

**PLANNING COMMISSION
 WEDNESDAY, SEPTEMBER 11, 2013
 6:00 PM**

AGENDA

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

Ben Altman, Chair
 Al Levit
 Marta McGuire
 Phyllis Millan

Eric Postma, Vice Chair
 Peter Hurley
 Ray Phelps
 City Council Liaison Julie Fitzgerald

II. 6:05 PM PLEDGE OF ALLEGIANCE

III. 6:10 PM CITIZEN'S INPUT

This is an opportunity for visitors to address the Planning Commission on items **not** on the agenda.

IV. 6:15 PM CITY COUNCIL LIAISON REPORT

A. City Council Update

V. 6:20 PM CONSIDERATION OF THE MINUTES

A. Consideration Of The August 14, 2013 PC Minutes

Documents: [Draft Aug 14 2013 PC Minutes.pdf](#)

VI. 6:25 PM WORK SESSIONS

A. Goal 10 Housing Needs Analysis (Mangle)

VII. 7:30 PM PUBLIC HEARINGS

A. LP13-0005 - Villebois Village Master Plan Amendment Relating To Future Study Area (Polygon NW, Applicant) (Pauly)

This item was continued from the August 14, 2013 meeting. The Planning Commission action is in the form of a recommendation to the City Council.

Documents: [LP13-05 VB MP Stf Rpt And Att PC Contd Hrg 9-11-13.Pdf](#), [LP13-05 VBMP Att N Changes From Applicant.pdf](#)

B. UR13-0001 - Creation Of A 5-Parcel Tax Increment Finance (TIF) Zone

The Planning Commission action is in the form of a recommendation to the City Council.

Documents: [UR13.01 TIF PC Hearing SR And Ex 9.11.13.Pdf](#)

VIII. 9:10 PM OTHER BUSINESS

A. 2013 Planning Commission Work Program

Documents: [2013 PC Work Program Sept.pdf](#)

B. Commissioners' Comments

IX. 9:15 PM INFORMATIONAL ITEMS

A. Basalt Creek Concept Plan Update

X. 9:30 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 lstraessle@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
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City of Wilsonville

PLANNING COMMISSION MEETING

WEDNESDAY, SEPTEMBER 11, 2013

6:00 PM

V. CONSIDERATION OF THE MINUTES

- A. Consideration of the August 14, 2013 Planning Commission minutes**

**PLANNING COMMISSION
WEDNESDAY, AUGUST 14, 2013
6:00 P.M.**

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

Minutes

I. CALL TO ORDER - ROLL CALL

Chair Altman called the meeting to order at 6:02 p.m. Those present:

Planning Commission: Ben Altman, Eric Postma, Ray Phelps, Marta McGuire, Peter Hurley, Al Levit, Phyllis Millan, and City Councilor Julie Fitzgerald.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, Kirstin Retherford, Kerry Rappold, Katie Mangle, Steve Adams, and Daniel Pauly.

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. There was none.

IV. CITY COUNCIL LIAISON REPORT

A. City Council Update

City Councilor Fitzgerald reported that at its August 5th meeting, City Council:

- Updated the Council goals, which were being reviewed quarterly to check on Council's progress.
- Approved a contract to complete the Boeckman Bridge repair. The bridge should be drivable by December.
- Approved a resolution to execute an intergovernmental agreement (IGA) between Metro, Washington County, Tualatin, and Wilsonville that acknowledges the Basalt Creek Transportation Plan. The IGA would guide even more future collaboration on that big project.
- Approved an increased number of units at Brenchley Estates in the Active Adult Community.

V. CONSIDERATION OF THE MINUTES

The July 10, 2013 Planning Commission minutes were approved 6 to 0 to 1 as presented with Chair Altman abstaining.

VI. WORK SESSIONS

A. Goal 10 Housing Needs Analysis (Mangle)

Katie Mangle, Long-Range Planning Manager, stated they were nearing the end of the analysis portion of the Goal 10 Housing Needs project. The consultants would walk through bringing the needs together with the capacity and a preliminary estimate of how many housing units Wilsonville could accommodate on its available property. As noted in the packet, Staff and the consultants were interested in getting the Planning Commission's feedback on the assumptions that were built into the analysis.

Beth Goodman and Bob Parker of ECONorthwest presented Wilsonville's Housing Capacity, a component of the Goal 10 Housing Needs Analysis, via PowerPoint.

Discussion and feedback from the Planning Commission about the presentation and assumptions used in the Goal 10 Analysis for future housing density and housing mix for new homes built in Wilsonville, namely for Frog Pond, over the next 20 years (Slide 11) was as follows:

- The assumptions would provide important guidance for concept planning Frog Pond, which would involve many factors, including the cost of infrastructure, so these suggested assumptions would not be the final answer. The assumptions would also establish with the State that Wilsonville had a certain capacity for residential development, and one of the ranges would work in that sense.
- Based on the feedback from the Commission and City Council, the proposed densities were targeted that reflected a majority of single-family detached homes.
 - The mix of housing could be as important as the actual densities because different densities and single-family units would be allowed, and the mixture of that housing could have a more significant impact on the average density of Frog Pond than the specific numbers.
 - The five dwelling units per net acre was based on internal assumptions, but did not necessarily mean a mix of 90% single-family detached and 10% of another housing type would result in five dwelling units per gross acre; it could be something different in the end.
- Gross acres did not include municipal parks, but may include dedicated open space and definitely included yards. The examples pictured in the PowerPoint reflected gross per acre.
 - The pictures were visually deceptive; those that appeared most dense had the least dwellings per acre. The sizes of the buildings, housing types, and lot sizes in the examples were not clear.
- The 90 percent and 75 percent for single-family detached was the average; a rough estimate based on five dwellings units per acre, not necessarily a mathematical formula. Housing densities below five dwelling units per acre would certainly be single-family detached. How low the density was depended on how the housing was zoned. One or dwelling units per acre was not a consideration, but having three or four dwelling units per acre would depend on how it was zoned.
 - A little bit of lower density, multi-family housing, such as single-family, attached townhomes and duplexes was also a possibility. The 8.5 dwelling units per gross acre allowed potential for large lot, single-family detached housing, as well as denser of the lower-density types of multi-family housing, like duplexes, tris or quads, single-family attached, garden apartments, etc.
- When the density was implemented at five units per acre, it referred to gross acres, but the Code used net acres to determine density so, the numbers did not play out right. The numbers shifted as they are implemented.
 - At this point, this discussion only regarded the Comprehensive Plan level. It was not yet known whether the Planned Development Residential Code would be applied to Frog Pond. All of the Comprehensive Plan designations were based on gross acres, which was how it was currently discussed.
- The concern was that the numbers look okay on paper on the Comprehensive Plan, but when actually delivered and applied, it would be much denser because of the net acres. If a five unit per gross acre density was applied to a net acre of 32,000 sq ft, a much smaller lot would result. Considering the historic ranges in the Comprehensive Plan could be deceiving. How the Development Code implements the density might be one reason Wilsonville had a relatively high average density.
 - Staff conducted some empirical analysis about the conversion factors used to get from net acres to gross acres. In many cities, those conversion factors were approximately 20 percent, meaning 20 percent of the land was dedicated to rights-of-ways, and sometimes, dedicated open space, which was a difficult piece to tease out. In Staff's analysis, Wilsonville came to about 10 percent to 15 percent net to gross conversion, which was relatively small.
 - ECO Northwest used Metro's assumption of 18.5 percent net to gross conversion because it seemed reasonable. Frog Pond could be discussed in lot sizes, rather than in net or gross acres.
 - One did not just say "5 to 8.5 dwelling units per net acre", because there was a conversion of those numbers as well.
 - Five dwellings units per gross acre came to about 6 dwellings units per net acre on approximately 7,000 sq. ft lots on average.

- Per the ORS, a net acre is 43,560 sq. ft of buildable land. A gross acre is the amount that remains after the street area is added. Therefore, a net acre would always have a higher overall average density than a gross acre because the streets are not included in the calculation. Lot sizes in gross acres would be about 9,000 sq. ft, and for about 7,000 sq. ft in net acres.
 - Gross acre is actually a smaller sized delineation, which is counterintuitive.
- The Commission discussed how Wilsonville might achieve a better balance between multi-family and single-family housing and whether certain densities might encourage more single-family detached housing. Comments included:
 - Having single-family in all of the Frog Pond area and the rest of the land in the city would not drastically change the ratio because it was already so lopsided.
 - The original Comprehensive Plan was designed with higher density in the middle of town, closer to Town Center and the commercial core, and lower densities moving closer to the edge. There had been concern that with the density requirements from Metro, the City would push higher density to the edge; however Metro clarified that as long as Wilsonville provided the required gross numbers, the densities could be arranged within the city boundaries as desired.
 - Additional density requirements by Metro did apply for the urban reserves and Advance Road in order to bring them into the urban growth boundary (UGB). However, there was no set number in Frog Pond, a fair amount of flexibility existed.
 - Higher density should not be at the edge of the city. Revising and rearranging densities within the city should be considered in future planning.
 - Frog Pond residents would be affiliated with the new school at Advance Road, so further consideration might be needed with regard to adding a variety of housing types and affordability.
 - To give Wilsonville more balance, the consultants recommended anywhere within the 5 to 8.5 dwelling units per gross acre. If more single-family detached homes were desired, density closer to 5 dwelling units per gross acre would provide for a range of different types of single-family detached housing with the possibility for a smidgen of single-family attached homes, if that was chosen in the master planning process.
 - Neither of the density scenarios was extreme. From a market point of view, it was unlikely that Wilsonville would have development at a lot less than 5 dwelling units per gross acre. Generally, developers want to develop at the highest density possible to make more money from building more houses.
 - The amenities and infrastructure that the City and community would want to require should also be considered. The density range should not be limited too narrowly before going into the concept planning process, when more would be learned about the infrastructure expenses that the development would have to contribute. A range was better than a single number because more information would be coming. Frog Pond was 181 gross acres.
 - A range of capacity could be presented in the Goal 10 Study because Wilsonville's capacity was greater than the forecast from Metro. ECONorthwest wanted to be sure they were not hitting something wrong or missing the range with which the Commission would be comfortable.
- The Commission consented to use the lower density assumption for Frog Pond. Additional comments included:
 - Many people have said that Wilsonville does not have a lot of housing choices compared to other parts of country and that there was little land available for housing.
 - A lower dwelling unit would provide Wilsonville a more balanced mix. At 5 dwelling units, the City still fell within Metro's very tight, high-density requirements.
 - People keep saying that Wilsonville needs to find a way to get closer to a better housing balance, including City Council, and this requires looking at lower density numbers.
 - Both the low and high ratios were still close to 50 percent and would not significantly change the City's percentage, but it would change what Wilsonville could offer.
 - Using the lower density would ultimately only be a small piece of what would happen in the master plan concept, which would change and provide opportunities for a mix of houses.

- Concern was expressed about building on the city's periphery, which would increase traffic in town. Villebois and Charbonneau did it, and Frog Pond and Advance Road would too. Even if density were built up downtown, the peripheral areas would still generate a huge amount of traffic.
- The number of dwelling units planned for Villebois was 2,645 and 909 had been built. The presentation did not reflect any units built in 2013. Auxiliary dwelling units were not included in any of the forecasts or in what was reported to Metro; however, some could be built.
 - The multi-family units to be built included single-family attached homes, and four multi-family buildings.
 - Staff was uncertain how many apartment type or attached future units would fit within the multi-family definition, but those figures were in the Villebois Master Plan.
 - The 656 single-family detached homes to be built did not include the proposal that would be presented later tonight.
 - The original minimum number from the 2003 Master Plan was 2,300 units with total capacity for 2,645 units. Page 9 of the memorandum clarified the number of units in the Villebois Master Plan as follows: 2,300 were in the Master Plan, 232 units were added through the refinement process and 113 lots were in the process of refinement. The 113 lots were only assumed in order to get the estimate for the study.
- Villebois and about eight of the larger planned development residential were reviewed and Villebois had a much higher average conversion from net to gross, at close to 30 percent, even after eliminating the alleys. The planned development residential was much lower, in the 3 percent to 5 percent range. There was a wide range, but it had not actually been averaged.
 - The 18.5 percent presumed in the average conversion included yards, green spaces in the common areas, and the required 25 percent open space, but not Significant Resource Overlay Zone (SROZ) areas, although there could be overlap.
 - Whether or not the net to gross conversion always assumed open space or never did was difficult to answer because some places assume open space and some do not.
 - The 18.5 percent only took public and private rights-of-way out of the gross acreage. Metro defined it as only removing rights-of-way.
- Metro forecasted approximately 2,800 dwelling units that Wilsonville would need over the next 20 years to satisfy presumed growth, which was considerably lower than the City's capacity.
- If the assumptions were taken for all housing in Wilsonville, the percentage for single-family homes would remain at about 47 percent, it would not move a lot. About 48 percent of the city's new housing would be single-family detached.
 - The requirement under the Administrative Rule was to plan for the density mix, or eight units per net acre, 50/50, but planning for it did not guarantee that result. Market forces would control what actually gets built.
 - The City's obligation was to meet that "plan for" requirement, but that did not necessarily mean the City would attain that percentage in 2034. It was important to carefully monitor what was happening in the community and make adjustments as appropriate during the planning period.
- Significantly changing the percentage in the overall housing mix with density changes for only new dwelling units would be difficult because the new dwelling units were substantially smaller, about 20 percent of the overall dwelling units. Even if all of Frog Pond was planned for single-family detached, the percentage would not change very much. A 5 to 7 percent difference had been seen over the historic period so it would slowly move in that direction, but no substantial difference would be seen over a 20 year period.
 - If a lot of apartments were built, the number would be skewed higher on multi-family homes, but if as many single-family detached homes were built as possible, that number could never be reached at the same rate. A substantially different mix would be needed than what was implied in the assumptions being presented.
- There were several reasons to monitor. One was to monitor the types of housing and where houses were built. How fast population growth occurred would be important to monitor because Metro's growth assumptions were considerably lower than what Wilsonville had experienced in the past. If the community grew faster than the growth assumptions, the land would be used up faster, which should be paid attention to, unless the City's policy would be to restrict land supply and have someone else take the growth.

