record that will ultimately go to Council prior to any decision being made. I am copying Chris Neamtzu and Miranda Bateschell in the city's planning department so they are aware of your concerns.

Best Regards,

Bryan Cosgrove,
City Manager

503.570.1504 (office)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

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“The only disability in life is a bad attitude.”
~Scott Hamilton

From: Malea Vedack
Sent: Monday, May 11, 2015 4:21 PM
To: Cosgrove, Bryan
Cc:
Subject: 12025 SW Grenoble St Wilsonville, OR 97070

To Whom It May Concern,

Please stop the current Frog Pond Development Plan which is to make more high-density housing (the LARGE lots are 4000 sq. feet...makes me wonder about the small ones...) in the Frog Pond Area. I moved to Wilsonville because of its high quality of life, the schools, the very family friendly atmosphere, and a myriad of other reasons...in the last few years, Wilsonville has added huge numbers of apartment buildings. I didn't move here for more traffic and high-density, which leads to more crime, worse schools, a more transient population etc. I came here because I like knowing my neighbors, I like the small-town feeling, and the top-rated schools.



FOUNDATION FOR EXCELLENCE
IN MENTAL HEALTH CARE

Expect Recovery

Malea Vedack

Chief Administrative Officer
Foundation for Excellence in Mental Health Care
P.O. Box 3772
Wilsonville, OR 97070
Phone: 503.841.1020

www.femhc.org

Subject: RE: Concerns about Frog Pond Development

From: Brooke Smith
Sent: Sunday, May 10, 2015 10:05 PM
To: Cosgrove, Bryan
Subject: Concerns about Frog Pond Development

To whom it may concern,

I am writing to express my concerns for the future development plans of Frog Pond in Wilsonville, Oregon. I am a current resident of Wilsonville and have lived here for 11 years. We moved to Wilsonville because we felt like it was a great place to raise a family, it had a tight knit community feel, the ratings of the school were good, and it wasn't congested like Tigard, Tualatin, Beaverton, etc... The smallness is what made Wilsonville great! We have always felt like there were too many apartments in this town, but I understand a little diversity is good. However, you go on to build more apartments. Insane!! The effects are already showing with crime in our neighborhoods... A recent house burglary in the middle of the afternoon, along with several car burglaries. One in which my husband had to wake up half the neighborhood yelling... trying to chase down a guy attempting to get into our car. The amount of beggars getting off the freeway has also increased. High density brings more crime!! Are you raising children here in Wilsonville? Do you have families? Or, are you against families? Because I sort of feel like this is an attack on families! Families need yards to play in! The last set of homes you have added to the community are pretty much glorified town homes because they come with no yard! In-fact, you may as well not even put any yards in because they are no use to anyone! I am not sure I understand your motives behind wanting to add this to our community. Are you getting paid under the table by land developers? And if so, how do you sleep at night under such ethics???

I've also researched recent development in the Wilsonville area, and have discovered higher density housing is practically taking over this community. Research shows Wilsonville has already exceeded the balance of housing diversity, with the apartment housing having reached 55% in this area. The continued development of high density housing is going to have an extremely negative impact on Wilsonville. It will lower the economic value of surrounding properties, such as mine. It will decrease the safety I seek for my children, it will increase transient population and already has, and it will become a city known for transients rather than a community!

I understand and sympathize with the concept of meeting everyone's needs within their stage of life. However, I do believe 100% in balance within a

community. With the apartment percentage/high-density housing where it is now, this community needs Frog Pond to cater to the lower density housing! Frog pond should only consist of detached, single family homes! Lots should go above 8000+sq ft. The lot size in Arbor Crossings should be the small lot size, Meadows should be the medium lot size and there should be somewhere to go after that- ½ acre to 1 acre... For those people that have large families and have outgrown Arbor Crossings and The Meadows but can't quite afford the 5-10 acres out on Stafford.

Last but not least I feel strongly about not including retail in the future development. Retail needs to stay out by the freeway. Retail also tends to bring in a lot of crime and we don't want that by our neighborhoods! People can go 2 minutes into town for what they need. There is absolutely no need for retail in this development!

I ask that you strongly consider my thoughts. We are the long-term residents who want to promote long-term families to move in to this area and continue to build our safe, family friendly, tight-knit community. If you have any questions, please feel free to contact me at 503-682-3277

Sincerely,

Brooke Smith

Straessle, Linda

Subject: RE: Online Form Submittal: Frog Pond Area Plan Comments

From: Neamtzu, Chris
Sent: Monday, May 11, 2015 4:59 PM
To:
Cc: Straessle, Linda
Subject: RE: Online Form Submittal: Frog Pond Area Plan Comments

Hello Janet,

Thank you for your comments.

Timelines are very difficult to anticipate at this time, particularly for the east and south neighborhoods. Metro has stated that they will be delaying their decision on adding land to the UGB this year due to numerous lawsuits (a final decision was scheduled for the end of this year). We do not know when they may take up this process again. It may be as short as a few years out, but not required by state law for 6 years.

The market and available infrastructure will determine the timelines for development. For the west neighborhood, we could see requests for development following adoption of phase 2 of the project, which is anticipated to run well into 2016. The development would start generally in the southern/southwestern part of that area and would progress north as developers install streets, sewer and water, which would have to be extended in an orderly manner. It would likely be many years before the development reached the northern portions of the west neighborhood. The city will not install on-site infrastructure (except possibly some parks) but could be involved in the perimeter roadways and off-site infrastructure in the form of reservoirs, sewer pipelines and pump stations.

I took a look at the urban and rural reserve map, your site is 'undesignated', which means it is not part of the 50-year supply of urban land that Metro and the three counties adopted several years ago.

As to the details of development such as roundabouts, those will require careful consideration and are part of future discussions. Generally, the way it works is there are appraisals done, offers made, counter offers, negotiations and fair market value or above paid for any property needed for public improvements. This is of course, and overly generalized description of a very complex set of negotiations.

Let me know if there are other questions.

Thank you,

Chris Neamtzu, AICP

Planning Director
City of Wilsonville | Community Development Department
503-570-1574 | neamtzu@ci.wilsonville.or.us

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From: noreply@civicplus.com [<mailto:noreply@civicplus.com>]
Sent: Sunday, May 10, 2015 5:38 PM

To: Straessle, Linda; Neamtzu, Chris
Subject: Online Form Submittal: Frog Pond Area Plan Comments

If you are having problems viewing this HTML email, click to view a [Text version](#).

Frog Pond Area Plan Comments

First Name*

Janet

Last Name*

Robertson

Email*

Please provide comments or questions in the box below.

Hello, I own 15 acres on the NE side of Stafford and Kahle (Plat 0557 Turner Little Farms). It is right on the edge of the Frog Pond development. I have reviewed the project documents but I don't see a timeline for development once metro accepts the plan and allows the inclusion of land into the urban growth district. A couple of questions: Will the construction on any part of this begin once developers own the land or the right to develop the land? Or will the city begin installing infrastructure such as street improvements, sidewalks, water/sewer before a developer is brought in? Since my property is right on the edge of all this I am very interested in the timing and also curious if my property is being considered to become urban reserve. Also if a round-a-bout is constructed at Stafford and Kahle, will it take a piece of my property and how is that handled? Thanks, Janet Robertson

If your comment is specific to a certain map or document, please include a reference to it so we can best respond.

Thank you for participating.