- Metro assumed Wilsonville would have 2,700 more housing units, which was based on Metro's current forecast of 1.4 percent per year. At that rate, Wilsonville would not reach build out at low capacity until 2037. If Wilsonville grew at a rate more consistent with how it had grown historically, 3.5 percent to 5 percent per year, it would reach build out of the existing UGB in the mid-2020s, which tied back to monitoring carefully.
 - Metro reviews the forecast on a five-year basis. If Wilsonville continued to grow at rates higher than the forecast, The City might be in a position to have a different conversation in the next round of discussions about forecasts and allocation of population to Wilsonville.
 - In the short term, these forecast numbers would work against expanding the UGB. The entire UGB was a 20-year land supply and involved long-term planning.
- There was some recognition that Wilsonville was growing at faster rate, being that the City had received a grant to concept plan both the Frog Pond and Advance Rd areas. The model might not show that the growth would be sustained. Advance Rd being designated as an urban reserve acknowledged that was a growth area, but when and how long it would take for the forecasts to be met was uncertain.

The consultants agreed they had received enough feedback to move forward and would talk with Staff about having range estimates in terms of density for Frog Pond. Based on the Metro forecasts, there was enough capacity, under any set of assumptions, to accommodate Metro's forecasted growth, although the reality could be somewhat different in the near future. It seemed the Commission's general consensus was that the lower end of the density range was preferred.

Chair Altman noted that using the higher end of the density range would force the continued imbalance of housing types. Even using the low end did not preclude the attached single-family home, which was a part of the required mix, which was an important factor.

B. 5-Parcel TIF Zone (Retherford)

Kristin Retherford, Economic Development Manager, presented the Staff report, noting that a draft plan and draft report for each of the five proposed urban renewal areas were included in the meeting packet. She provided a brief background about the Tax Increment Finance (TIF) Zones and displayed a map showing the locations of the five proposed sites. A sixth site located on the Xerox property might be added within the next week. The broker had approached the City about folding the property in the process and if that happened, there would be a sixth plan and report for the Commission to consider at the public hearing in September.

Ms. Retherford and Elaine Howard, Urban Renewal Consultant, addressed questions from the Commission as follows:

- The wage base qualification requirement was tied to the average wage in Clackamas County as a whole and would increase or decrease accordingly. The rebate period or benefit was tied to either paying 125 percent or 150 percent of the average Clackamas County wage and as that wage increased, the company wages would as well to meet either of the two thresholds for each year that they qualified for the rebate.
 - The rebate was up to 75 percent of the tax increment revenue for either three years or five years, depending on which wage threshold the company met.
- On Page 45 of 244, the table in Section 7 assumed three massive amounts of investment to give the maximum indebtedness of \$12 million.
 - A project and a maximum indebtedness were required for each plan. The project in each of the plans was the rebate. Typically, there would be infrastructure with cost estimates, but in this case, Staff used what was thought could be the maximum level of investment within the timeframe a company could make and then used that high estimate to calculate what the City's maximum indebtedness would be.
 - Stating that it was actually the maximum would be helpful. A minimum investment of \$25 million would barely exceed the administrative costs for any given project. In order to pay for itself, the TIF Zone really had to have a pretty substantial investment.

- Page 47 of 244, the tax revenue displayed in the chart was the increment; it was above and beyond the current tax base.
- All the exhibits were basically the same because the same level of maximum indebtedness was being set for each of the plans. The maximum indebtedness would not change for each plan, but the rebate would because the qualifying investment in each of the sites would be different.
- The table on Page 47 of 244 assumed a \$137 million investment but the table on Page 50 showed an assessed value of \$130 million in 2017.
 - The assessed value is adjusted by the assessor; therefore, the total amount of investment may not actually equal the total assessed value.
- The plans were predicated on a total allowance of \$12 million, but as each plan is actually implemented, the assumptions would change based on the total amount of investment that actually occurred. The City would know what the actual tables would be when doing the negotiations. These tables were given the authority of the \$12 million, but did not guarantee the \$12 million of maximum indebtedness.
- At least one of the buildings was already occupied. The basis of the findings and the reason for moving forward with the proposal was not only vacancy, but underutilization, and to convert warehousing operations to manufacturing operations and increase the assessed value through that conversion.
 - One site that was originally proposed was removed because that site had no potential conversion to manufacturing. The remaining sites still had a potential to add manufacturing components, significant tenant improvements/expansion, or to relocate existing manufacturing operations to the Wilsonville site.
 - Council's vote on the 5-Parcel TIF Zones this spring approved six sites.
- Although a 75/25 percent split had been discussed, it was likely that the 25 percent received by the City and other taxing districts would be higher than 25 percent due to the rate of equipment depreciation. Although it depended on what schedule was used, if there was a three-year rebate period and the investment depreciated over a longer period of time, the money would go back on the tax rolls faster. The City would under levy and return that money. A number of depreciation schedules would be longer than that three-year period.

VII. PUBLIC HEARING

A. LP13-0005 - Villebois Village Master Plan amendment relating to Future Study Area (Polygon NW, applicant) (Pauly)

Chair Altman explained that a legislative public hearing had a different format than a typical quasi-judicial hearing that the Development Review Board (DRB) held on a regular basis. All that would be done at the Planning Commission level was recommending to the City Council the land use classification for the Master Plan for the subject property. He read the legislative hearing procedure for the record and called on Staff for comment.

Chris Neamtzu, Planning Director, noted that the letter by Community Development Director Nancy Kraushaar was an attempt to explain the planning process in Wilsonville, and the difference between legislative and quasi-judicial land use processes, both of which would occur over time regarding the subject property.

- As a legislative body, the Planning Commission operates a higher level than the DRBs, which review the site specific, detailed information of a developmental proposal. The Planning Commission was guided by more general, higher-level policies in the form of City's Comprehensive Plan and sub element plans. The Villebois Village Master Plan is a sub element of the Comprehensive Plan and an important guiding document for the community.
- Tonight, the Planning Commission's review was somewhat narrower than a lot of the testimony that the City has received on the application. Much of the testimony submitted to City Council had been about site specific development details. However, the Commission was reviewing an assignment of a land use type to the Future Study Area property: a single-family detached land use type, a medium, standard and large category land use type consistent with the categories found in the Villebois Village Master Plan. The Commission was not

reviewing tree removal, architectural compatibility, court yards, specific traffic impacts, etc. as such detailed elements would be part of subsequent processes before the DRB.

- The testimony the Commission would be compelled by and that would be helpful and effective would be focused on Comprehensive Plan policies, legislative policies, and State and Metro requirements. The Commission was hard pressed to deal with detailed, development-related comments because the process was not yet at the point where there were enough details to answer many of those questions.

Barbara Jacobson, Assistant City Attorney, instructed those in the audience who had not received Ms. Kraushaar's letter, which was very thorough in explaining what was and was not happening tonight, to obtain copies of the letter at the side of the room.

Chair Altman opened the public hearing for LP13-0005 at 7:25 p.m.

Daniel Pauly, AICP, Associate Planner, presented the Staff report via PowerPoint with his additional comments and responses to comments and questions from the Commission as noted.

- He briefly reviewed the various levels of the Villebois specific planning process, noting that the review process gets more detailed as the process moves forward.
- He noted the changes proposed by the Villebois Village Master Plan Amendment and the items to be addressed in later land use applications. (Slides 4-6)
- He described the proposed changes to the Villebois Master Plan by comparing the Current and Proposed Figure 1 Land Use Plans, noting that Figure 1 has two main components: a land use map and table.
 - Currently, the 19.6 acres shown in violet in the southwest portion of Figure 1 represented a series of uses requested in a letter the Living Enrichment Center (LEC) in 2003. The area, identified as Future Study Area, was incorporated into the Master Plan in 2003.
 - He confirmed that the Current Figure 1 being displayed did not reflect today's existing conditions. Many of the approvals in the north and eastern part over the past couple of years were not reflected, nor were some changes to streets, parks or linear spaces. However, the nature of the Master Plan was to be conceptual and to be refined over time. The southwest portion of Figure 1 was fairly accurate.
 - The proposal requested single-family residential for the Future Study Area, which was consistent with the Residential Village designation given for the entirety of Villebois on the Comprehensive Plan Map. Property being developed and rezoned must be rezoned consistent with the Comprehensive Plan. When rezoning from residential village, the only zone option is Village, and both the current and proposed uses were listed as allowed uses in the Village Zone with single-family being the first listed allowed use.
 - The land use map on Figure 1 is color coded to identify the different land uses from apartments to single-family. Except near the Coffee Lake Wetlands, most lots on the edges of Villebois were large and standard lots.
 - The same pattern established on the northwest and southeast edges was the same pattern now shown in the southwest, the Future Study Area. A whole mixture of lot sizes were seen moving toward the center, from estates to small-attached in SAP-East, and a mixture of large, standard and medium were proposed in the Future Study Area. Conceptually, on the Master Plan level, the pattern around the entire edge of Villebois would remain consistent
 - Attachment I, Figure 1, which was distributed to the Commission, was different from what was in the packet. The Applicant had updated some of the acreage numbers in the table. However, the colors on the map were the same. A road connection that had been on a previous version had been removed, which was updated as well.
 - He confirmed that the only estate lots were in the northern section of Villebois. At one point, there were some along Grahams Ferry Rd but they had been subsequently refined and removed.
 - With regard to subsequent changes or refinements in the quasi-judicial process or development review process, the different colors on the Master Plan map were lumped into essentially two categories:

Category 1 included the small lots and all the attached products and Category 2 included the medium single-family and above.

- He confirmed that larger lots had the potential to be refined into smaller lots; however, the criteria for refinement in the Development Code have quantitative and qualitative requirements. There was flexibility, but a number of considerations are involved.
 - In terms of quantitative requirements, mixing for example, standard and large lots a little bit, especially in the second ring in, would be allowed because the formers of the Master Plan did not want to have to come back for changes like going from a row house to a detached unit, or to change a condominium to an apartment.
 - On the other hand, qualitative requirements still had to be met regarding some of the Master Plan concepts. For example, although in the same land use category, changing a condo to a small lot, single-family in the Village Center was counter to qualitative policies about having the urban design for certain addresses in the Village Center.
- Although the proposed Figure 1 displayed specific colors or land uses, the exact location of those uses was not being approved. Rather than understanding the map as acreage for each of the different lots, it should be considered as acreage for that lot-type category, or the larger single-family lot type, which was 12.4 acres.

Chair Altman noted that if the Commission recommended a designation in Category 2, which was proposed, Category 1 could not be done in the future.

- Mr. Pauly responded that as written, the Code provided the possibility for a small percentage of change, 10 percent, from one category to the other, but he did not expect that would occur, nor that Staff would support it. If there was an expressed policy that the Future Study Area be made the larger single-family, then that would be a qualitative policy that any refinements would be measured against.

Commissioner McGuire recognized it was conceptual, but believed designating different lot sizes set the threshold for future decisions and what the DRB would consider when reviewing a development application. She asked for clarification on the aggregate land use category and whether it meant that it did not matter the land use, medium, large, or standard, when going to the DRB, or would some criteria require a change from a large to a medium would have to go through, and if there was a certain margin of allowance.

- Mr. Pauly explained no quantitative criteria exist that would define if it could go to a large lot, such as 10 percent of large can go to medium. Qualitative policy criteria in the Master Plan and at the SAP level would have to be relied upon and the idea was that the overall pattern around the edges of Villebois was to be followed. That expressed policy would continue as the proposal is reviewed in subsequent processes.

Commissioner Hurley asked for the defined square footages of the standard, large and estate lots.

- Mr. Pauly replied that was an important point because the Villebois Master Plan did not define each of the lot sizes. Lot sizes were defined in the Architectural Pattern Book, which is adopted with the SAP, and shows a range of lot widths and lot depths, the standards that determine if a lot is a medium, standard or large.

Commissioner McGuire:

- Confirmed that an adopted measure within the SAP had the lot sizes in it.
 - Mr. Pauly added the assumption was that an existing Architectural Pattern Book would be used.
- Asked if making the Future Study Area part of SAP-5 was included the proposed amendment.
 - Mr. Pauly answered the SAP boundaries in the Master Plan were conceptual. Changing the SAP boundaries would be a subsequent quasi-judicial decision.

Commissioner Millan understood the Future Study Area would be the same as SAP South; therefore a similar architectural plan would be adopted.

- Mr. Pauly replied the Commission was conceptually setting the basis for that, but the actual decision to change the SAP boundary would be made the DRB. The Master Plan contained conceptual SAP boundaries; the actual adoption of the SAP boundaries was a part of the DRB process.

Commissioner McGuire:

- Asked if approving the amendment would conceptually make the Future Study Area part of SAP-S.
 - Mr. Pauly answered it would be conceptually part of SAP South, so the same lot sizes as SAP South would be used.
- Asked if the 113 lots included in the amendment would be included in the Master Plan.
 - Mr. Pauly replied Staff had not actually looked at the lot sizes to ensure medium lots would fit into the blocks shown as medium based on the standards in SAP South. No documents had been received from Polygon to make that determination. He assumed the Applicant's consultant had figured that out, but the Commission was not reviewing that at this time. He would next review the table in Figure 1, which addressed whether the 113 lots would be included in the Master Plan.

Commissioner Hurley asked about the lot sizes in SAP-5.

- Mr. Pauly answered his calculations did not include alleys, etc., and were only assumptions because making every single house the minimum size would not work with block sizes. According to the SAP South Pattern Book and using the minimum width and depth for each designation, a medium lot was 2,900 sq. ft; a standard lot was 4,500 sq. ft, and a large lot was 5,400 sq. ft. These were not the actual lot sizes Polygon was proposing, but assumed that the SAP South Pattern Book, which was being shown conceptually, was used.
 - He noted the discussion was probably getting too much into the quasi-judicial, but in short, the Master Plan did not mention the size of lots.

Chair Altman understood it was possible that a new SAP could be created moving forward.

- Mr. Pauly replied it was possible and would result in separate pattern books; however Staff did not recommend creating a new SAP for a few reasons. He assumed Staff would recommend that the lot sizes be similar to the other SAPs during the quasi-judicial process.

Commissioner Postma reiterated that the lot sizes were only contextual. The Commission would not be making that decision tonight, but could reasonably expect that the lot sizes would land in that neighborhood.

- Mr. Pauly replied that was correct, adding those lot sizes would be the minimum for the different categories using the SAP South Pattern Book.

Mr. Pauly continued with the Staff report by reviewing the tables of the Current and Proposed Figure 1 Land Use Plans, noting the difference between residential unit totals was 145 units.