The following form was submitted via your website: Frog Pond Area Plan Comments

From: Cosgrove, Bryan
Sent: Thursday, April 30, 2015 9:11 AM
To: 'Roger & Carmen Hulbert'
Subject: RE: Frog Pond Development

Roger and Carmen,

Thank you for your email. I will make sure your comments are included in the record as we move forward. In response to some of your concerns, the Frog Pond West area is currently in the Urban Reserves, while the Advance Road area is in limbo due to litigation surrounding the Clackamas County portion of Rural Reserves, which includes Advance Rd and the Stafford area. The current recommendations for Frog Pond West is make the area 100 percent single-family detached housing with no commercial or multi-family units being proposed. The current concept for lot sizes in Frog Pond West calls for lot sizes between 3,500-9,000 square feet. At a recent Council work session, there was Council consensus to bring the single-family to multi-family ratio back into balance. There are several factors that drive single-family lot sizes: cost of infrastructure, return on investment, cost of raw land, and consumer desires to name a few. In terms of timing, I like to remind folks that the Villebois development began over 17 years ago, and it is only 60 percent built out. These large scale developments are costly, time consuming, extremely complex and do not happen overnight.

Finally, the city is mandated by the state of Oregon to have a 20-year supply of residential land within our urban growth boundary. What we are doing right now is engaging in responsible planning for the next 20 years of orderly growth and development with the ultimate goal of providing needed housing for the 1500 acres of employment land between Tualatin and Wilsonville in the Coffee Creek and Basalt Creek areas. I encourage your continued involvement as the planning for Frog Pond moves forward. Thank you again for reaching out, and please feel free to email me with any additional concerns/questions.

Best Regards,
Bryan Cosgrove,
City Manager

503.570.1504 (office)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

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From: Roger & Carmen Hulbert
Sent: Thursday, April 30, 2015 8:07 AM
To: Cosgrove, Bryan
Subject: Frog Pond Development

April 30, 2015

Bryan Cosgrove
City Manager
29799 SW Town Center Loop East
Wilsonville, Oregon 97070

Dear Mr. Cosgrove,

Thank you for your service to the Wilsonville community. My wife and I are homeowners in Wilsonville and selected the area due to the family friendly community we found when house hunting. We appreciate the opportunity to let you know our opinion regarding the Frog Pond Development.

1. We are concerned at the rate in which high density developing has happened in Wilsonville and the negative impact it has had on our schools, quality of family life and economic impact on our home value.
2. In speaking with realtors, it is our understanding that there is a high demand for single family detached homes on larger lots allowing for children to play in their own yards.
3. We are a part of the aging population and would love to see more one-level homes, larger lots and garages without alleys. The alley concept seems that it would be difficult to navigate for many reasons. We are currently in a two story and will be looking for the one-level living as we reach the age of no longer able to navigate a two story.
4. As we approach this development, it seems as though Wilsonville's housing diversity is already out of balance (55% apartments) and adding more high density development will negatively impact the quality of life and home values of the Wilsonville community.

We urge you to protect our quality of life in Wilsonville. Thank you again for taking time to consider our opinion regarding this very important matter.

Sincerely,

Roger & Carmen Hulbert

From: Neamtzu, Chris
Sent: Thursday, April 16, 2015 9:40 AM
To: Straessle, Linda
Subject: FW: Frog Pond Area Plan

From: Liz Ciz
Sent: Sunday, April 12, 2015 9:40 PM
To: Neamtzu, Chris
Subject: Frog Pond Area Plan

Hello Chris,

I would like to make a few comments concerning the Frog Pond Neighborhood Plan.

1. When this project was first introduced to the community it was presented as a plan where the community could make suggestions and have input. As the plan progressed, and to this day, I do not see that any suggestions requested by members of the community has been considered by the Frog Pond Area planners. Not one. How is it that we are asked to give our suggestions and none have been put forward?
2. One of the biggest problems I see is the use of 60th Ave. as an access road for the school and park. Many of the folks on 60th Ave. have no intention of selling and moving away. My neighbors and I are upset and confused that at one meeting it appears 60th Ave. will remain as it is, with the school and park traffic using internal roads, and then at another meeting there are plans to widen 60th Ave. and use it as an access road for the school and park. This would greatly impact the neighborhood causing increased traffic and congestion. I hope you will consider the communities request to keep the school and park traffic within the UGB Area. Thank you for you time.

Sincerely,
Liz Ciz

Subject:

FW: Facebook comment regarding Frog Pond

From: Gail, Jon
Sent: Monday, April 13, 2015 8:27 AM
To: Neamtzu, Chris; Bateschell, Miranda
Subject: Facebook comment regarding Frog Pond

FYI. We got this comment on our Facebook page after Friday's reminder post about the Frog Pond survey. I let her know that I would share the comment with you two.

Elizabeth McCord Hoping the survey and feedback from the community is truly considered and that this is not all smoke & mirrors to just push through what city councillors & some developers "want" \$\$\$
.....if I wanted to live in Tigard, Tualatin, or Beaverton - we would have moved there.

Jon

Jon C. Gail
Community Relations Coordinator
City of Wilsonville
29799 SW Town Center Loop East
Wilsonville, OR 97070
General: 503-682-1011
Direct: 503-570-1502
Mobile: 503-730-6450
Email: gail@ci.wilsonville.or.us
Web: www.ci.wilsonville.or.us



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From: William Ciz
Sent: Friday, April 10, 2015 2:51 PM
To: bbc@dksassociates.com
Cc: Elizabeth Ciz; Andrew Parish (aparish@angeloplanning.com); jdills@angeloplanning.com; Neamtzu, Chris; Bateschell, Miranda; Scott Mansur; Straessle, Linda
Subject: RE: Frog Pond Concept Plan

Hi Brad- Thanks for providing the project teams position on the road classification for 60th Ave at the open house last week. I would like to provide some additional comments on the road classification for 60th Ave. Until the open house last week I was under the impression that based on Chris's email below that 60th Ave and the new entrance to the school and park site were both reclassified as local framework streets. I attend both the January 22nd City Council and Planning Committee Workshop and the March 18th Task Force meeting and was told the maps were not updated so I assumed that the idea of 60th Ave as a local framework street was in the concept plan. At the open house I saw the concept plan transportation map with 60th Ave was classified as a collector for about 1000 feet along the school property. This surprised me. You explained in more detail that the team's thoughts were that 60th needed to be a collector, along the school and park frontage, primarily because of the school and park traffic, the street would have to handle in the future along with the new urban development in the south neighborhood. I believe the school and park traffic will mostly use the local framework street (the school driveway) from Advance Rd to enter and leave the school and park. This would split the future school and park traffic demand between to access points (school and park local framework street and 60th Ave). Additional 60th Ave would have to handle about 70 acres of residential development in the South neighborhood.

In my December email to Chris below I highlighted my reasoning why 60th Ave should not be a collector. I still think 60th Ave should be classified as a local framework and would like the project team to reevaluate the collector classification. Here are a couple of additional observations that I think support 60th Ave as a local framework:

1. As I said above I believe the majority of traffic to the school and park site will be on the local framework street off Advanced Rd. This reduces the future travel demand and volumes on 60th Ave
2. When you compare the size (in acres) and development potential of westerly part of the West neighborhood it is about the same size in area and development potential as all of the South neighborhood including the school and park site. So overall traffic demand should be about the same for both areas with just different traffic peaking characteristics for the school/park site. Note that the westerly part of the West neighborhood is served by local framework streets connecting to a new north/south collector.
3. As you know the only portion of the South neighborhood that is inside the UGB is the school and park site which I believe will be starting land use approves and design review for the new middle school very soon. I and my neighbors are concerned that if 60th is classified a collector it could affect the use of the street by the school and park site in the short term (1-10 years) which would impact our quality of life with more traffic and traffic noise on the street. We believe that 60th Ave as local framework street, with a smaller footprint, would be a better neighbor while we wait for our properties to be included into the UGB by Metro and for economic conditions to warrant development.
4. I believe you mentioned that city access requirements for properties adjacent to local framework streets are different than for collectors. I think you told me property access along local framework streets can be from multiple points while collectors require property access from one point per property. If you look at the sizes of the properties along the portion of 60th Ave that is currently classified as a collector, you find 4 properties in the one-two acre size and 1 five acre parcel. While nobody can predict how development will occur on these properties in the future having 60th Ave as a local framework street will provide more flexibility for development of our properties in the future.

Please review my email and reasoning with the project team and let me know if you are willing to change your recommendation of 60th Ave as a collector to the Planning Commission and the City Council. Let me know if you have any questions or need further clarification.

Also one last thing. You mentioned or asked me what I thought of a roundabout at the intersection of 60th Ave and Advance Road. After I thought about it for a while I think it is a great idea. A roundabout at this location could provide an excellent gateway into future Wilsonville from rural Clackamas County. It would be a great transition between urban and rural lands. I think the real plus is that it would slow traffic down for both the school and park activity zones. Right now traffic speeds on Advance Rd are in the 50mph range. I think it would also slow traffic down east of the roundabout. Thanks for your time last week discussing these issues.

Bill

William Ciz

From: Neamtzu, Chris [<mailto:neamtzu@ci.wilsonville.or.us>]
Sent: Friday, December 19, 2014 4:10 PM
To: William Ciz; jdills@angeloplanning.com
Cc: Elizabeth Ciz; Andrew Parish (aparish@angeloplanning.com); AICP Becky Hewitt (rhewitt@angeloplanning.com); Bateschell, Miranda; Scott Mansur; Straessle, Linda
Subject: RE: Frog Pond Concept Plan

Hello Bill,

Thank you for taking time to provide your comments on the draft plans, your expertise and knowledge in these areas is very valuable to the project.

The consultant team is taking a close look at the street classifications, we are in agreement that the collector may not be warranted on 60th, DKS will confirm and adjustments will be made in the next set of revisions. I like the idea of a framework street in this area, it is really about safe movement to and from the school and park.

Regarding the trail to the west of the school, it is common practice for new schools to have paved trails basically encircle the campus for recreational purposes. The plans to date show only the major connections (many from the city's TSP/bike ped plan), there will be many more smaller connections throughout the area. Also, the park design will need to be thought of as the school is being designed so they are integrated.

The area referenced south of Barber in Villebois is outside of the right of way in a private tract dedicated by the developer. The meandering paths are attractive and could be a good buffer as you have identified. I do know there are concerns about mixing bikes and peds on a single path, however the volumes in this area are likely to be relatively low reducing potential conflicts. These are really site design issues that will need to be taken up with the school district. The Lowrie property is a bit of an unknown and as you know is not currently part of the UGB. I am not sure if you envision the trail going around this piece, or across the front. The consultants have pulled the trail away from the northern part of the creek near Landover where the riparian canyon is thinner and have emphasized the future driveway off of Advance west of 60th. Until there is a more detailed school/park site plan, all of the lines are very generalized and will be refined as the site planning process begins.

In response to the question about the future driveway off of Advance to the school and park being a framework street and how that affects your property I offer the following. In the 2010 concept plan for the school site that was created, there was a driveway connection to 60th north of the Lowrie site that corresponds pretty closely to your north property line. There was also the connection to the very south end of the school site. It would seem a given that the school site will be developed with perimeter sidewalks and an internal circulation network. I am not sure I see a direct impact. Perhaps you can describe more of what you are thinking there and I can take a look.

I hope some of this information is helpful to you, Bill. Again, I want to thank you for providing your ideas and adding value to the TF and project.

Please let me know what other questions there may be.

Happy Holiday's to you and your family.

Thank you,

Chris Neamtzu, AICP

Planning Director

City of Wilsonville | Community Development Department

503-570-1574 | neamtzu@ci.wilsonville.or.us

From: William Ciz

Sent: Wednesday, December 10, 2014 2:04 PM

To: Neamtzu, Chris; jdills@angeloplanning.com

Cc: Elizabeth Ciz

Subject: Frog Pond Concept Plan

Chris and Joe- After the meeting last week I started to think about your comments on 60th being a collector street and the new street or access road from Advance Road into the school and park site being designated in the plan as a new local framework street.

First some comments on 60th designated a collector. It seems to me that designating a road as a collector is about the type and amount of traffic that use the road now and will be using the road in the future and what type of uses the road would connect to now and in the future. The collectors in the west neighborhood make sense because they connect the whole neighbor to Stafford and Boeckman roads and to future UR land north of the power lines. The collectors in the east neighborhood make sense because they connect the whole neighbor to Stafford and Advance roads. 60th as a collector in the south neighborhood connects existing rural properties (about 12 houses outside the UR) and the South neighborhood to Advance Road but to nothing else. There are no future plans for any of the rural properties to urbanize and the amount of development capacity in the South neighborhood is less than the other two neighborhoods. Also some of the existing rural properties can use 53rd to get to Advance Road. So in my quick evaluation 60th does not warrant collector status, it is more like a local framework street. At the meeting you also brought up that having 60th as a collector would mean that the street would be wider and have bike lanes. A solution that I would like to propose is to classify 60th as a Local Framework Street and move the location of the trail from the west property line of the school and park site to the east property line of the school and park site on the west side of 60th. This would move the trail away from the neighbors in Landover per comment letter and would also provide a buffer for current and future residential uses along 60th from the school and park uses and activities (noise and light..etc). The design of the trail along 60th could look something like the wide setback sidewalk along Grahams Ferry south of the new Barber St roundabout. From the Advance Road/60th intersection the trail could continue east along the north or south side of Advance Road and connect to the BPA Easement trail. Let me know what you think of this idea.

Regarding the new street or access road into the school and park site being shown in the plan as a new local framework street. I would like to get some additional detail so I could understand how it might affect my property in both the long and short term. Since the school site will be the first to develop I would like to get a sense of what this might mean.

Thanks for your great work.

Bill

From: Neamtzu, Chris
Sent: Monday, April 06, 2015 9:29 AM
To: Dr. Shari Melton
Cc: Straessle, Linda
Subject: RE: Frog Pond Development Plan

Thank you, Dr. Melton, the city appreciates your comments. They will be entered into the record for the decision makers consideration as part of the review process.

There is an on-line survey that you could complete to provide additional information (www.ci.wilsonville.or.us/FrogPond).

The draft plan at this time does not include any multi-family housing (apartments, condos, senior housing) and the west neighborhood is entirely single-family detached housing on a variety of lot sizes.

Thanks again,

Chris Neamtzu, AICP

Planning Director
City of Wilsonville | Community Development Department
503-570-1574 | neamtzu@ci.wilsonville.or.us

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From: Dr. Shari Melton
Sent: Sunday, April 05, 2015 8:11 PM
To: Neamtzu, Chris
Subject: Frog Pond Development Plan

Chris Neamtzu
City of Wilsonville Planning Director

Dear Chris,

Unfortunately, I was unable to attend the open house on April 2nd but wanted to provide some feedback on the proposed Frog Pond Development plan. I have lived in Wilsonville for about 12 years and am a homeowner in the Landover neighborhood. I have two main concerns about the plan as I understand it. The first is that I would like limited multi-family dwellings (no more than 10% of the overall residential area) so as not to overwhelm this area with a dense population that would significantly increase the noise and congestion in our neighborhood. The second is that I would prefer a plan that offers a variety of single-family home lots with integrated green spaces so as to maintain the beauty and livability of this area.