- The unit count incorporated what would be in the Future Study Area as well as changes through refinements over the last few years. The total number of standards had been reduced in the Master Plan even though additional standards were being proposed in the Future Study Area.
- The acreage had not been updated, except for moving the 19.6 acres shown in the Master Plan as the developable portion of the Future Study Area. The additional 12.4 acres for medium, standard and large lots combined with the additional 7.2 acres for right-of-way equaled the 19.6 acres of the Future Study Area shown in purple on Figure 1 of the current Master Plan.
 - The Current chart on Slide 14 was a part of Figure 1 currently in the Master Plan and displayed the total count from the map. He clarified what had been adopted in 2010 was under Current and the proposal was reflected under Proposed.
 - He confirmed there was substantially more small lot single-family and small-attached, which was probably due to the row houses being converted to single-family detached.
- Slide 14 showed a decrease from 194 to 138 standard, single-family and an increase in acreage. He clarified that the acreage was not updated for the refinements, but only for what was being moved from the Future Study Area into residential development. The colors on the Land Use Maps had not been updated; the acreage still reflected the colors on the map, rather than the location of the actual units approved through the PDPs.

Commissioner McGuire:

- Understood it was conceptual, but noted it did have a count of land use type and was setting a pattern.
- Asked how the 113 lots put in this specific area would be used in future decision-making. She believed the Commission was setting a threshold for future decisions and wanted to be thoughtful about what that would mean and how it would be used.
 - Mr. Pauly explained that in those future decisions, there was opportunity to refine the 113 number; however, the Master Plan Land Use Map did not necessarily define the location of the 113 lots that correlation could not be drawn from Figure 1.
- Stated part of the way it was being cast was that it was not relevant, like the number could be zero and it did not matter because it would be sited in the future. She believed it was relevant because the Planning Commission was setting a standard or threshold, if she understood the process correctly.
 - Barbara Jacobson, Assistant City Attorney, explained the Applicant had proposed 113 lots. However, Staff had not reviewed that to see whether that would actually be feasible. When making the decision, Commission could specifically say they were approving the Master Plan change to reflect larger size lots, or Category 2, but were not recommending 113 or any other number of lots which the Commission expected would be determined based on further analysis at a later time.
 - Tonight, the Planning Commission was only recommending a designation for land in the Master Plan. When an actual development application came in, then the zone would actually be changed, the layout approved, and Staff would have to review what was presented and make a recommendation regarding the number of lots proposed.
 - The 113 was a number because the Applicant had to put in something. If the 113 lots made the Commission uncomfortable, they could specifically state in their decision that they were not recommending or approving that number of lots and expected Staff to come up with the right proposal to the DRB. If City Council was not pleased with the DRB decision, there was the call-up procedure as well. Many steps would occur after tonight. She reiterated the Commission could make it very clear that they were not recommending any set number of lots, but were recommending the largest designation of lots, or Category 2, as opposed to the smalls.
- Asked if the numbers in the undeveloped portions of the land that were included, like near Tooze Rd, had been done within the master planning process between Staff and the developers.
 - Mr. Pauly responded some SAP work had been done in that area. He had not been involved in the SAP, but knew some specific SAPs were not that specific.

Chair Altman asked if, not counting the numbers but focusing on the acres, it was appropriate that 12.5 acres were being designated for Category 2.

- Mr. Pauly answered yes, but clarified it was approximately 12.5 acres because the acreage could change during the quasi-judicial process when the SROZ refinements were actually done; slight right-of-way changes or adjustments to the SAP or SROZ boundaries could take more acreage.

Commissioner Levit stated it seemed that Staff had spread the 12.4 acres over the three lot sizes, medium, standard and large, because it equaled the difference in the current and proposed acreage and explained why the proposed acreage was larger. If the 12.4 acres was changed by evaluation of the SROZ, the numbers should change and any mix would change the ratios of the actual specific areas.

Mr. Pauly continued with the Staff report via PowerPoint with responses to Commissioners questions as noted:

- The Current and Proposed Figure 2 Neighborhood Concept Diagram showed the removal of the Future Study Area label and replacing the now-demolished building footprints with the Master Plan conceptual level street layout. The Future Study Area label would also be removed from Figure 4.
- Staff supported changing the SAP boundary to be part of SAP-South because the numbers made sense. No SAP had 100 or so units; most had 500 units and SAP-Central had more than 1,000 units. If the subject area had been included as housing in the original Master Plan, it probably would have been a part of SAP South. Subsequently, the same pattern and community elements books would be used in order to have the same design standards of the adjacent development. (Figure 3) The Pattern Book did not show specific

architectural designs, but different massing and elements that must be incorporated, and then based on those standards, the City's contract architect would review the designs to ensure that the specific home designs met the standards in the pattern book.

- The developer would use the same Pattern Book, but would develop the designs for the architecture of the individual homes, which would be reviewed by the third-party architect. It would not be a public process review. In the subsequent development review process, the Applicant would be required to show conceptual elevations as part of the public process with the DRB.
- Several maps, tables and figures in the Master Plan addressed parks and open space.
 - Proposed Figure 5 removed the Future Study Area label and better delineated the wetlands, which were part of the open space. Subsequent figures indicated the alignment of conceptual trails, a new pocket park, and linear greens for other play areas and meeting spaces in the neighborhood.
 - He confirmed the drawings would be corrected to show the entrance to Graham Oaks Rd off Normandy Ln.
 - He clarified that a creative play feature already exists at the corner of Grenoble St and Lausanne St, addressing a concern about a symbol for a play area in the upper area of the SROZ that was not shown in some of the other maps.
 - He explained that a good way to view the parks would be as the minimum. Many developers put in additional linear greens. Even when looking at what had been approved and not built by Polygon, there were a number of additional linear greens and pocket parks.
 - A table in the Master Plan identified the park and open space amenities proposed for the development, which included the child play structures for range of ages as well as seating areas and a small gathering area.
 - The conceptual drawings of park designs, located in the Master Plan in the Technical Appendix, were intended to show that essentially what was in the table could be designed and put into the space on the ground. No sheets exist to show these conceptual drawings, so an additional sheet was developed to show that the child play areas and seating areas could fit in the proposed park areas.
 - One pocket park and two linear greens were proposed, but no neighborhood parks. The proposed development was not considered a neighborhood in the Villebois Master Plan. Many of the amenities seen in the three neighborhood parks were more scaled to the hundreds of units within walking distance or in close proximity to the other neighborhood parks.

Chair Altman said there seemed to be a difference in this specific property, in terms of the amount of SROZ, compared to the other areas of Villebois.

- Mr. Pauly agreed, adding there were many trails and some proposed amenities in the open space that were not necessarily reflected in the displayed map. (Slide 29)

Commissioner McGuire:

- Believed open space was different than a neighborhood park. Open space was a backdrop and an amenity that was provided within the neighborhood. Parks were commonplace for gathering and for sharing, which was a different experience than the open spaces. The Master Plan spoke a lot in regards to experiential parks and having different opportunities.
- Understood the proposed development was not considered a neighborhood because it was designated a Future Study Area, but it was proposed to be zoned residential.
 - Mr. Pauly responded that was consistent with the Comprehensive Plan, adding was a neighborhood with a lowercase 'n', not a neighborhood with an uppercase 'N'.
- Asked if the development could have a medium neighborhood park or a light green neighborhood park.
 - He reiterated the proposal did have meeting spaces, picnic tables, a gathering area, etc. He noted they were probably getting too much into the specifics.
- Stated that what the Commission allocated to parks and to residential development was part of setting the land use pattern.

- Mr. Pauly replied that was correct, but in terms of exactly what the amenities were and where the amenities were located in the Master Plan was something the Parks Board and DRB reviewed in great detail.
 - There were gathering spaces in the pocket park towards the center if considered as a whole, which was a reasonable location. Having the amenities next to the trees was a nice location for a park versus in the middle of what was now concrete.
 - The location of pocket parks could be refined later during the subsequent development review if it was found that an amenity needed to be more centrally located. The Development Code states that as long as the amenities were still available in the SAP, the location was adjustable through the development review process.
- Mr. Pauly continued with the Staff report with responses to Commissioner questions as noted:
 - He reviewed proposed changes to utilities in Figure 6. The existing pump station would be replaced with a public sanitary sewer lift station. An additional technical appendix had information from the Engineering Staff about the preliminary requirements for design.
 - The architecture for the lift station building would likely be a part of the Community Elements Book and then the specific designs would come later.
 - Planning had been done to the point that water and sewer would be available for the entire Master Plan area, including the Future Study Area. During planning, the Applicant had used the maximum development of approximately 300 apartment units to ensure the utilities were sized sufficient for whatever ended up being built there.
 - Onsite Stormwater and Rainwater Facilities were consistent with other areas of Villebois.
 - The Current Street Plan (Figure 7) in the Master Plan, showed the street leading to the Future Study Area as “Residential Standard-Future Study Area Access”, meaning it was built slightly wider than other residential standard streets in anticipation of serving as an access.
 - In the Proposed Street Plan, that street would also serve as an access, which supported a number of existing policies in the Master Plan and Transportation Systems Plan, as well as Development Code standards. The connection was also strongly supported and required by Engineering Staff and strongly recommended in the memorandum from DKS Associates.
 - The brighter green colored streets next to parks and open space in the both Street Plans reflected a Master Plan principle that parking is not allowed adjacent to parks and open space, in order to preserve the view into them, and that would be consistent in the Future Study Area as well.
 - An additional street standard section, called Residential Median, would apply at the main entrance from Grahams Ferry Rd. Having a central median tended to be the design choice when one entrance existed to maintain spacing standards and avoid having to put accesses into important natural or treed areas.
 - He clarified that a Woonerf was essentially a shared street design that originated in Holland. One “address” in Villebois just north and east of the Piazza that had not yet been constructed contained that street section as part of the urban design.
 - He noted the memorandum from DKS & Associates, an engineering firm contracted with the City to do all of the City’s transportation analyses including traffic impact studies. He clarified that no traffic analysis had been done because the number of units had not yet been determined and this analysis was part of the quasi-judicial process. He noted the topics addressed in the memorandum. (Slide 39)

Steve Adams, Development Engineering Manager, stated the DKS study basically supported what had previously been done in Villebois regarding connectivity with enhanced crossings to allow better pedestrian movement through the Village area. The study strengthened how Villebois had been designed over the last ten years and how it had developed over the last several years.

Mr. Pauly noted the DKS study specifically called out how Villebois Dr is an important north-south connection. The study also recommended an additional nature trail connection on to Normandy Ln, not shown in the initial proposal, and supported the new street section.

Commissioner Levit noted two trail connections were shown to Coyote Way and Graham Oaks, and that dogs and bikes were not allowed on that trail. He believed it would be good to ensure that the trail connections were designed to discourage dogs and bikes.

- Mr. Pauly responded that would be addressed with subsequent conversations with Metro, who may or may not want to allow dogs and bikes on a portion of the trail.

Commissioner McGuire recalled that in work session, the consultant had mentioned they had considered two entrances off Grahams Ferry Rd, instead of only one street. She asked if that would possibly be refined later or was it the designation for the public right-of-way.

- Mr. Adams replied in previous applications prior to Polygon's, three or four years ago, there had been discussion of two connecting roads to Grahams Ferry Rd. With Polygon's application, he was only aware of the one connecting road being proposed.
- Mr. Pauly added that had some impact on trees and spacing standards.
- Mr. Adams added Grahams Ferry Rd was considered an arterial street. Ideally, the spacings should be 600 ft apart to minimize the traffic impact coming in for the north-south flow. The speed limit was currently at 40 mph and flowed better having fewer street connections.

Mr. Pauly concluded the Staff report by noting corrections to the Staff report listed on Slide 40 and entering additional attachments into the record as follows:

The following exhibits were entered into the record:

- Attachment F1: Email from Andrew James dated August 6, 2013, left out of initial published version of Attachment F. This email was included in online packet a few days later and emailed out to the Commission.
- Attachment I: Revised Figure 1. Land Use Plan dated July 26, 2013.
- Attachment J: Letter dated August 9, 2013 from Nancy Kraushaar sent to Wilsonville residents clarifying the scope of the proposed Villebois Master Plan Amendment in response to citizen comments to City Council.
- Attachment K: Online Petition submitted by Jeff Williams with 207 signatures and 7 comments received August 9, 2013.
- Attachment L: Comments received between 12:00 p.m., August 7, the deadline for the meeting packet, and 2:00 p.m., August 14, the deadline for tonight.
- Attachment M: Staff's PowerPoint presentation dated July 10, 2013.

Chair Altman asked if the various attachments, particularly the letters received that may or may not have applicable testimony for tonight's decision, were generally included in the record, or if there was anything done to limit the attachments.

- Ms. Jacobson replied no, the attachments were submitted, and similar to public testimony, the Commission would not consider anything that was irrelevant. Although submitted in good faith, distinguishing between what the Commission, City Council, and DRB would do later was a difficult process for the public to understand when there were so many steps. Including the attachments into the record would not mean it would be considered, but did acknowledge that they had been received and reviewed.

Commissioner Postma:

- Added that the attachments were not necessarily included in any future application that might involve future refinements of this plan. The public would be well informed to resubmit and/or find a way to put the information back before Staff and the appropriate review body at that time.
 - Ms. Jacobson agreed, adding that anything regarding, especially those items listed by Staff that would come before the DRB, such as tree removal, exact number of lots, road location, architecture, etc. should be resubmitted. The DRB is where these specific concerns are addressed. She noted that the same letters and emails could be resubmitted during that process. City Council would review what the

Planning Commission was reviewing, and City Council would make the final decision on tonight's recommendation.

- Confirmed that any recommendation made by the Planning Commission is passed up to City Council and everything in the Planning Commission record, which included the current exhibits submitted thus far would be available for City Council to review so no resubmissions would be necessary.

Chair Altman asked if there were any questions for Staff.

Commissioner McGuire:

- Understood the Commission had the opportunity with regard to the subject proposal to consider the number of acres dedicated to residential and open space in the Future Study Area.
 - Mr. Pauly answered yes, but clarified that what was dedicated to open space was not changing from Master Plan to Master Plan. It would be additional open space because what was currently in the Future Study Area designated as open space is currently designated in the Master Plan, so that would not change. The Commission would be splitting up and designating the 19.6 acres.
- Asked if whatever was allocated to parks would be a part of that.
 - Mr. Pauly replied that parks might also be a part of the residential as well, so it was adjustable.

Chair Altman asked whether the Planning Commission might do anything in their recommendation that would direct consideration of a neighborhood park.

- Mr. Neamtzu recommended speaking to the Applicant, adding that he had a number of items the Commission had highlighted that should be discussed further. He was eager to get to the public testimony given the late hour. He noted Commissioner McGuire was concerned about neighborhood parks, which was an area to be revisited, particularly with the Applicant.