Thank you for the opportunity to provide this feedback.

Sincerely,
Dr. Shari Melton

Subject: FW: 7070 Frog Pond Lane
Attachments: Frog Pond Co-Housing.pptx

From: Neamtzu, Chris
Sent: Monday, April 06, 2015 2:16 PM
To: Joe Dills (jdills@angeloplanning.com); Andrew Parish (aparish@angeloplanning.com); Ken Pirie
Cc: Straessle, Linda
Subject: FW: 7070 Frog Pond Lane

Gents,

Attached is a presentation I received from a FP property owner/task force member, Amy Thurmond. We will need to keep co-housing and cluster/cottage housing design in mind and have a strategy going into phase 2

Thanks,

Chris Neamtzu, AICP
Planning Director
City of Wilsonville | Community Development Department
503-570-1574 | neamtzu@ci.wilsonville.or.us

DISCLOSURE NOTICE: Messages to and from this Email address may be subject to the Oregon Public Records Law.

From: Amy Thurmond
Sent: Friday, April 03, 2015 1:34 PM
To: Neamtzu, Chris
Subject: Re: 7070 Frog Pond Lane

Perfect. See you then. Here is the rough draft powerpoint presentation I put together. The main question from the project manager at SOJ was would the City recommend individual lots or condominium development. It may be too early to say--trying to be proactive!

On Fri, Apr 3, 2015 at 1:26 PM, Neamtzu, Chris <neamtzu@ci.wilsonville.or.us> wrote:

Hello Amy,

How about 3 PM next Friday (4.8.15)?

Other times could work as well, please let me know.

I look forward to seeing your work.

Thank you,

Chris Neamtzu, AICP

Planning Director
City of Wilsonville | Community Development Department
[503-570-1574](tel:503-570-1574) | neamtzu@ci.wilsonville.or.us

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From: Amy Thurmond]
Sent: Friday, April 03, 2015 1:24 PM
To: Neamtzu, Chris
Subject: Re: 7070 Frog Pond Lane

My ideas seem consistent with the recent 85 page task force presentation. Could I schedule a time to meet with you and confirm that and see how I might best proceed? Fridays for me are usually totally open, and then other times here and there if needed.

On Thu, Mar 12, 2015 at 8:53 AM, Neamtzu, Chris <neamtzu@ci.wilsonville.or.us> wrote:

Amy,

I would be very pleased to be able to meet with you and discuss your development concepts. I am going to be on spring break vacation for two weeks, is there any chance you can wait until April? If not, you could meet with Miranda in my absence, she is Katie's replacement. I have cc'd her for convenience.

Thank you, Amy.

Chris Neamtzu, AICP

Planning Director
City of Wilsonville | Community Development Department
[503-570-1574](tel:503-570-1574) | neamtzu@ci.wilsonville.or.us

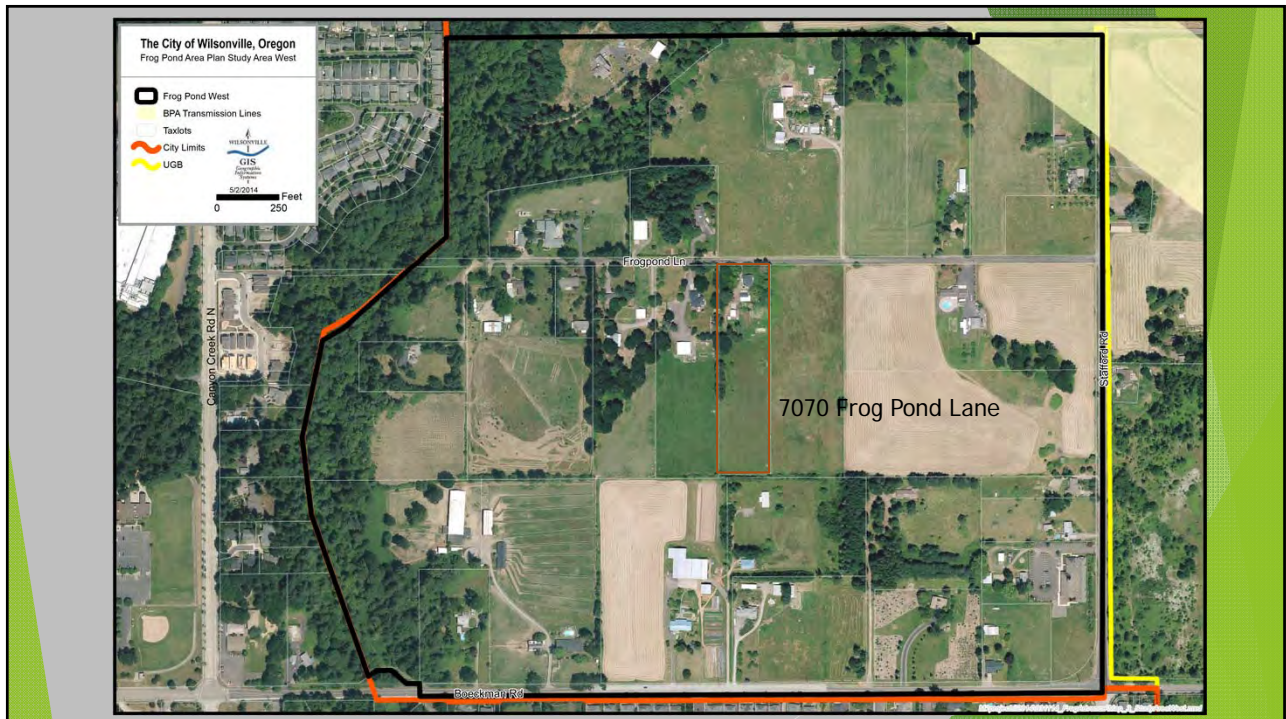
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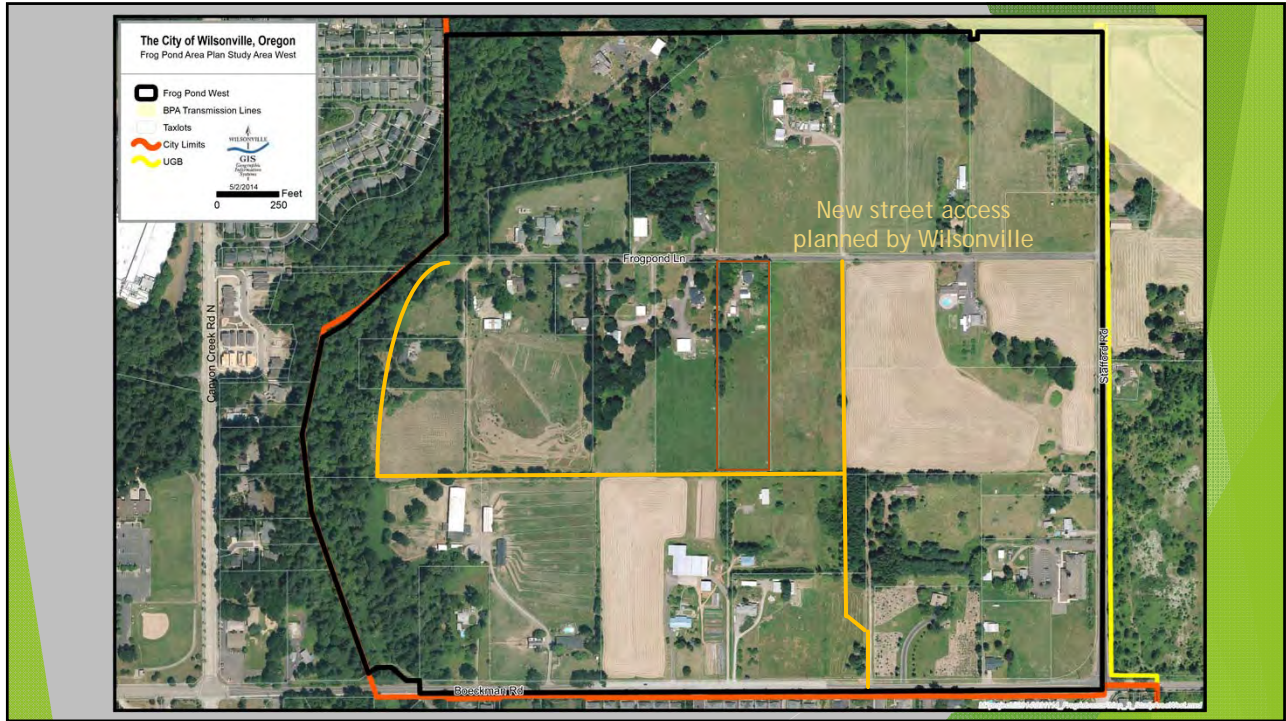
From: Amy Thurmond
Sent: Wednesday, March 11, 2015 7:22 AM
To: Neamtzu, Chris
Subject: 7070 Frog Pond Lane