Commissioner Postma understood that a recommendation could possibly be made that would not include a specific recommendation regarding the number of lots. He noticed the resolution did adopt the Staff report as it currently stood, adding it might be a worthwhile exercise to see if the Staff report had a notation that indicated specific lot numbers so that exclusion could be made if desired by the Commission.

Chair Altman called for the Applicant's presentation.

Fred Gast, Polygon Northwest, 109 E 13th Street, Vancouver, WA 98660, believed Staff's analysis followed a track similar to what Polygon was trying to find, which was to find a metric to show how they were hitting their objectives in their proposal. He thanked the Commission for their time in volunteering to assist the City in planning its future and the Staff for their diligent work. He especially thanked the Villebois residents for their passion for and involvement in the community, adding their passion was one reason Polygon enjoyed being part of the community.

- His presentation was to make a case for why their proposal was a good approach to the property. They needed to identify an appropriate intensity of development, or density, for the site; propose various and appropriate product mixes for the site, as far as lot size and lot arrangement; and consider the arrangement of uses on the site, which was what was being considered specifically tonight. The details would come in future applications, but Polygon believed their approach was appropriate based on some of the analysis Staff put into place that would be shown this evening.
- The proposal was based on input received throughout the process, through the work session at the Planning Commission; other DRB hearings and City Council sessions, as well as the two neighborhood meetings held specifically for this proposal. Therefore, the proposal reflects a large-lot spectrum, as opposed to the broadband or small lot, as well as the townhomes and cottages. Input stated that larger lots were needed in the marketplace and community, about which Polygon agreed.
 - The proposal had to be done within the context of the Compact Urban Development, which Villebois has been since the late 1990s, when discussions between the State and City occurred, and when the Master Plan was adopted in 2003. Large lots had to be in a context.

- Certainly, everyone agreed this is a unique site, but as he told Villebois residents, everyone would not agree on everything. There were many things Polygon could and would want to do and the Applicant had made movement since the last work session with the Commission.
- He presented several slides with the following key comments:
 - Displaying the previously proposed layout, he indicated the small lots and/or townhomes in the outer extremities of the community, adding that these were excluded from Polygon's proposal because of the input received.
 - The newer layout showed a movement toward larger lots. The first proposal had more standard and medium lots. Large lots had now been added, as well as a reduction in the target number, which was yet to be determined through subsequent proposals.
 - Community feedback stated that development in the northeast corner was more intense than desired, so Polygon not only changed the area impacted through development, but also the actual product type itself, proposing more large lots instead of standard lots. This limited the area of impact compared to what was currently impacted on the site today.
- Displaying the proposed Master Plan, he noted the changes made to the lot sizes and their locations, noting that the entire proposal was based on the condition that Polygon would work on a graduated density. In moving further from the center of Villebois, one would get into lower densities. As a correlation, the proposed intensity was similar to that through the community, but Polygon also moved away from what occurred, or was planned to occur, at the extremities.
 - Polygon also considered the immediate adjacent area, and unlike previous proposals with a more defined mix, the proposal had a higher echelon for the lower density, single-family detached product.
 - More than half of the site was designated as open space. It was a unique feature of the site.
- In summary, he stated that Polygon believed the intensity was right within the development impact area as Polygon was developing at a lower density than the other extremities of Villebois. The proposal was compatible with adjacent development and had significant setbacks on adjacency. The notion of compact urban development was balanced with a desire by the city collectively to build on a larger lot horizon. Regarding neighborhood parks, He noted the three stars indicated on the Master Plan was where the neighborhood parks and/or meeting areas should be; in some cases, they were in a regional park location.
 - Half of the subject site being designated SROZ under open space provided Polygon a lot of opportunity to do something different than the more manicured or traditional park arrangement found in the rest of the community. Polygon was trying to provide some of those elements, but to create something different and new. Park districts in the Metro area are looking for opportunities for nature play, which was Polygon's intent. There were historic trails and such, but other environments could be created that kids are not used to in a more urban scale, such as playing in the woods. More native and natural features could be done on this site, which provides a great opportunity not found in most cities.

Commissioner McGuire:

- Had hoped to have a work session before the request came to public hearing because the confusion regarding what people could and could not testify about could have been resolved, which would have resulted in a much better public process.
- Appreciated that neighborhood meetings were held and the revisions to the proposal. She was interested in seeing the area developed and happy plans were being made for it within the Master Plan, but her biggest concern was that there was no neighborhood park in the area.
- Did not believe the Land Use Pattern was the correct map to consider. The Parks and Open Space Map should be used to show the number of neighborhood parks versus pocket parks versus linear greens. She recognized the site was surrounded by open spaces, but that was a different type of amenity than a neighborhood park would serve within this neighborhood.
- Would be interested in seeing a neighborhood park somewhere within the center of the development, rather than off to the side; perhaps an additional one or two pocket parks or a neighborhood park, otherwise it would not be consistent with the rest of the Master Plan in that there were many common areas and opportunities for residents to gather. Although they could gather in the woods, they might not have the

same opportunity given there were potentially 100 homes, which was a lot of people. It would be a trek to get to the regional parks, and one of the best things about Villebois was being able to come out of the house and hang out with the neighbors.

- Noted having the additional park space would then reduce the number of houses perhaps, which directly relates to some of the other concerns heard in terms of numbers, traffic impacts, and etc.
- Asked if Polygon was willing to revise the application.
 - Mr. Gast reiterated that the site provided a unique opportunity and the neighborhood park locations did not provide much of a natural environment to take advantage of. He agreed it was a nature park environment, but believed that did serve as a neighborhood park. He had been fairly consistent on the point, as more than half the site was already dedicating to open space.
- Stated that was because it was already zoned SROZ.
 - Mr. Gast responded Polygon was proposing to add additional real estate to the SROZ, which was part of the arrangement to the SROZ, in that they could have more active and traditional gathering spaces adjacent to the SROZ. It was getting the best of both and not carving out a pocket for a play structure. There still would be opportunities for structures, for picnics and so forth, which would be part of the natural area, becoming a big community park and/or neighborhood park. He assured Commissioner McGuire that he wanted the same thing: places to connect, a key feature of Villebois. He believed he could do it in a more dynamic way than what had been done before, albeit different from the traditional grass-only park. It would have the features of community parks, but being adjacent to the SROZ would make it bigger.
- Responded that tonight the preliminary areas for the linear greens and two parks with the play structures were being set. The amendment would decide the blueprints for the future, regardless of the application. The right choices should be made so that the land would be serviced the way it should be and that the community would be served as well.
 - Mr. Gast stated he was not foreclosing Commissioner McGuire's recommendation forever and believed providing that flexibility was fine. However, he did not want to create two neighborhood parks in 113 homes, or whatever the number was ultimately.
 - Polygon needed to at least support the infrastructure provided. He understood the objective, not foreclosing the opportunity to have that dialogue and subsequent process. Polygon was identifying a lot of open space and park space, and how it moved might be part of the conversation.
 - He emphasized that his vision was to create something that was even better than what had been done previously, because it would be coupled with an SROZ and have something more than a traditional park. He believed something could be done that was more special.

Chair Altman called for public testimony regarding the proposed application.

Gary Templer, 11667 SW Grenoble St, Wilsonville, OR, stated the City has spent extensive time in designing the Villebois Master Plan in 2003. His comments regarded the Background History, on Page 2 of the amendment; Connectivity, on Page 5, which is Subsection 4.177(2)A; and the 2003 Master Street Plan, which he did not believe had changed.

- In 2003, the LEC mega church had grandiose commercial plans as stated in various letters from Mary Morrissey and other executives. Throughout Attachment G, History, there was great detail about the LEC. Their intention was not to build 300 apartments. Villebois Dr South was only widened by two feet in the 2003 Master Street Plan. He asked why the Planning Department and the City allowed all of the South Arbor area streets to be standard residential, despite many LEC letters and much discussion about the LEC future plans. There was a street stub at Villebois Dr South at Normandy that was for the LEC.
- He asked if the City normally allowed a commercial development to have an entrance and exit on to standard residential streets, and if not, why it was done in Villebois.
 - Mr. Pauly clarified that Attachment G was available only electronically and included the entire record of the various Planning Commission meetings through the years that referenced the Future Study Area and LEC over the last decade or so.

- Mr. Neamtzu stated he did not recall some of the specifics of Attachment G, but was glad to prepare a response, based on Mr. Templer's testimony, to both Mr. Templer and the Planning Commission.

Mr. Templer noted that the previous Assistant City Attorney, Paul Lee, referenced the fact that Villebois inherited the transportation connection from the State for the LEC property, which he was not able to verify. He found nothing in the public record and no one had really questioned him about it in any of the meetings he analyzed. He asked if the City Attorney could research and address that, or perhaps the Planning Director.

- Ms. Jacobson replied that Staff would look for that information.

Janelle Beals, 11964 SW Lausanne St, Wilsonville, OR 97070, urged the Commission to consider reducing the number of lots permitted to be built on the LEC land as doing so would have a very large positive impact regarding many of the issues raised regarding the development and how it would impact the entire neighborhood.

- Currently, Villebois was built on a grid pattern which was intended to maximize the amount of homes placed on the buildable land. A reduction of the homes built could open an opportunity to change the land use pattern in the streets to allow for more pocket parks, open spaces, and green spaces to be placed within the homes.
- The entire development was surrounded by green space, but no pocket homes, open spaces, or gathering spaces were actually set within the homes themselves. This is the key element in fostering the connectivity that was a hallmark of the Villebois Master Plan.

Chair Altman asked if Ms. Beals generally agreed with the Category 3 approach as far as single-family homes and the lower density, which was the focus of tonight's discussion.

- Ms. Beals replied she was happy to see the lot size increase and the move away from some of the smaller homes, which was more in keeping with the Master Plan, however the amount of land available to be developed had been maximized by the number of homes built, leaving very little room for any street pattern beyond a grid pattern, and allowing no parks to be placed among the homes. The displayed land use map did not reflect the amount of small and pocket parks that were placed throughout the community, which had a significant impact on how residents live in the community. It was important that those be included within the actual grid of developed land.

Andy James, 11976 SW Lausanne St, Wilsonville, OR 97070, state he had three points to make.

- He stressed that a disconnect exists between the Planning Commission and DRB processes. He believed the refinement process constrained the DRB process as it went through. Even if this action was not approving lot sizes, it was not approving lot layouts, etc.
 - During the refinement process, when an application is reviewed by the DRB, the only thing presented at that time was the refinements that the Applicant brought forward to make small changes. It was not clear, especially to the public, that what was being approved at the Planning Commission was actually a concept that could be substantially refined.
 - The public should know that during the DRB process, the designations could be changed within the Category 2, so changes regarding medium, large and estate lot size standards could change within the refinement process. What was presented was a summary of the Master Plan approved at the Planning Commission and the small proposed changes. The City should stress that the development of 113 homes, the street layout, the specific lots, arrangements and sizes were not locked in, which would be really appreciated for the further processes.
- The second point regarded the concept of the Villebois Master Plan. The Future Study Area would be included in the SAP-South. A lot of effort was needed to connect the subject area and make it part of one SAP-South. Having one street connection where people had to walk along the street to get into the neighborhood was not going to provide the connectivity perceived within a single SAP area.
 - The existing SAP area for SAP-South had a lot of linear greenways connecting various streets, which he used on a daily basis to get to Palermo Park and various pocket parks. A lot of off-street walking and parks could be done throughout the neighborhood.

- Having the area connected by only one street without any linear greenways connecting it, or anything else to that effect, would limit the connectivity between the two areas. It was essential to bring the area into the fold of SAP-South and have the linear greens pathways connected beyond just the trails. He did not want to have to go through a forest to get to the other part of a neighborhood.
- His final comment regarded the street layouts. The streets in a lot of the areas, especially in the southwest and southeast of the subject proposal, were reversed from the rest of the neighborhood when bordering a SROZ. For example, Normandy Ln bordered the SROZ, providing easy community access to trails into the Graham Oaks area.
 - As presented, the areas along the south and southwest of the Future Study Area were all residential lots that backed up against the SROZ and Graham Oaks area and that plan would not significantly change through the refinement process. When walking along those areas, people would be looking at houses rather than at the environment.

Robert Walliker, 29164 SW San Remo Ct, Wilsonville, OR 97070, shared the history of the land around his home. Previously a potato field, the City had the developer, Arbor Homes, turn the field into a stormwater retention area. A 30-inch pipe delivers all the water from north of his property into that area. There are cattails, retention ponds, and an overflow facility that flows down under San Remo Court and into a second water retention area that eventually goes downhill to the south.

- He had heard about an area that would be wetlands. Although unsure where the wetland originates, he knew that some stormwater flows through the trees as surface water. If there were wetlands there, or a wetland area would be created, he asked for a guarantee that the water would flow south rather than north and back into that retention area. Many homeowners have extra insurance in the event of an overflow, though the engineers might say that would never happen.
- He asked where the water came from and how it would reach a wetland in the new development area.

Chair Altman responded that he was involved in some of the LEC planning and explained that groundwater was feeding the wetlands. Three categories are used to create a wetland: soil condition, vegetation and water source. A stream ran through there at one time that had been cut off, but there was still a groundwater source that fed the area in the north that extends up into the existing portion of Villebois. He confirmed there was some groundwater there already that flowed south. Before there had been some field sheet flows that also fed the area.

Mr. Walliker stated the water did stay on top of the surface. The bark dust trail there becomes muddy during the winter. He asked who owned the area that was created to retain the stormwater that eventually flowed south into the LEC area. The pond was east of San Remo and south of Grenoble.

- Mr. Adams believed the pond being discussed was Pond N of the Villebois Master Plan. It was the headwaters of a forested wetland that Kerry Rappold could talk more about.
 - The pond did collect stormwater from a small group of homes north of Grenoble and emptied there. It was not connected to the larger detention Pond M, which was on San Remo. They were two completely different water basins and flowed to two different areas independently. There were no connections between the two.
- Kerry Rappold, Natural Resources Program Manager, noted that Chair Altman did well in describing that groundwater was a major contributor to the onsite wetlands. He recently reviewed the wetland delineation report, which stated that the water table came within 12 inches of the surface. Thus, the forested wetlands were primarily dependent on the groundwater resource. However, there was a connection between the surface water, Pond N, and the forest preserve area south of it. When Pond "N" was designed, a channel went around the edge of it with a little weir structure that allowed water to back up into the wetland. They could see if the weir was functioning properly, which it should. He confirmed there were a number of different sources as far as the actual hydrology.

Mr. Walliker asked that if the weir would be looked at because it was part of the City's property.

- Mr. Rappold replied no, he understood that the homeowners association (HOA) was responsible for it.

- Mr. Adams confirmed that both Pond M and N and the surrounding land were owned and managed by the Arbor HOA.