I am working with Shiels, Oblatz and Johnsen and have a rough draft for a planned community involving my property and possibly my neighbors on Frog Pond Lane. I know it is early but I would like to review this with you some basic concepts, including whether it would best be categorized as condominiums or separate lot lines. This is something I had discussed with Katy Mangle before she left and she thought it was something the City would support. Thanks so much.

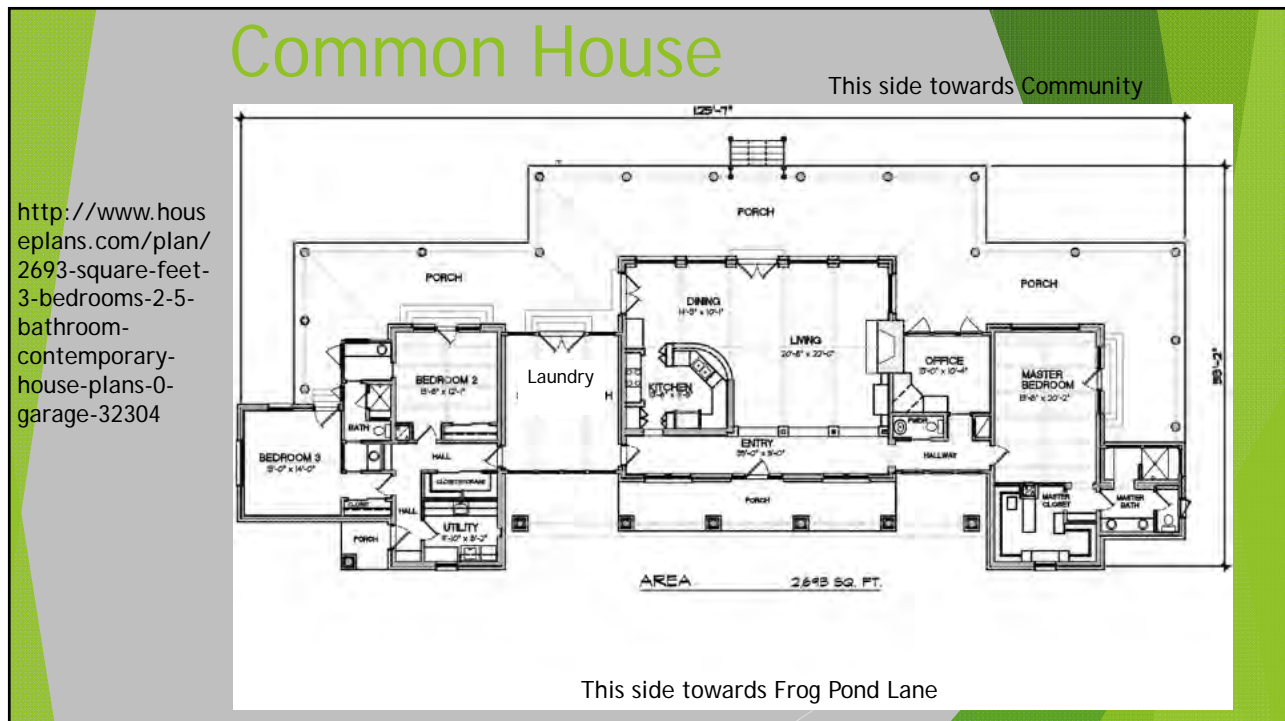
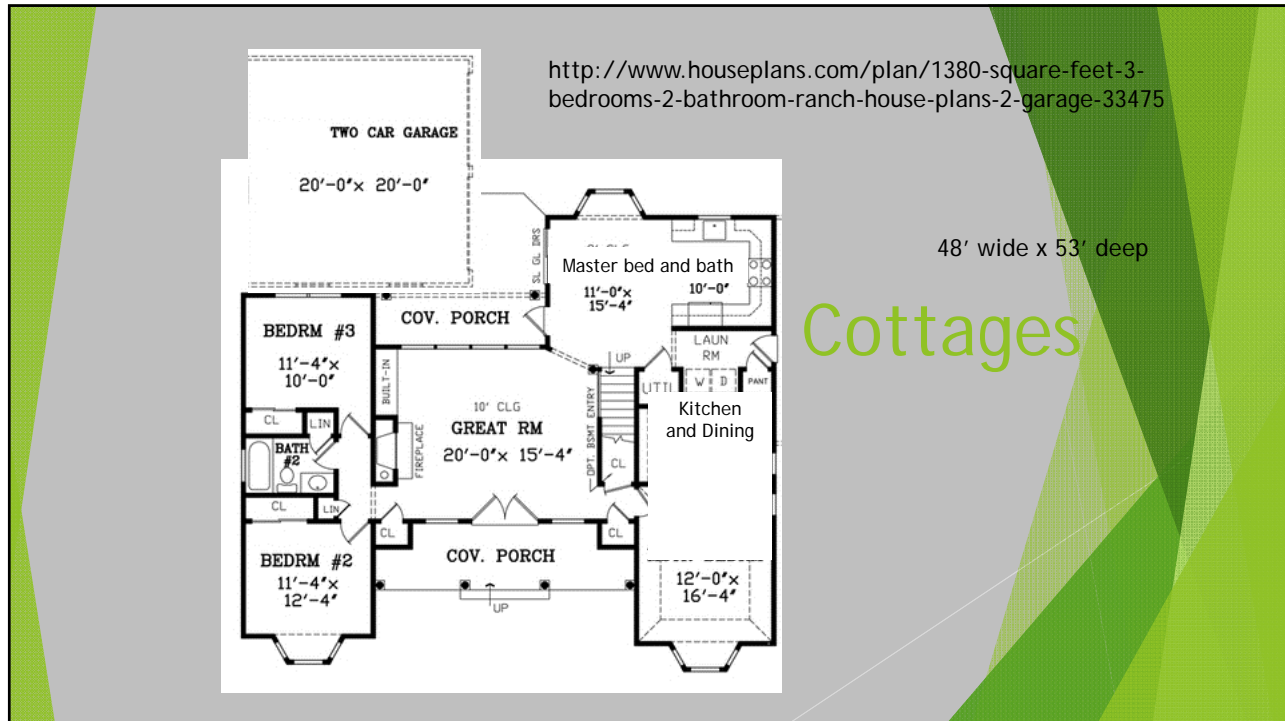
Frog Pond Co-Housing rough draft