Nathan Knight, 11973 SW Lausanne St, Wilsonville, OR 97070, stated he had reviewed some of the previous issues that had come before DRB. In the past, it appears that the DRB just measured proposals against the Master Plan or proposals already proposed, and had a fairly limited ability, or did not understand their full ability to make revisions to proposals. It appeared like they stayed with what the applicant has proposed with only minor tweaks. He was concerned that if a certain number of acreage was adopted for residential homes that it would set the standard for the number of homes, despite statements to the contrary. The Commission had a plan that already determined the density and lot sizes, so essentially the number of homes being built was being set if the proposal was adopted tonight.

- If that was the case, there should be more public involvement at this stage, rather than later on. Or be willing to accept some real robust community involvement and changes when it does come. He was a bit disappointed. A letter from the City had stated that this was not the time to comment; the time would come later. He believed the letter had repressed a lot of feedback that would have been received tonight and there would have been much more involvement from the neighborhood. He was concerned that the proposal was going to get kicked down the road and DRB would be stuck with what was approved tonight.
- He had some very specific concerns, but apparently this was not the time to address them. However, one major concern was traffic. The two primary streets in the neighborhood that would be impacted were Villebois Dr South and Normandy Ln. He invited the Commissioners to stand on one of those roads at 7:50 am on a school day and try to imagine school-age children from another 113 homes trying to get to Lowrie School.
 - When the Master Plan was initially proposed, the school was at the corner of Tooze Rd and Grahams Ferry Rd. He expected the assumptions were that traffic would go out Grahams Ferry Rd and up to the school, and not routed through the existing homes.
 - He was aware the report stated that the Master Plan's traffic study was based on the possibility of 300 apartments, and since this proposal was less than 300 units, analyzing traffic studies was not necessary. He would have liked to have seen the details of the study and have the Commission review the study before making a decision. He noted if now was not the proper time, then he would push for that during the DRB process.
- Admittedly, this was a confusing process for the public. His sense from previous issues that had come before DRB was that there was a very limited review to "soften the edges" before pushing an application through.

Commissioner Levit responded that community members were doing research and becoming experts. He commented that a number of Planning Commissioners had been on the DRB. He reassured that, from personal experience, that citizen involvement could have a huge effect on the outcome, so he encouraged participation.

Commissioner Postma shared the same sentiments. Citizens needed to remember that they were a part of the DRB process of holding the DRB to task to ensure that Board implemented a community that looked like what was being planned now. If something was approved now, the DRB needed the citizens' assistance in ensuring that it got implemented down the road. He encouraged those with concerns to stay engaged in the DRB process. Several of the Commissioners had been through that and it was invaluable to hear such input.

- It was difficult for a DRB member to not just go along with what an applicant may put out there, unless there was some community involvement that said they had envisioned something different based upon the plan that they understood to be in place. He repeated that DRB needed their assistance in that process if they wanted to ensure that it occurred.
- He reassured them not to be discouraged by the fact that it was a difficult process, adding that Chair Altman had been a former Planning Director and had decades of experience, and yet, he still asked questions. Staff was available to answer questions and the Commission relished the opportunity to receive community input. It was important to understand the community's desires, but to also have the community

hold the boards accountable and that the finished product was actually what had been planned and what the community had intended from the outset. He repeated that community members needed to stay engaged because they were needed in the process.

Commissioner Levit added it did not always come across in the records of the meetings but, public involvement was rare. He agreed that having the community's feedback was important.

Chair Altman agreed. The Commission was accustomed to meeting in an empty room, so it was encouraging to see the people present, concerned, and giving direction. It was unfortunate that the process was complicated enough that it was hard for everybody to understand, but he encouraged those present not to give up, adding that it was just the beginning of this process. They were making an initial refinement to the Land Use Plan that would set things in motion where the community really would get to be involved. He expected the developer would continue to coordinate with the community as they moved forward to those refinements.

Commissioner McGuire agreed with Mr. Knight's comment in that a better job could have been done in terms of public process. The Commission does always have an empty room.

- Another role of the Planning Commission was being the Committee for Citizen Involvement (CCI). A petition was received from 214 people inquiring to conduct additional public process. Putting it in a public hearing format added more pressure for the Commission to make a decision and was not fair for those who attended because they could not hear the Commission have more of a conversation about the proposal, so that they could sort out the differences that occur within the Planning Commission and DRB.
- She believed they had made the issue even more confusing. She was even confused and it was her second term on the Planning Commission. The application said, "the development of approximately 113 detached residential units." To say that the Commission was not setting a standard for the DRB for future decisions was not accurate. If everyone had shown up tonight and was done with it because they felt frustrated and the proposal was adopted as is, that was what the DRB would see, unless there was an opportunity for the Commission to add other additional guiding language in the Master Plan.

Commissioner Postma agreed, adding it had become more problematic in instances where that was built upon because the Applicant, for obvious reasons, had a desire to have higher numbers than what may have already been approved or considered previously. It was a problem that compounded itself, which was why it was important. He hoped the Commission could discuss it and find ways to mitigate the potential concerns.

Commissioner Millan added that she was on the DRB many years ago during the original SAP Plan, and she was also a bit confused. The Staff report stated it was going to be part of the SAP-South Plan, which meant the Applicant would use the same architectural books used when the south area and street layout was conceived. However, she just heard that it could be changed, so there was confusion on the Commission's part as well. She appreciated Mr. Knight's concerns about it being more of a "done deal" when it reached the DRB. She believed the Commission would have to discuss some of the information presented.

Chair Altman stated he did not want to close the hearing yet in order to continue discussion with the Commission and receive direction from Staff. He reviewed the Proposed Amendment Section on Page 3 of 37 of the Staff report which summarized what the proposed amendment included. [1042]

- He noted the Staff report did not include the 113 number, which he considered appropriate. However, it did appear later in the process of determining the number of lots. It seemed the Commission was in the process of allocating land use and the reference in this context was by acres.
- He believed that as long as it said "preliminary" and the Commission included the word "approximately" in each of the categories on Page 3, they were not pinning it down to a specific number of lots.
- In addition, rather than referring to the "medium-size," he would reference "Category 2" as the land use that the Commission was recommending be applied, because they were making a recommendation to the City Council.

Commissioner McGuire noted the Staff report differed from the actual application; the draft amendment had revisions to the Master Plan text that allocated acreage to pocket parks and—

Chair Altman agreed, but clarified the Commission was only adopting the Staff report as a recommendation to City Council, and not the application, which was why he wanted to make that distinction.

- His concern was that there were many things in the Applicant's proposal that the Commission was not acting on. They were only acting on the limited list of things that he read and making a recommendation for the land use change to the Master Plan. He welcomed further discussion from the Commission.

Commissioner McGuire quoted the title of the resolution to emphasize the language.

Commissioner Postma clarified the Commission would be adopting the Staff report, which included exhibits and attachments, which are the application but was not specifically included in the recommendation. He noted the "NOW, THEREFORE," language of the resolution, stating the Commission would only be adopting the planning report, essentially.

Commissioner McGuire responded that the title portion was recommending adopting the ordinance to amend the Villebois Village Master Plan.

Chair Altman stated that the language did not say the Commission was adopting the Applicant's proposal.

Commissioner McGuire stated that it read, "Approve and adopt the proposed Villebois Village Master Plan as approved."

Commissioner Postma agreed that was the title, noting the adoptive language at the "NOW, THEREFORE" read, "To adopt the Planning Staff report as presented..." He added revisions could be made to be certain that any reference to the number of lots was removed.

Chair Altman said that was right, because the "as presented" was subject to revision.

Commissioner McGuire asked how that was helpful to City Council.

Commissioner Postma explained the exercise was to ensure the Commission was adopting, essentially, a zoning amendment that indicated the number of dwelling units per acre in that specific area and the maps that implement that. To the extent of excluding any indication of lot designations or numbers, he understood the Commission was not necessarily recommending that the development look like that or include that number of lots.

Ms. Jacobson confirmed Commissioner Postma was correct. She explained the Commission was recommending that the site be developed as single-family residential, as opposed to allowing for multi-family row houses or commercial. Secondly, the Commission was recommending that it be single-family residential larger lots, as designated in the medium, standard, and large category, which would exclude the smaller lots.

- As far as the 113 number reference, the Applicant was saying that using larger lots in the plan, which would require review by Staff, the outside architect, and DRB, would work. The Commission could state they were not recommending any specific number of lots, but only the Category 2 designation. The 113 was not part of the Staff report at this point.

Commissioner McGuire:

- Responded that the recommendation of the Staff report and the proposed amendment from the Applicant, which included the numbers, would go before the Council.

- Ms. Jacobson reiterated the Commission's recommendation would specify Category 2 lots, and that no recommendation was being made about any given number of residences, which would be determined later.
- Asked if more specific guiding language could be added. The Master Plan had the Future Study Area in it with whatever guidance they had to date. Was there a way to add some guiding policy to that element that directed how the area would be developed; that at a high, conceptual Master Plan level there would be common space outside the open space where people could gather. It seemed that if the Commission was removing the "Future Study Area" text, they should be able to revise the Master Plan to provide guidance. Did such direction have to come from the Applicant or could the Commission add some guiding language?
 - Mr. Neamtzu replied he could see two ways it could happen. The Commission could provide specific bulleted recommendations to be considered by the Council as part of their review or propose language in the form of an implementation measure that could possibly land in one of the various larger sections of the Master Plan. If it were a Park and Open Space standard, a sentence could be crafted specific to the Future Study Area and consideration for park development.
 - Implementation measures have been used in the past as a placeholder, so items would not be overlooked. He noted such small references could be found throughout the Master Plan.

Commissioner Postma believed the easiest method would be adding the implementation language, because the resolution was the Commission's craft as they saw fit. Additional recommendations beyond those already included in the Staff report could be included inside that language. The City Council would be receiving the resolution and the entirety of the Commission's record.

Commissioner McGuire asked if another resolution could be done that would include the implementation measures and policies to couple with the proposed package, adding she wanted to be explicit.

Commissioner Postma responded it would be the same thing because it was all a recommendation. To do a different resolution that had a recommendation on the exact same project was redundant.

- The Commission was providing some guiding principles in response to what they saw after going through the process a bit longer than Council.

Chair Altman suggested focusing on the language on Pages 2 and 3 of the Staff report under Proposed Amendment, which was being adopted as the specific recommendation under the "NOW, THEREFORE," portion of the resolution. That language could be edited to add suggestions, such as using "approximately" in the acreage references, and specifically listing Category 2 as the single-family category. Other pieces could be added on Page 3 of the Staff report as well.

- He was not committed yet on the neighborhood park. He agreed with the Applicant that there were some good opportunities to do something generally consistent with the Villebois Master Plan, but not the same, because it was not the same property. The property was significantly than the open field that the Dammasch Hospital was built on, so it was not the same. There were natural resources and wetlands, providing opportunities to do something unique.
 - If anything, the Commission may want to emphasize the gathering concept under the Park Section and how that would play out in the implementation or design of the area. He was not convinced that it needed to be a neighborhood park in the traditional sense. [1044 1:10]

Commissioner Millan agreed with making refinements to what was listed, but noted that Specific Changes, on Pages 3 and 4 of 37, stated, "Below is a list of the changes to the Villebois Village Master Plan requested by the applicant." She was unclear whether Staff had included those changes in the recommendation. She wanted to ensure the Commission was not agreeing to something that they did not agree with; that was her concern.

Chair Altman suggested that list be reviewed to determine whether it also needed editing. He clarified it would be the Proposed Amendment and Specific Changes that could carry onto Page 4 that should be reviewed for edits.

Commissioner McGuire confirmed that the public hearing could be continued so the Commission could make refinements and then provide an opportunity for people to comment on the changes.

Chair Altman understood Commissioner Millan's concern was that the Specific Changes began to reference specific figures that he was not necessarily committed to.

Commissioner Millan agreed, adding she was not sure she had cross-referenced each item to know what she was and was not agreeing to.

Commissioner Levit stated that if too much was specified about pocket parks, he was concerned about the property being isolated, and not a part of Villebois. A neighborhood park would take away incentive for people to go to the rest of Villebois. He was unsure if it was the best method, but according to the map and street layout, the number of green spaces and green areas in the proposed development were not atypical of other parts of the development. That said he did not want to preclude having a very creative thing done.

- There could not be more than one road connection to the rest of the community because it would go through the SROZ. To get around, even to get to the school, he believed traffic from the subject development would probably go up Grahams Ferry Rd and come in one of the major connectors, rather than going through all the little neighborhood streets.
- He was willing to leave it without a recommendation about the number of homes and parks. It would take a lot of creativity and thought to make it work, but the area would residential, which was the only thing that would work in that area.

Commissioner McGuire agreed, but did not see the creativity in that number of proposed houses and lots. She understood the Commission was not approving the number, but that was in the Applicant's proposed amendment that would go to City Council, so it was an important context.

Commissioner Postma responded it was not in the proposed amendments, but in the application.

Commissioner McGuire corrected that it was in the proposed amendment plan text on Page 5 of the Master Plan amendment. She agreed she would not want to stifle it either, but she did not see the opportunity for creativity. She saw that if the Applicant had playgrounds in the woods space, but that common-space element was still missing and would not be difficult to implement; it could entail a reduction of some houses.

Commissioner Levit noted the third bullet under the Specific Changes referenced Page 5 of the Staff report, which did indeed have a number of lots.

- Mr. Pauly responded that was just acknowledging what the Applicant said.

Commissioner Postma agreed it was not including a recommendation, but pointing that was the number the Applicant included. Again, if that was a concern, it could be mitigated by clearly indicating that the Commission was not providing a recommendation about the number of lots to City Council.

Commissioner McGuire agreed, adding that she preferred that the Commission be vocal, rather than silent. When making a decision, if there was nothing there that also informed the action.

Commissioner Postma noted that the remainder of the sentence specifically stated, "this number is "preliminary and should not be viewed as approval of the development of this many lots." That single reference did not include a recommendation and specifically said it was not a recommendation.

Chair Altman believed the focus should be on how to amend Pages 2 through 4, and then make clear that the Commission was responding to and not acting on the Applicant's proposal. He suggested amending the bullet points of the Proposed Amendment section on Page 3 of the Staff report as follows:

- The first bullet would read, "Preliminarily identify **approximately** 12.5 acres" or possibly **12 acres**, he was uncertain, "for development of larger single-family lots ~~(medium-sized to estate-sized)~~ **Category 2 land use.**" The remainder of the bullet was clear and was not committing to anything in terms of numbers.
- He clarified that Category 2 included estate and large lot sizes.
- Following discussion about whether to specify that it was the buildable land outside the SROZ, he stated that the reason for "approximate" was that the SROZ could still be refined; the numbers could change.