Amy Thurmond
March 2015











Features:

- 2700 sq' Common House with 770 sq' kitchen-dining-meeting room, laundry, workshop, office, 3 guest rooms, covered front and back porches, Adjacent guest parking
- 2400 sq' garden with walkways
- 2000 sq' chicken yard and additional outbuildings if needed
- 24 individual 1380sq' Homes with 3 bedrooms
- 2 baths, kitchen facing central strolling area, private covered back patio, 2 car garage and driveway access, covered front porch

Goals

- ▶ Make a sound real estate investment
- ▶ Enjoy farm life with others
- ▶ Share the beauty of chickens and gardens as well as the upkeep
- ▶ Own a smaller home, and have access to a bigger chicken coop and garden
- ▶ Time previously spent on housework and weeding will be reduced, and spent with friends, children, and grandchildren
- ▶ Garden bounty, recipes and cooking expertise will be appreciated through community dinners, probably two or three a week
- ▶ Decision-making on community affairs through committees composed of a minimum of 3 people, depending on level of interest: chickens & pets, garden & grounds, common house & shared meals, accounting and legal, dispute resolution
- ▶ Common house and spaces co-designed by owners

To consider:

- ▶ Collected rainwater for garden
- ▶ Solar power
- ▶ Eco-roof (like Multnomah County Library)
- ▶ Shared transportation: bikes, van, recycled school bus
- ▶ Root cellars, sky lights
- ▶ State of the art insulation: thermal and sound



Rec'd 5/18/15
Citizen Impact

PETITION FOR LOWER DENSITY IN FROG POND

We, the undersigned residents of Wilsonville, Oregon petition the Wilsonville City Council to lower the proposed density of Frog Pond and particularly Frog Pond West. Too much high density development lowers the economic value of surrounding properties, and negatively impacts our schools. With approximately 55% apartments, our housing diversity is out of balance. To bring us back in balance, we need single family homes on 8,000-9000 sq. ft lots, similar to the Meadows development. There is a need for a plentiful number of 10,000-15,000 sq. ft. lots for people wanting large yards or to build large homes. We are petitioning to protect our quality of life, remembering that we are a suburban community and not a high density urban city.

Note: Complete Petition documents located in the Frog Pond Area Plan Planning File

Printed Name	Signature
<u>Karin Grano</u>	<u>[Signature]</u>
<u>Pete Szankelan</u>	<u>[Signature]</u>
<u>Dave Grano</u>	<u>[Signature]</u>
<u>Brown Witeles</u>	<u>[Signature]</u>
<u>NICOLE WHEELER</u>	<u>[Signature]</u>
<u>Wendy Collett</u>	<u>[Signature]</u>
<u>Eli Slaughter</u>	<u>[Signature]</u>
<u>Cathie Ericson</u>	<u>[Signature]</u>
<u>Hisako Lam</u>	<u>[Signature]</u>
<u>Ronald Lam</u>	<u>[Signature]</u>
<u>Brandy Hurley</u>	<u>[Signature]</u>
<u>Kris Packer</u>	<u>[Signature]</u>

Printed Name	Signature
<u>Michelle Brennan</u>	<u>[Signature]</u>
<u>MARGARET JEFFRIES</u>	<u>[Signature]</u>
<u>Jennifer S. Bean</u>	<u>[Signature]</u>
<u>Jennifer A. Bean</u>	<u>[Signature]</u>
<u>Robin Froehette</u>	<u>[Signature]</u>
<u>melinda Barkley</u>	<u>[Signature]</u>
<u>Karen McIlmoil</u>	<u>[Signature]</u>
<u>Chris McIlmoil</u>	<u>[Signature]</u>
<u>Kathryn D. Whittaker</u>	<u>[Signature]</u>

Name, address and phone of circulator: Karin Grano

PETITION FOR LOWER DENSITY IN FROG POND

Attachment F

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Printed Name	Signature
Mark Friedman	
Tawny Friedman	
Robert Andersen	
Betty Andersen	
Stan Satter	
Julie Satter	
Zach Beattie	
KAREN FURBERG	
Tania Frolov	
Melissa Greenway	
Tom Hara	
Doug Welch	

Printed Name	Signature
Betsy R Kavali	
Sujatha Bhaskar	
Mark Brown	
Kevin McKenzie	
BARB OSTLER	
Scott Myers	
Tammy Myers	
William Ripe	
Michele Dollar	
Mike Joller	
Mike Reynolds	
Jim Gatto	

Printed Name	Signature
Shannon Brown	
Charles Bran	
DEAN LAMM	
Stan Lock	
Shereckan	
John Sukman	
Bambang Suparjo	
M Decker	
Tim Tikmas	
Rhat South	
Paul Robinson	
Kelley Robinson	

Name, address and phone of circulator:

Dorothy Von Eggers

PETITION FOR LOWER DENSITY IN FROG POND

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Printed Name	Signature
Deborah Schilling	<i>Deborah Schilling</i>
TED SCHILLING	<i>Ted Schilling</i>
Jeff Wright	<i>Jeff Wright</i>
Shannon Huffing	<i>Shannon Huffing</i>
Anise Vannoy	<i>Anise Vannoy</i>
Joyce Cason	<i>Joyce Cason</i>
Vimal Agg	<i>Vimal Agg</i>
Katie Graves	<i>Katie Graves</i>
Dylan Graves	<i>Dylan Graves</i>
Roland Van Bibber	<i>Roland Van Bibber</i>
TAFT L. WITCHELL	<i>Taft L. Wittchell</i>

Printed Name	Signature
Yuan Jiang	<i>Yuan Jiang</i>
Paul Burroll	<i>Paul Burroll</i>
Michael Beareiste	<i>Michael Beareiste</i>
Laurie Lamka	<i>Laurie Lamka</i>
Mike Lindberg	<i>Mike Lindberg</i>
Bethany Fugate	<i>Bethany Fugate</i>
JOHN BUDARO	<i>John Budaro</i>
KATHERINE BUNDINO	<i>Katherine Bundino</i>
Shanette Gaines	<i>Shanette Gaines</i>
Ken Melvin	<i>Ken Melvin</i>
SCOTT CALVERT	<i>Scott Calvert</i>
Krysta Goe	<i>Krysta Goe</i>

Printed Name	Signature
Sam Fee	<i>Sam Fee</i>
Kerri Dorsey	<i>Kerri Dorsey</i>
Jennifer Dorsey	<i>Jennifer Dorsey</i>
Kelli Histrova	<i>Kelli Histrova</i>
Amy Chiavaro	<i>Amy Chiavaro</i>
Nancy Bosch	<i>Nancy Bosch</i>
Julie Clancy	<i>Julie Clancy</i>
Thomas H. Murphy	<i>Thomas H. Murphy</i>
Brenda Melum	<i>Brenda Melum</i>
JAMES GREENE	<i>James Greene</i>
Amy Smith	<i>Amy Smith</i>
Serani Karban	<i>Serani Karban</i>

Name, address and phone of circulator: Dorothy Von Eggers

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Printed Name	Signature	Ac	Printed Name	Signature	Printed Name	Signature
Jennifer Hays Boe		2	SALLY HENSON		DAN HAENER	
Eric Alexander		2	Adam Guenther		Cindy White	
Beatrice		1	Georgie Fuller		Patty Kleener	
Daren Ranning		2	Clarence Fuller		Gretchen Dean	
Nicole Evans		-	Bunstrom, Lea		Gaby Nelson	
Melissa Dolar		-	BRUNSTROM RAY		Chris McReynolds	
Alan Cavan		-	Todd Houser		Bill Kramer	
Edwin Goh		6	Cheryl Havens		Rosario Flagg	
Jim Tiktze		-	JOHN HAVENS		Dennis Flagg	
Patrick Wolby		-	Greg Foreman		Sean Goe	
JANET WHEELAND		-	Kathy Ortega		Maguelina Toranzo	
Rodney Wheeland		-	Jennifer Whitaker		Ronald Lam	

Name, address and phone of circulator: Rhoda Wolff

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Printed Name	Signature
Amiee Harr	
Megan Osborn	
Jules Moody	
John McDonald	
HENRY NGUYEN	
LEON MULLER	
Lee Oles	
Catherine Day	
Norma Yoshida	
Marty Yoshida	
Julianne Brock	
Elisa Marelich	

Printed Name	Signature
Heather Ward	
Nancy Carlin's	
Swapna G.	
ALICE ANNE DIEM	
Angela Niggi	
Pam Rojek	
Rechael Wilcox	
Peggy Reubath	
April Prentice	
Nick Larson	
Gerhard Richter	
Mary Jo Richter	

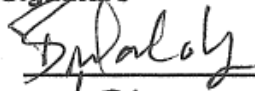
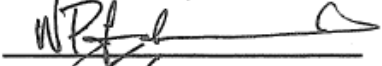



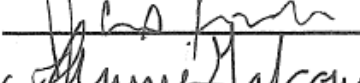
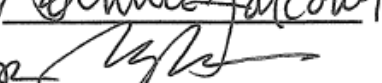
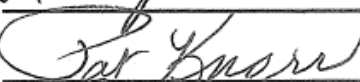
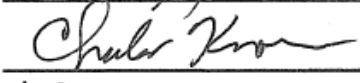


Printed Name	Signature
Jacob Dalstra	
Fred Voss	
JOHN SHEARER	
WALLY MOORE	

Name, address and phone of circulator: Rhoda Wolff

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Printed Name	Signature
Brendan Colyer	
William LeKavett	
Helena Xie	
Mike Ninnant	
Jena Ninnant	
James Knorr	
Annie Falconer	
MIKE FALCONER	
Pat Knorr	
CHARLES KNORR	
KRISTEN COLYER	

Printed Name	Signature
Nancy Overholt	
MATT OVERHOLT	

Name, address and phone of circulator: Jennifer Koenig

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Printed Name

Signature

R. Andrew Shavere R. Andrew Shavere

Kari Shavere Kari Shavere

Donna Hammock Donna Hammock

INEENE JONES Ineene Jones

Printed Name

Signature

Megan Shinn Megan Shinn

Margie Shinn Margie Shinn

Sarah Shinn Sarah Shinn

Printed Name

Signature

Kelcey Roshak Kelcey Roshak

Tim Roshak Tim Roshak

Name, address and phone of circulator: Margie Shinn

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Printed Name	Signature
Scott Connetix	
Kathryn Mike Krueger	
Laura Moore	
Susan Bohn	
Liz Shuck	
Mike Berry	
Lesley Berry	Lesley Berry
Lauren Gearhart	
Rolf Gearhart	
BARRY CRASEN	
Laura Larsen	
Jacob Larsen	

Printed Name	Signature
Traci Sprecher	
Jim MARDIN	
Virginia Harper	
John Harper	
Chris Owen	
Rick Waubh	
Hayden Ball	
Linda Criscione	
Michael Criscione	

Printed Name	Signature
JANICE E. JOHNSON	
Richard D. Johnson	
Sharon Rebers	
Lynell Vandermolen	
Julie Tolbee	
FAY GYARONG	
Scott Myers	
CHRISTINE AURE	
David Stenstrom	
Alys McKnight	
Scott McKnight	
BRENT TUNN	

Name, address and phone of circulator: Karen Kaiser

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Printed Name	Signature
Lori Loen	<i>Lori Loen</i>
Dorothy Van Eggers	<i>Dorothy Van Egg</i>
Alice & John McDonald	<i>Alice McDonald</i>
Rhoda Wolff	<i>Rhoda Wolff</i>
WALT BUNK	<i>Walt Bunk</i>
JERRY MARTIN	<i>Jerry Martin</i>
Dranna Nelson	<i>DB Nelson</i>
Mike Haase	<i>Mike Haase</i>
JAMES LOVI	<i>James Lovi</i>
JUDE	<i>Jude</i>
Doris Wehler	<i>Doris Wehler</i>
BRYAN AUSE	<i>Bryan Aulse</i>

Printed Name	Signature
<i>Snelesha Kelso</i>	<i>Snelesha Kelso</i>
Julie Lewis	<i>Julie Lewis</i>
HEAREITER	<i>Heareiter</i>
Shannon Rice	<i>Shannon Rice</i>
MIKE KREILKAMP	<i>Mike Kreilkamp</i>
Jan Mohatt	<i>Jan Mohatt</i>
Elizabeth McCord	<i>Elizabeth McCord</i>
Glen McCord	<i>Glen McCord</i>
Mike Timm	<i>Mike Timm</i>
Jenn Koenig	<i>Jenn Koenig</i>
Jason Koenig	<i>Jason Koenig</i>
RON LAM	<i>Ron Lam</i>
SATO LAM	<i>Sato Lam</i>

Printed Name	Signature
DEL ORCHARS	<i>Del Orchard</i>
Ted Jeffries	<i>Ted Jeffries</i>
David Kelso	<i>David Kelso</i>
Linda Sneed	<i>Linda Sneed</i>
John Sneed	<i>John Sneed</i>
Alan Cavano	<i>Alan Cavano</i>
JOHN MOHATT	<i>John Mohatt</i>
KATHY LUITEN	<i>Kathy Luiten</i>
Doug Lundrigan	<i>Doug Lundrigan</i>
APU GARDNER	<i>Apu Gardner</i>
Bill BRENNER	<i>Bill Brenner</i>
Dean Spredner	<i>Dean Spredner</i>

Name, address and phone of circulator: Karen Kaiser

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Printed Name	Signature
Rick Waible	
AIRIYA WAIBLE	
Tammi Stead	
Dana Stead	
Valerie Roska	
Mark Roska	
Lori Bedell	
greg Bedell	
Tracey Chimenti	
Kerry Chimenti	
Joy Stahl	
Ron Stahl	

Printed Name	Signature
Mairin Wilson	
Mike Wilson	
JANICE BECKER	
Emily McClelland	
Michael S. Decker	
Lois Lundrigan	
Dawn Mikalbers	
Ava MIEHER	
John Carnathan	
William Davis	
Maureen Ludlow	

Printed Name	Signature
Brian Bovee	
KRISTINA BOVEE	
SARAH REICHEL	
Paul REICHEL	
Christina Copart	
ELIZABETH PAYNE	
Annalee Rovani	
PIERO ROVANI	
Josh Dougherty	
Devin Dougherty	

Name, address and phone of circulator: Karen Kaiser

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Printed Name Signature
ANDREA LOWERY Andrea Lowery

Printed Name Signature
LEVI LEVISA Levi

RICK WABLE _____

Ryker Smith _____

Brooke Smith BS

KEN BECKER Ken Becker

Hilary Lester Hilary Lester

Marianne Willis MWillis

Name, address and phone of circulator: Karen Kaiser

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Printed Name	Signature
<u>Lisa Willett</u>	<u>Lisa Willett</u>
<u>Mark Willett</u>	<u>Mark Willett</u>
<u>Dina Ochs</u>	<u>Dina Ochs</u>
<u>Neil Ochs</u>	<u>Neil Ochs</u>
<u>Bryony Lasselle</u>	<u>Bryony Lasselle</u>
<u>Grant Lasselle</u>	<u>Grant Lasselle</u>
<u>MARK West</u>	<u>Mark West</u>
<u>Frieda West</u>	<u>Frieda West</u>
<u>Hunter Dassonville</u>	<u>Hunter Dassonville</u>
<u>Dannell Dassonville</u>	<u>Dannell Dassonville</u>
<u>Allan Dassonville</u>	<u>Allan Dassonville</u>