Commissioner Postma added that they would not want to preclude the opportunity for the Applicant to include estate lots.

Commissioner McGuire sought clarification why changes were being made to the Staff report, when language under the Proposed Amendment stated, "To summarize, the proposed Master Plan amendment, if approved, would do the following for the Future Study Area," She questioned why changes were being made to the bullet points despite any possible contradictions in the Proposed Amendment.

Commissioners Levit replied they had not gotten that far yet.

Chair Altman clarified they were narrowing the scope of what the Commission was acting on, regardless of what the Applicant proposed, to a certain extent.

Commissioner McGuire asked if the purpose of doing so was so the Commission could make a decision.

Chair Altman answered no, the purpose was to narrow the scope so the Commission was not approving everything that was submitted.

Commissioner McGuire asked if the Commission could just reject the proposal.

Chair Altman responded that was another option. He continued amending the bullet points of the Proposed Amendment section on Page 3 of the Staff report as follows:

- In the second bullet, "Preliminarily identify **approximately** 7.1 acres for right-of-way including streets, sidewalks, and landscape strips, medians..."
 - He believed it appropriate to add a design guide to address the concern raised about the streets not abutting open space, because that was inconsistent with the rest of the Master Plan Land Use Map.
- Third bullet, "Continue to show ~~over~~ **approximately** half the site, approximately 23 of the 43 acres as preserved open space."
 - It seemed appropriate to add two guidelines in the third bullet that would provide the gathering space locally, not just offsite, as well as a design reference regarding the refinement to emphasize and include connectivity to the existing neighborhoods as a design element

Commissioner Levit noted "Preliminary" should be corrected to "Preliminarily" in both sentences of the third bullet. He suggested removing "0.4 acres" to keep it more open.

Chair Altman agreed, adding the focus was on how the overall open space within this area was developed; some was SROZ, but not all of it. Through the refinement, the Applicant should consider how to create the best connectivity to the existing neighborhoods and provide the localized gathering space.

Commissioner Millan stated that in support of the Applicant coming up with new and creative ideas, all the studies have found that children actually spent less time playing when in an organized play area than in an unorganized play area.

Chair Altman noted no changes were necessary to the fourth and sixth bullet points on Page 3 of the Staff report. It was obvious the sewer pump needed to change and it made sense to recommend that it be part of SAP South. Onsite stormwater was generally already addressed within other parts of the process.

Commissioner Levit noted “our” should be corrected to “are” in the last sentence of the fourth bullet.

Chair Altman said was unsure what to do with the next section, Specific Changes. His concern was that the Commission did not necessarily want to adopt all the figures.

Commissioner McGuire:

- Raised a point of order, noting that the Commission was past its meeting end time and the City Council had procedures in place for what happens. She felt she was not at a point to give sufficient thought to changes that she would feel comfortable voting on. She wanted to ensure the changes were given adequate thought. It was the Commission’s responsibility to everyone that participated that it not be rushed through, given the testimony already received. She asked what procedures might be considered that the City Council followed.
 - Ms. Jacobson replied that a motion could be made to continue the hearing if the Commission felt a decision could not be made tonight, which would provide more time to work on the changes.
- Asked if revisions could be made via email, and perhaps have a special meeting.
 - Ms. Jacobson answered no, the Commission needed to do it in public, so the hearing would need to be continued. The hearing could be closed to any more public testimony, but it could be left open for the Commission; or it could be left open for additional public testimony.

Chair Altman suggested reaching a point where the specific recommended changes were made to the Staff report, and then consider whether a decision should be made tonight or the hearing continued. At that point, at least Staff would have direction and if the hearing was continued, Staff could revise the Staff report based on the tonight’s discussion.

- He suggested that the Specific Changes section not be specifically addressed, but have it edited to state, “Specific Changes Proposed by the Applicant” that the Commission was not acting upon.

Commissioner Postma agreed that was an excellent idea, adding that perhaps the bullet points could be refined with some specific revisions to leave it as is. However, he suggested a different approach; that the Commission pinpoint the items of concern in the Specific Changes so broad language could be specifically included to exclude certain things. He considered language that recommended the Staff report, excluding any recommendations with regard to lot numbers. The Commission could review the list, very preliminarily, to determine the key items the Commission wanted to ensure were addressed properly, and then provide a broad recommendation that the Commission was not recommending those specific items, or any recommendation with regard to lot numbers wherever they might be found in the remainder of the report.

Commissioner McGuire:

- Agreed with the suggestion. She asked if City Council made the decision on the lot numbers.
 - Ms. Jacobson explained that the 113 was a preliminary number proposed by Polygon that could still be modified. However, if Polygon decided to stay with that number in their application, they would have to present to Staff how the 113 lots would lay out and the proposal would have to pass scrutiny with Staff and the reviewing architect. Then, Staff would write a report, either recommending or disagreeing with the number of lots, to the DRB, where additional testimony could be heard. Then the DRB would make the ultimate decision.
- Asked how the DRB would know the number of lots to review.

Commissioner Postma explained there was some semblance of density or lots per acre based on the Master Plan, so the lots would still fit within the number of dwelling units per acre for the area.

Chair Altman added that SAP-South also had design criteria that leads to [unknown 1048 1:56]

Commissioner McGuire believed the current 113 lots fit within the proposed density.

- Mr. Pauly responded Staff had not checked to ensure the lot sizes and such fit in.

Chair Altman expressed concern about whether the specific Master Plan figures should all be acted on or flagged as a concern.

Commissioner Hurley understood most of the changes under Specific Changes regarded the removal of the "Future Study Area" labels.

- Mr. Pauly stated the list under Proposed Amendments was based on the Specific Changes list, so in his professional opinion the lists mirrored each other.
- Regarding the parks, he explained that with regard to the DRB refinement language, as long as the amenity is available within that SAP, it could be moved around essentially anywhere within the SAP.

Chair Altman:

- Stated his concern was that the Commission not adopt the figures showing specific things related to the criteria provided, such as the focus on open space in the bullets on page 3 regarding connectivity and providing gathering spaces.
 - Mr. Pauly responded that historically speaking, locations of pocket parks, especially, have moved quite a bit at the DRB level, as well as any included amenities.
- Noted as an example that the Commission did not necessarily agree with Figure 5, Parks and Open Space Plan as presented by Applicant, so there was concern about including Figure 5 in the Commission's action.

Commissioner Postma suggested the Commission recommend further refinement considerations of Figure 5 with regard to the Parks and Open Space Plan, or to meet the goals and objectives of the bullet points Staff had before.

- Mr. Pauly added if any specific amenities should be considered, a table in the Master Plan listed the different amenities.

Chair Altman reiterated that Figure 5 was not necessarily what the Commission expected, and the same with the street plan. He agreed with the two connection points and the median connection, but had a concern that lots backed up to open space rather than a street light in the rest of the neighborhood.

- Mr. Pauly responded there was a mix of that as well in the remainder of the neighborhood.

Commissioner McGuire inquired if there could be a Linear Green behind those lots to provide a buffer between those houses and Graham Oaks Nature Park.

- Mr. Pauly explained that portion of Graham Oaks was trees. Beyond Metro's little road, it was forest canopy. The trees on the Graham Oaks property would block that part of the development from the Tonquin Trail. He assured that was something Staff considered when reviewing the initial lot layout.

Chair Altman believed Staff had a feel for the Commission's position. He did not believe it was necessary to ask the Applicant's preference regarding a continuance; it was the Commission's decision whether they could make a good decision tonight.

- He called for the Commission's general consensus about how to proceed, to give Staff direction as discussed and continue the hearing, or close the hearing and continue with just the Commission's portion.

Commissioner McGuire responded she would like to give Staff direction. She would like to make the proposal work and see if the right place could be reached. Then, given the amount of comments received, she believed it was preferable to keep the hearing open to share any refinements and ensure the Commission was giving due process.

Commissioner Phelps agreed, adding the proposed amendment needed to be tweaked so that anyone reading it could understand it. The meeting should be left open to the extent that the public could comment. Even if the process was closed for public comment, it would probably be overridden next time because people would want to comment and that should be allowed by the Commission.

- He would like to see the actual words being proposed. He asked why all the specificity was in the Staff report. The Commission was making a recommendation about whether or not the area should be residential. Why were other issues included that had caused additional discussion about specific changes when the decision regarded whether to have residential or not. He had not recognized a lot of what was discussed from that point of view.
- He recommended that serious consideration be given to removing the specifics from the Staff report and reducing it to what the Commission was to decide and adopt.

Chair Altman said he had a similar concern.

Commissioner Millan responded they were actually amending the Villebois Master Plan, which did contain some specificity; it was not just about the category of housing.

Commissioner Phelps:

- Agreed, but noted the Commission was only amending the Master Plan to the extent that the Future Study Area was no longer a Future Study Area and that the site would be developed with residential. It was not an overhaul of the entire plan.
 - Commissioner McGuire added they were also looking at [inaudible 1050 :49]
 - Mr. Pauly stated Staff's intent was to reflect the same components that exist throughout the Master Plan.
- Believed that placed a burden on the process that the process could not carry. Amending the whole plan would be a whole different episode.
 - Mr. Pauly noted that at same time, all the details were preliminary and subject to change.
- Believed that was a Staff agenda, not a public policy agenda. He just could not get there from here.
 - Mr. Pauly explained that the Villebois Master Plan would be relied on by thousands of residents for many years, so having it consistent and clear across the entire map was an important consideration.
- Stated they started off with the notion that the Commission would amend the Master Plan, and not decide what would be done in the Study Area, but the Staff report was amending the entire Plan. He had not reviewed the entire Master Plan, so he did not have a context in which to measure what the Commission was attempting to do.

Chair Altman responded the bullets on Page 3 showed what the Commission was doing and that was it.

Commission Phelps noted that changes were being made to the bullets.

Chair Altman stated he was leaning toward everything past the bullets was what the Applicant submitted for consideration, and the Commission was acting on the specific land use decision issues.

Commissioner Phelps deferred to Chair Altman's representation because he believed Chair Altman understood it better. However, he wanted to see the language before voting.

Commissioner McGuire agreed.

Commissioner Hurley agreed with Commissioner Phelps, but added that it seemed they were removing the label "For Future Study," and effectively adding the label "For Study," meaning that because someone wanted to develop it, it would be studied now instead of in the future with the intent to make it part of Villebois along with all the other baggage that Villebois had with it. The Commission would not comment on any of that, but

only decide whether the area would be residential or not. The six bullet points the Commission was addressing spoke of it being single-family, and the Commission would add that it was Category 2 residential, that there would be streets and parks, the area would become part of the SAP and that sewer lines and the rainwater must be addressed.

- Mr. Pauly explained that the list of Specific Changes put those bullets into what existed in the Master Plan, changing the existing documents to match the bullets.

Commissioner Postma stated the issue was that there were so much testimony and input that it looked broader than it was. However, the Staff report was actually pretty compact in its recommendations. The problem was that the Commission was focusing on extraneous items, rather than the specific recommendations being made. In his opinion, Chair Altman's exercise in editing the bullet points and addressing the Specific Changes, as well as the figures, could probably be done quickly and succinctly, though he was uncertain it could occur tonight given the late hour.

- He urged everyone to realize that it was more compact than they believed; they were looking too far past Page 5, when in reality the recommendations to City Council were contained on Pages 2 through 4.
- He understood the desire to ensure there was enough clarity that the Commission did not stray from that. He agreed a concern exists regarding what would happen with DRB; a level would be set by the Commission and because of impetus, everyone would want to build upon it more and it becomes something more than how it began.

Commissioner McGuire replied the Commission was doing more than just changing it to residential. They were also looking at the associated infrastructure, lot types, parks, etc. She believed that framing it as they were only doing a residential zone change was misleading because it was more than that.

Commissioner Postma disagreed; the recommendation regarded the six bullet points on Pages 3 of 37 in the Staff report.

Commissioner McGuire stated she would like to look at what the Commission would be voting on in print.

Chair Altman stated it was clear from the discussion that the hearing would be continued. In that context, he suggested that Staff be directed to revise Page 3 of the Staff report as discussed, and that the resolution be amended under the "NOW, THEREFORE " to specifically list those same bulleted items that specifically listed what would be adopted as well as the Staff findings regarding the demonstration of compliance with the State and regional requirements.

Commissioner Postma understood the revisions were to change the six bullet points as indicated, make any reference changes needed in the Specific Changes section to mirror the changes made to the six bullet points, and revise the language to the resolution. He volunteered reading something to the record if desired.

Commission Hurley agreed with the direction of the revisions, except that the final paragraph on Page 5 of 37 under The Villebois Process and Determining Number of Lots. He understood it was not determining the number of lots, but inquired whether the paragraph should be struck because the 113 number was in the Staff report and they had discussed removing it.

Commissioner Postma replied the second sentence of that final paragraph could be revised to say, "While numbers are used in the Figure 1: Land Use Plan showing ~~113~~ **the number of** single-family lots in the Future Study Area".

Commissioner Hurley believed it would prevent having a DRB issue down the road regarding 113.

Commissioner Postma commented he was not conceding it was necessary, but it could be added.

Commissioner Millan moved to continue LP13-0005 to September 11, 2013 Planning Commission meeting. Commissioner McGuire seconded the motion, which passed unanimously.

Chair Altman clarified that the hearing was still open for public comment and that Staff would be provided with recommended revisions for the Staff report and resolution.

Ms. Jacobson asked that Commissioner Postma e-mail the language to her.

VIII. OTHER BUSINESS

A. 2013 Planning Commission Work Program

Chair Altman noted more work had been continued for the work program.

B. Commissioners' Comments

Commissioner Levit noted a couple of acres at the north corner of Day Rd and Boones Ferry Rd had been cleared of trees. He asked if that was part of the project to rebuild Boones Ferry Rd.

- Mr. Neamtzu confirmed that was Washington County's jurisdiction and not part of the road project. It was a private logging operation on private property in the Basalt Creek planning area.

Commissioner Levit confirmed there would be a joint meeting with City Council in October.

- Mr. Neamtzu responded that the date was to be determined. Staff would be in touch with specifics.

Ms. Jacobson requested that questions regarding LP13-0005 be directed to Staff, especially since the hearing was left open and many issues still needed to be resolved. If questions were directed to Staff and other Commissioners were copied on it, she advised the Commissioners to be careful not to reply to all inadvertently, which would constitute an outside public meeting. One way avoid the issue was to blind copy so responses would only come to one Commissioner and not the entire body.