Name, address and phone of circulator: Lisa Willett,

Printed Name	Signature
<u>MARK STUART</u>	<u>Mark Stuart</u>
<u>Mary Stewart</u>	<u>Mary Stewart</u>
<u>Kim Gahan</u>	<u>Kim Gahan</u>
<u>GREG GAHAN</u>	<u>Greg Gahan</u>
<u>JACQUELINE NORMAN</u>	<u>Jacqueline Norman</u>
<u>CATHERINE ROBERT</u>	<u>Catherine Robert</u>
<u>Susan K. Coleman</u>	<u>Susan K. Coleman</u>
<u>Sue-ellen Ludlow</u>	<u>Sue-ellen Ludlow</u>
<u>Shelley Woodward</u>	<u>Shelley Woodward</u>
<u>Lois E. Humphrey</u>	<u>Lois E. Humphrey</u>
<u>Rick Brahard</u>	<u>Rick Brahard</u>

Name, address and phone of circulator: Debi Lane

PETITION FOR LOWER DENSITY IN FROG POND

Attachment F

We, the undersigned residents of Wilsonville, Oregon petition the Wilsonville City Council to lower the proposed density of Frog Pond and particularly Frog Pond West. Too much high density development lowers the economic value of surrounding properties, and negatively impacts our schools. With approximately 55% apartments, our housing diversity is out of balance. To bring us back in balance, we need single family homes on 8,000-9000 sq. ft lots, similar to the Meadows development. There is a need for a plentiful number of 10,000-15,000 sq. ft. lots for people wanting large yards or to build large homes. We are petitioning to protect our quality of life, remembering that we are a suburban community and not a high density urban city.

Printed Name	Signature
<u>BARBARA NICHOLS</u>	<u>[Signature]</u>
<u>LARRY NICHOLS</u>	<u>[Signature]</u>
<u>THERESA SNYDER</u>	<u>[Signature]</u>
<u>JANICE HOOKER</u>	<u>[Signature]</u>

Name, address and phone of circulator: AVA MIEHER

Printed Name	Signature
<u>BROOKE SMITH</u>	<u>[Signature]</u> 7057 SW Iron St
<u>EMILY PETERSON</u>	<u>[Signature]</u>
<u>Jim Collins</u>	<u>[Signature]</u>
<u>Kerrie Warnick</u>	<u>[Signature]</u>
<u>Jani Jensen</u>	<u>[Signature]</u>
<u>Jessica Smith</u>	<u>[Signature]</u>
<u>Stephanie Stewart</u>	<u>[Signature]</u>
<u>TAMARA BATTLES</u>	<u>[Signature]</u>
<u>Katharine West</u>	<u>[Signature]</u>
<u>Ryan Warnick</u>	<u>[Signature]</u>
<u>Jared Jensen</u>	<u>[Signature]</u>
<u>Gretchen Dean</u>	<u>[Signature]</u>

Name, address and phone of circulator: Brooke Smith

PETITION FOR LOWER DENSITY IN FROG POND

Attachment F

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Printed Name	Signature
<u>Ken Parck</u>	<u>Ken Parck</u>
<u>Shane Gutridge</u>	<u>Shane Gutridge</u>
<u>Mitch Alford</u>	<u>Mitch Alford</u>
<u>Borgny Anderson</u>	<u>Borgny Anderson</u>
<u>Laura Giese</u>	<u>Laura Giese</u>
<u>Elin Singer</u>	<u>Elin Singer</u>
<u>Alice Sweet</u>	<u>Alice Sweet</u>
<u>Lisa Allison</u>	<u>Lisa Allison</u>
<u>Tricia Bogan</u>	<u>Tricia Bogan</u>
<u>Angela Murve</u>	<u>Angela Murve</u>
<u>Grant Landy</u>	<u>Grant Landy</u>
<u>Kathleen McCullough</u>	<u>Kathleen McCullough</u>

Printed Name	Signature
<u>Joyce M McKillop</u>	<u>Joyce M McKillop</u>
<u>Jesse N Parry</u>	<u>Jesse N Parry</u>
<u>Dale McEvans</u>	<u>Dale McEvans</u>
<u>ERIC Stothower</u>	<u>ERIC Stothower</u>
<u>Norman Wittmurst</u>	<u>Norman Wittmurst</u>
<u>Taya Hill</u>	<u>Taya Hill</u>
<u>Michelle Middlebrooks</u>	<u>Michelle Middlebrooks</u>
<u>Karen Stephens</u>	<u>Karen Stephens</u>
<u>CASEY STEPHENS</u>	<u>CASEY STEPHENS</u>

Name, address and phone of circulator: Alicia Dart

PETITION FOR LOWER DENSITY IN FROG POND

Attachment F

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<u>Name</u>	<u>Signature</u>
Donna Wilde	
Shelly Chandler	
Wendy Draney	
Danielle Apken	
Sue Heister	
Kathle Grov'n	
Hank Hoppers	
Erica Desjardins	
Cesar Giron	
Kelli Miller	
Ariyn Thomas	
Suzanne Nelson	
Erin Ward	
Rachel Rendingraff	
MIKEUE L. RIPP	
CHRISTOPHER V. RIPP	
Cadence Fee	
Bo Wu	
Patrick Weisgerber	

* Children at Wilsonville School

<u>Printed Name</u>	<u>Signature</u>
GRADY NELSON	
Keith Kaiser	
Jeffery Olsen	
Darcy Olsen	

<u>Printed Name</u>	<u>Signature</u>
Jeff Richmond	
Barbara Ray	
CHAR KAUPPILA	
Robyn Rebers	
kl Payne	
Vicki Krause	
Rick Rich	
CLARENCE WISE	
Traci Sprecher	
Dean Sprecher	
STEVEN G. PLAS	
Susan Day	

Name, address and phone of circulator: None Given



PLANNING COMMISSION
WEDNESDAY, JUNE 10, 2015

VI. WORK SESSIONS

- B. Transportation Performance Modeling – Preliminary Look (Adams)

Documents are to be distributed at the meeting



**PLANNING COMMISSION
WEDNESDAY, JUNE 10, 2015**

VIII. OTHER BUSINESS

- A. 2015 Planning Commission Work Program

2015 Annual Planning Commission Work Program

DATE	AGENDA ITEMS		
	Informational	Work Sessions	Public Hearings
2015			
June 10	Basalt Creek Concept Plan Update	Frog Pond Area Plan Transportation Performance Modeling-Preliminary Look	
July 8		Frog Pond Area Plan Coffee Creek Industrial Area Form-based Code Basalt Creek Concept Plan Transportation Performance Modeling	
August 12			Frog Pond Area Plan

2015

- 1 Asset Management Plan
- 2 **Basalt Creek Concept Planning**
- 6 Citywide signage and way finding program
- 7 **Coffee Creek Industrial Area Form-Based Code**
- 5 Density Inconsistency Code Amendments
- 11 **French Prairie Bike/Ped Bridge**
- 8 **Frog Pond Area Plan**
- 9 Old Town Code Amendments
- 10 **Parks & Rec MP Update - Recreation Center**
- 3 Solid Waste and Recycling Code Amendments
- 12 **Transit Master Plan**
- 13 **Transportation Performance Modeling**

**Projects in bold are being actively worked on in preparation for future worksessions*