Commissioner McGuire requested a briefing with Staff about the proposed Villebois Master Plan Amendments

- Ms. Jacobson encouraged her to call any Staff member.

Commissioner Levit noted a number of emails stated that some of the houses built by Polygon did not have porches or courtyards. He asked that was allowed to get through Staff and the DRB if it went against the Pattern Book.

- Mr. Pauly responded porches and courtyards were optional in the Pattern Book. In the most recent approval, however, a condition required there to be a number and pattern of courtyards. He studied the different phases of both Matrix and Arbor to determine the patterns used for courtyards and found they were generally located along the linear greens or streets where the houses were closer to the street.
- The project where grading had just begun in the northern of Villebois was required to have a certain percentage of courtyards. Staff would be encouraging courtyards to the extent possible as development moved into SAP-East as well.

Commissioner McGuire stated she had heard concerns in the same realm with the Pattern Book because different architecture or façade for new houses would go through an administrative review process with the contracted City Architect, so there was no public process element. Even though concepts are showed at the DRB, the final approval was made administratively. Products on the street have caused concern because people do not know how it was approved.

- Mr. Pauly understood, adding that was by design and very intentional with the Master Plan because Staff and the neighbors could debate architectural details endlessly. It made sense to have third party architect to be the arbitrator and make decisions on whether or not a specific façade met the Architectural Pattern Book.

VIII. INFORMATIONAL ITEMS

- A. Basalt Creek Concept Plan update
- B. Frog Pond Grant update
- C. Advance Road UGB expansion update

Commissioner Phelps announced that the Metro Hearings Office recommended that the 40-acre Advance Road property be added, in all respects, under the UGB expansion process as requested by the West Linn-Wilsonville School District. The Wilsonville Chamber had written a letter in support of the request and was provided a copy of the Hearings Officer's report dated August 12, 2013.

IX. ADJOURNMENT

Chair Altman adjourned the regular meeting of the Wilsonville Planning Commission at 10:16 p.m.

Respectfully submitted,

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



City of Wilsonville

PLANNING COMMISSION MEETING

WEDNESDAY, SEPTEMBER 11, 2013

6:00 PM

VII. PUBLIC HEARING

- A. **LP13-0005 - Villebois Village Master Plan amendment relating to the Future Study Area.** (Polygon NW, applicant) (Pauly) This item was continued from the August 14, 2013 meeting. *The Planning Commission action is in the form of a recommendation to the City Council.*

**PLANNING COMMISSION
STAFF REPORT**

| | |
|--|---|
| <p>Meeting Dates: August 14, 2013 September 11, 2013</p> | <p>Subject: Villebois Village Master Plan Amendment for “Future Study Area”</p> <p>Staff Member: Daniel Pauly, AICP</p> <p>Contact: 503-682-4960 or pauly@ci.wilsonville.or.us</p> |
| <p>Property Owner: Northwest Wilsonville Properties, LLC</p> <p>Applicant: Polygon Northwest Company</p> <p>Applicant’s Representative: Pacific Community Design</p> | |
| <p>Action Required: Conduct Public Hearing, Make Recommendation to City Council</p> | |
| <p>Staff Recommendation: Recommend approval of the proposed Villebois Village Master Plan amendment to the City Council.</p> | |
| <p>Recommended Language for Motion: The Planning Commission recommends approval of LP13-0005, proposed Villebois Village Master Plan amendment, to the City Council (with or without specific changes).</p> | |

ISSUE BEFORE THE COMMISSION:

The currently adopted Villebois Village Master Plan designates an approximately 43 acre site southwest of Arbor Villebois along Grahams Ferry Road as a “Future Study Area.” The request before the Planning Commission, in its legislative advisory role to the City Council, is to review the proposed amendment to the Master Plan. The purpose of this amendment is to enable review of development of the area currently designated as “Future Study Area”; however the Planning Commission must consider the amendments within the context of the Master Plan as a whole, rather than weighing evidence and testimony specific to Polygon’s potential development of the Future Study Area. The specific development proposal will be reviewed by the City’s Development Review Board through the quasi-judicial process.

EXECUTIVE SUMMARY/ INTRODUCTION:

The Wilsonville Comprehensive Plan Map designates the Villebois Village, including the Future Study Area, as Area of Special Concern B, which refers to the Villebois Village Master Plan, which was adopted under Ordinance 554 in 2003.

Within the current Villebois Village Master Plan is the designation in the southwest corner of *Future Study Area*. In order to allow for consideration of any specific type of development the Master Plan in the Future Study Area the Master Plan must be amended. Any such amendment

is intended to provide the general land use framework in terms of type or types of uses, open space considerations, circulation and utilities.

This general framework is then subject to refinement down to specific and detailed development plans through the subsequent steps established in the Villebois Planning Process.

Background

The Villebois Village Master Plan serves as a key legislative document for the approximately 480 acre Villebois area implementing the Villebois Concept Plan. The Villebois Concept Plan is the foundational policy document adopted by the City Council in 2003. The Concept Plan functions as an update and refinement of the 1997 DATELUP (Dammasch Area Transportation and Efficient Land Use Plan). The Villebois Village Master Plan, as an element of the City's Comprehensive Plan, implements the policies adopted in the Concept Plan including the guiding principles of Connectivity, Diversity, and Sustainability. The Master Plan includes information on land use, parks and open space, utilities, and circulation. The Master Plan includes specific details such as acreage and number of units for various land uses and acreage, location, and uses in various parks. However, these details are considered preliminary and are subject to substantial refinement during subsequent development review.

The Future Study Area has an interesting history. Originally developed by the State of Oregon as the Callahan Center for Workman Rehabilitation, it operated as this use until 1986. From the early 1970's until the recent demolition, the Future Study Area housed a substantial institutional development including one large main building, several outbuildings, and 19 stand-alone cottages.

During the process to adopt the Villebois Village Master Plan the then-owners of the Future Study Area, a religious organization called the Living Enrichment Center or "LEC", requested the property be included in the Master Plan. In the end, the LEC property received the Residential-Village Comprehensive Plan designation, potential maximum development of 300 apartments was included in utility calculations, and potential uses were stated as requested by the then property owners who anticipated remaining on the property for some years. As stated in the Master Plan, the potential uses included uses related to the LEC operation, such as expansion of the retreat center, a new teen center and sanctuary, and additional housing and senior care facilities.

In 2004 the Living Enrichment Center ceased operating on the property and the property was subsequently acquired by entities affiliated with retirement and senior living developments. In a 2005 amendment to the Master Plan, the term "Living Enrichment Center" was replaced in the Master Plan with "Future Study Area", but the list of possible uses was not changed. The term "Future Study Area" is simply used as a generic term to describe an area rather than indicate any specific future process.

The property ultimately went into bankruptcy and fell into disrepair. NW Wilsonville Properties LLC, purchased the property in 2010 and marketed it for reuse of the existing structures. Not finding a buyer to use the existing structures, the owners demolished the structures on the site in

anticipation of residential development consistent with the Residential-Village Comprehensive Plan designation. Polygon Northwest currently has an option to purchase the property from NW Wilsonville Properties LLC and desires to develop it. Accordingly, Polygon and Northwest Wilsonville Properties LLC have filed an application requesting the Master Plan amendment described in this staff report. As the Master Plan states on page 10, “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendments that may be necessitated by their proposal.”

Proposed Amendment

The following are brief summaries of the changes proposed as part of the proposed Villebois Village Master Plan amendment, followed by the specific changes to text, tables, and figures. The summaries can be found in bold in the boxes preceded by the words “What the Proposed Amendment Does.” Summaries are not provided for changes recommended by DKS Associates or the general editorial changes. The summaries are followed by a list of the specific changes divided into subcategories of changes to the “master plan text”, “master plan tables”, “master plan figures”, and “technical appendices”. The listed changes are shown in Attachments N, O, P, Q, and D. Many of the listed changes related to the specifics of future development are subject to substantial refinement during the City required Development Review Board process.

1. Land Use:

What the Proposed Amendment Does: Preliminarily identifies approximately 12.4 acres for development of single-family lots in the medium to estate aggregate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. Number of lots and mix of lot sizes to be determined in future public processes before the Development Review Board.

Specific Changes:

Master Plan Text

- Page 5 state “The 2013 Master Plan Amendment provides a land use plan for the Future Study Area.”
- Page 10 add language stating “The LEC campus is no longer in operation. A land use plan for the Future Study Area is provided with the 2013 Master Plan Amendment, consistent with the Residential-Village Comprehensive Plan Text.”
- Page 14 Land Use Policy 2 state uses in the Future Study Area will be consistent with Figure 1-Land Use Plan.
- Page 80 under definition of “Future Study Area” add to the current definition of “The area of the former Living Enrichment Center” the sentence “Future Study Area label replaced by land use plan and additional plan information provided with the 2013 Master Plan Amendment.”

Master Plan Figures

- Figure 1-Land Use Plan
 - Updated Future Study Area on the map by replacing current violet indicating the future study area with colors indicating large, standard, and medium lots as well as indicating a

street network consistent with the proposed Figure 7-Street Plan. The pattern of large, standard, and medium colors is consistent with other areas on the edges of Villebois as discussed under the heading “Number of Houses/Density” on page ? of this report.

- Update legend/table to indicate additional 12.4 acres being developed as residential lots and alleys.
- Update legend/table to show change in total units through refinements and this proposal since adoption of last Master Plan amendment in 2010. The total units in the Villebois Village increase by 145 to 2645 units.

2. Streets, Circulation, Connectivity:

What the Proposed Amendment Does: Preliminarily identifies approximately 7.2 acres for public rights-of-way including streets, sidewalks, and landscape strips and medians as well as alignment of the streets. The street alignment includes the previously planned and City required connection to Villebois Drive South. Exact street alignment will be identified in future public process before the Development Review Board. A full traffic impact and transportation analysis performed by the City’s contract traffic engineering firm, DKS Associates, will be reviewed as part of future applications.

Specific Changes:

Master Plan Text

None related to streets. See trails information below for additional information for trail connectivity.

Master Plan Figures

- Figure 1- Land Use Plan
 - Indicated 7.2 of the former 19.6 acres for the Future Study Area as additional public right-of-way
- Figure 7- Street Plan
 - Add preliminary street and trail network for the Future Study Area indicating planned cross sections.
 - Add new “Residential-Median” cross section to street types list.
- Figure 9-B- Street and Trail Sections – B
 - Add section for “Residential-Median” street type.

3. Parks, Trails, and Open Space:

What the Proposed Amendment Does: Continue to show over half the site, approximately 23 of the 43 acres, as preserved open space. Preliminarily identifies additional area for parks and open space. The provision of additional park space, especially for neighborhood gathering, is encouraged through the SAP/PDP process. Preliminarily identifies programming for parks and open spaces including trails, play structures, and gathering spaces, consistent with the Master Plan requirements for parks and open space.

Specific Changes:

Master Plan Text

- Page 25 add description of Pocket Park 16 as follows:
 - “PP-16 (.26 acres)
Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. This pocket park provides nature paths, a picnic table, benches, and a play structure.”
- Page 26 add description of miscellaneous linear greens in the Future Study Area as follows:
 - “Miscellaneous Linear Green (Future Study Area) (Total 0.29 acres)
These linear greens offer visual and physical linkages to open space areas and areas adjacent to existing landscaping. Some linear green spaces include lawn areas, benches, and existing trees where feasible.”
- Page 28 replace notation that OS-3 Future Study Area SROZ will be further defined by developer of Future Study Area with the following description:
 - “OS-3 Forested Wetland Preserve (Future Study Area) (23.05 acres)
The site contains intact and functional wetlands within forested areas. While the plan does not include restoration or expansion of the wetlands in this site, any work or impacts within the forested wetland preserve shall comply with SROZ regulations as applicable. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. The forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Benches will be located along nature trails in the forest areas, and will be distanced from residential areas and play areas. These areas will offer opportunity for wildlife viewing and quiet contemplation that complements the undeveloped nature of this open space. This open space will also include a creative child play area, benches, and picnic tables. Additionally, connections to trails in Graham Oaks Nature Park will be provided.”
- Page 29 update the length of trails with additional trails planned in the Future Study Area. Increase the reference of 0.71 miles of nature trails in Villebois to 1.85 miles. Update reference to 700 lineal feet in OS-3 through 6 to 5,998 lineal feet.

Table 1: Park Programming Matrix:

- Add column for PP-16
 - List total park area as 0.26 acres
 - Indicate the following amenities: creative child play, child play structure, seating: benches, seating: tables, and parking: on-street.
- Replace column heading of OS 3-Future Study Area SROZ with OS 3-Forested Wetland Preserve,
 - Update acreage from 23.2 acres to 23.05 acres
 - In addition to the current parking: on-street amenity add child play: creative, seating: benches, seating: tables.
- Increase the acreage of LG-Variou from 4.81 to 5.1 acres.

Master Plan Figures

- Figure 5 – Parks and Open Space Plan

- Remove “Future Study Area” label
- Add pocket park, linear greens, and trails to Future Study Area
- Update approximate wetland delineation in Future Study Area on map
- Increase listed Pocket Park acreage from 5.57 to 5.83 acres
- Increase listed Linear Green with Pathways acreage from 4.81 to 5.1
- Adjust Open Space total from 101.46 acres to 101.31 acres
- Adjust total amount of Parks and Open Space from 159.33 acres to 159.73 acres
- Increase Trails and Pathways from 47.51 miles to 50.38 miles
- Increase Nature Trails from 0.71 miles to 1.85 miles
- Increase sidewalks from 32.8 miles to 34.53 miles
- Figure 5A – Recreational Experiences Plan
 - Add symbols for Child Play, benches, tables, stormwater/rainwater feature in area of Future Study Area.
 - Add OS 3, PP 16, and LG labels in Future Study Area.
 - Add Nature Trails in Future Study Area.
- Figure 5B – Parks & Open Space Categories
 - Remove Future Study Area label and add coloring and labels for PP-16, and LG in Future Study Area.

Technical Appendix F:

- Villebois Parks Master Plan Recreational Opportunities & Experiences Sheet
 - Add same changes as Figure 5A
- Capacity Sheet Reference Sheet
 - Add reference to new Sheet 20 for Future Study Area
- New Capacity Sheet 20:
 - Drawings showing preliminary that the park amenities and features listed in the Master Plan for Open Space 3 and Pocket Park 16 can be conceptually accommodated in the space.

4. Sewer Lift Station:

What the Proposed Amendment Does: Identifies need to replace a current private sewer pump station with public sewer lift station built to City specifications. Sewer and water capacity have been planned for and are available for the site.

Specific Changes:

Master Plan Text

- On page 35 under 4.1.1 Sanitary Sewer Introduction/Proposal in the first paragraph before the sentence beginning “City Wastewater Master Plan Table 4.3” add a sentence reading, “The private pump station will be replaced with a public sanitary sewer lift station at the time of development.”

- On page 42 under Sanitary Sewer implementation measures add Implementation Measure 5 to read “At time of development of the Future Study Area, replace private pump station with Public Sanitary Sewer Lift Station built consistent with Technical Appendix I.”

Master Plan Figures

- Figure 6 – Conceptual Composite Utility Plan
 - Change label reading “Existing Pump Station for LEC” to “Existing Private Pump Station to be replaced with Public Sanitary Sewer Lift Station.”

Technical Appendices

- Add Technical Appendix I which contains design requirements for the future Public Sanitary Sewer Lift Station.

5. Specific Area Plan Boundary

What the Proposed Amendment Does: Preliminarily identifies the Future Study Area as part of Specific Area Plan (SAP) South which will require development on the site to use the same architectural and community design guidelines as Arbor Villebois. Amendment of the SAP Boundary would be a future application before the Development Review Board.

Specific Changes:

Master Plan Text

- Page 10, in the paragraph beginning “A Specific Area Plan (SAP)
 - Add language to the beginning of the paragraph reading, “Figure 3 – Specific Area Plan Boundaries is amended to include the Future Study Area in Specific Area Plan – South.”
 - Replace phrase reading, “A Specific Area Plan (SAP) will be submitted for this property in the future and as part of this SAP approval” with a phrase reading, “An amendment to Specific Area Plan South will be submitted to include the Future Study Area as Plan Area 2 and as part of this SAP amendment”
- Policy 2 page 14
 - Replace the reference to “Future Study Area Specific Area Plan” and “Specific Area Plan” with “Future Study Area Specific Area Plan amendment to SAP – South” and “Specific Area Plan amendment to SAP South”
- Implementation Measure 5 page 15
 - Replace the reference to “The Specific Area Plan (SAP) the Future Study Area” with “The Specific Area Plan (SAP) amendment to SAP South for the Future Study Area”

Master Plan Figures:

- Figure 3 – Conceptual Specific Area Plan Boundaries
 - Remove Future Study Area label
 - Remove SAP boundary line between South and Future Study Area

6. Stormwater and Rainwater Facilities

What the Proposed Amendment Does: Preliminarily identifies locations of onsite stormwater facilities and rainwater management. Exact location and design to be determined in future public processes before the Development Review Board.

Specific Changes:

Master Plan Figures:

- Figure 6A – Onsite Stormwater Facilities
 - Add the blue color indicating onsite stormwater/water quality facilities/rainwater where anticipated in the Future Study Area.
- Figure 6B – Onsite Stormwater Management
 - Add water drop symbol throughout the Future Study Area indicating anticipated opportunities for rainwater management components.

Additional Transportation Related Changes Recommended by DKS Associates in Attachment E.

Specific Changes:

Master Plan Text:

- Page 69 “Continuity of Streets and Trails Subsection”
 - Add a paragraph reading, “Provide local/residential street connections within Villebois every 300’ to 500’ to improve access between neighborhoods to encourage use of all modes of travel.”
 - Add a paragraph reading, “Provide nature trail connections between the Future Study Area property and SW San Remo Court, SW Grenoble Street, and Normandy Lane. Also provide east and south trail connections from the Future Study Area property to the Coyote Way Trail within Grahams Oak Nature Park.
- Page 63, Methodology Section
 - Add additional bullet point reading, “Provides adequate north/south through connectivity for local traffic with Villebois Drive and the Loop Road.”
- Page 70
 - Add additional section at the end of Compliance Analysis titled “North/South Neighborhood Connectivity” and reading, “Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design modifications that would discourage north/south neighborhood connectivity should not be considered.
 - Add additional section at the end of Compliance Analysis titled “Enhanced Pedestrian and Bicycle Crossings” and reading “Provide enhanced pedestrian and bicycle crossings for high use pedestrian crossings (i.e. trails and pathway). Enhanced crossings can include but are not limited to medians, curb extensions, raised pedestrian crossings, signing and markings.

Implementation: Placement of enhanced pedestrian crossings shall be reviewed and approved by City staff through the Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approval process. Enhanced crossing locations should follow ODOT and FHWA guidelines to maintain consistency with state and national and practices.”

- Page 73
 - Add additional bullet point reading, “In order to protect visibility of open spaces, on-street parking should not be allowed on the side of public streets that are directly adjacent to SROZ areas. For example, parking would not be allowed on the south side of SW Normandy Lane since it is directly adjacent to Graham Oaks Nature Park.”

Master Plan Figures:

- Figure 5A – Parks and Open Space Plan, Figure 7 – Street Plan
 - Add trail connection from Normandy Lane at Villebois Drive to nature trails in Future Study Area.

General, Editorial, and Miscellaneous Changes

Specific Changes:

Master Plan Text:

- Cover page: updated adoption date
- Table of Contents: updated ordinance reference title and adoption date
- All pages with footers: updated adoption date
- Page 5
 - Replace the phrase “The Villebois Village Master Plan also recognizes the Future Study Area” with “The original Villebois Village Master Plan also recognized the Future Study Area”
- Page 10
 - Replace the sentence “Representatives of LEC have provided testimony on the proposed future uses of the LEC campus.” with “Representatives of LEC provided testimony during the original Master Plan adoption on proposed future uses of the LEC campus.”
 - Add a statement that the LEC is no longer in operation.
 - Replace the statement “not included in this document (City File 02PC07B).” with “provided with the 2013 Master Plan Amendment.”
- Page 83 List of Reference Documents
 - Remove the December 19, 2005 date after the words “Technical Appendix”
 - Add August 7, 2013 to the list of DKS Memorandum dates
 - Add Appendix H Parks Lighting Concept and Appendix I Sanitary Lift Station for Future Study Area Requirements to list of Technical Appendices. There are no changes to Appendix H, but it was not listed previously.

Master Plan Figures:

- All applicable figures

- Remove Future Study Area label
- Replace building footprints of former LEC buildings in the Future Study Area with the conceptual street network.

Technical Appendices:

- Update Title Page with updated adoption date.
- Table of Contents:
 - Add note Appendix B DKS Memorandums is being updated
 - Add note Appendix F Parks Capacity Analysis is being updated
 - Add to list of appendices Appendix I Future Study Area Sanitary Sewer Pump Station Requirements.
- Add the DKS Memorandum (Attachment E) to the other DKS Memoranda in Technical Appendix B.

EXPECTED RESULTS:

The applicant proposes to amend the Villebois Village Master Plan to set the stage for development of the Future Study Area with single family detached homes. The applicant’s submittal includes proposed or preliminary details that may be of interest to the public and specifically the residents of Villebois but are subject to change and later review and approval by the Development Review Board. However, some of the details provided, such as number of potential units, are beyond the scope of the existing Villebois Village Master Plan and are therefore not subject to review or recommendation by the Planning Commission at this juncture. For example, the Master Plan does not specify density, but rather frames uses, in this case limiting development in the Future Study Area to single-family residential detached housing, thereby precluding development of multi-family and non-residential uses.

The proposed Villebois Village Master Plan amendment does not approve a specific plan for a residential development but rather enables specific development applications to be submitted and reviewed by the Development Review Board for density, lot layout and design (including compliance with pattern book requirements), homes, parks and open space, and supporting streets and other facilities. The review of the subsequent specific development applications requires a public hearing and allows for public discussion of all of the foregoing aspects of a proposed development.

TIMELINE:

Once a Master Plan amendment is adopted by City Council, more detailed plans for development of the Future Study Area can be submitted by a property owner/developer for review by the City’s Development Review Board.

COMMUNITY INVOLVEMENT PROCESS:

The applicant submitted an application for a Villebois Village Master Plan amendment to the City May 31, 2013. The Planning Commission held a work session on July 10, 2013. Polygon

conducted neighborhood meetings with surrounding residents on July 11, 2013 and July 24, 2013. The Planning Commission held a public hearing on August 14, 2013 and continued it to September 11, 2013. Following closure of the Planning Commission hearing the City Council will conduct another public hearing, tentatively scheduled for October 7, 2013. The City Council will make a final determination on the proposed Master Plan amendment. If the Master Plan amendment is approved, the applicant will be required to submit the specific development application to the Development Review Board and another public hearing and opportunity for public input and involvement will occur.

DISCUSSION TOPICS:

The Three Guiding Principles of Villebois: Connectivity, Diversity, Sustainability

As expressed in the Villebois Village Concept Plan and Villebois Village Master Plan, Villebois has three guiding principles: connectivity, diversity, and sustainability.

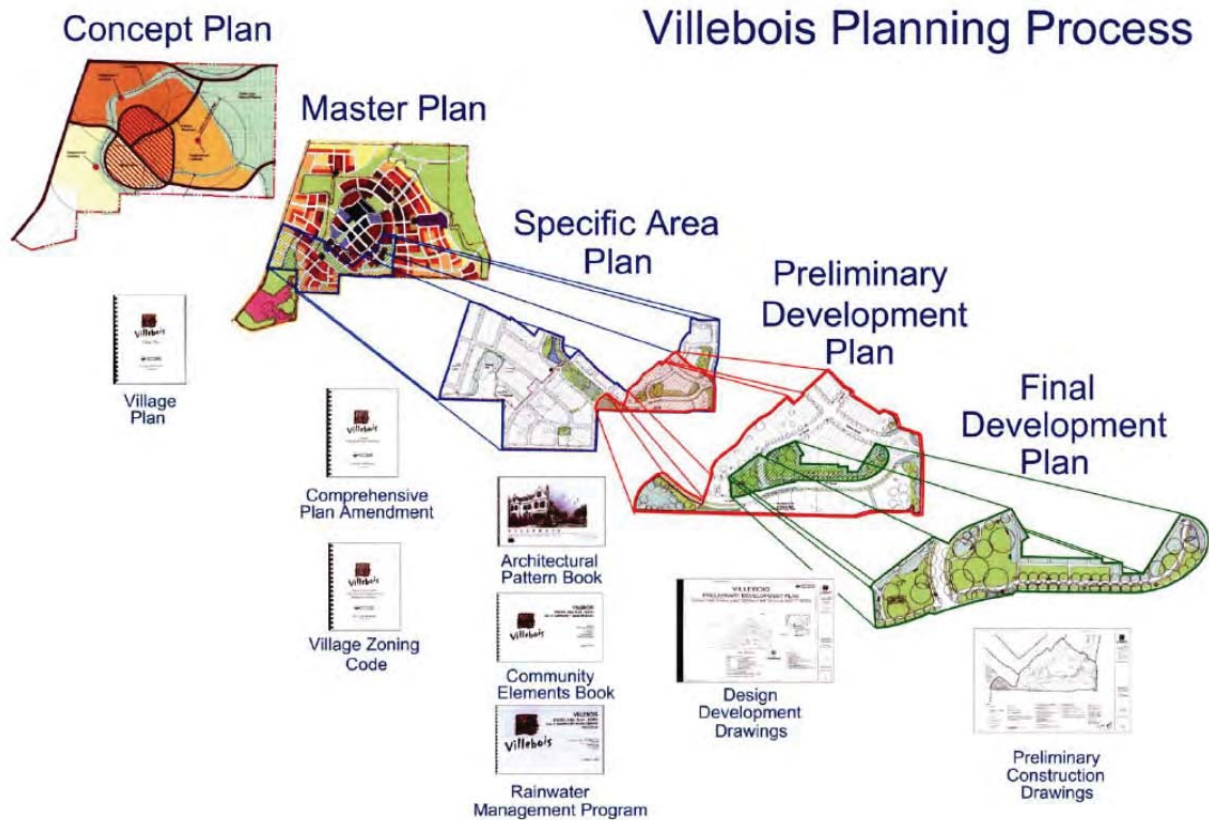
Connectivity: The proposed amendment includes the one internal street connection between central Villebois and the Future Study Area, as shown in the currently adopted Master Plan from SW Villebois Drive South. A series of trails connecting to the end of San Remo Ct. through the preserved forest area and to Graham Oaks Nature Park provide additional connectivity. Additional details about transportation connectivity for different travel modes can be found in the memorandum from DKS Associates, Attachment E. The street connection to the Future Study Area shown in the amended Master Plan is also consistent with the standard in Subsection 4.177 (.02) A. of Wilsonville's Development Code which states, "All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions." The connection between the Future Study Area and the rest of the Villebois Village is limited to one street identified in the current Master Plan. This places significant importance on providing for additional connectivity for non-vehicular circulation, between this property and the rest of the Village, as well as to and from the adjacent Graham Oaks Natural Area.

Diversity: The diversity in the adopted Master Plan remains constant. The proposal contains a similar mix of larger single-family lots (Land Use Category medium and above, as defined in Village Zone text) as exists in other edges of Villebois. The requirements for product diversity and rules of adjacency included in the Architectural Pattern Books will continue to apply to all development in the Villebois Village to help maintain diversity. The proposal maintains consistency with the established pattern of higher density and greater mix within the core Village Center and lower density with less mix at the perimeter.

Sustainability: Sustainability, including preservation of natural resources, compact walkable neighborhood design, and sustainable rainwater features, remain a part of the entire Villebois Village including the Future Study Area.

The Villebois Process and Determining Number of Lots

The Villebois review process is a multi-level process, which each step giving greater definition. While numbers are used in the Figure 1- Land Use Plan showing the applicant's proposed number of single-family lots in the Future Study Area. This number is preliminary and approval of the proposed Master Plan amendment does not allow the applicant's proposed number of lots. The exact number of lots will be determined by the Development Review Board during the City's future development review processes. If the Master Plan amendment is adopted, the next level of review will be review of a Specific Area Plan amendment by the Development Review Board that will define a narrow range of each lot type for each block. If a Specific Area Plan is approved by the DRB, the next level of review will be a review of a Preliminary Development Plan by the DRB which will make the final determination of the number of lots.



- Step 1 – Concept Plan, adopted by City Council in 2003
- Step 2 – Master Plan, originally adopted by City Council in 2003, amendments adopted in 2004, 2005, 2006, and 2010. The original Master Plan and subsequent amendments have been adopted by the City Council after a recommendation from the Planning Commission.
- Steps 3-5 – Specific Area Plans, Preliminary Development Plans, and Final Development Plans, reviewed by the Development Review Board as developers submit development applications for smaller areas of the Master Plan. These steps address traffic impacts, architecture and design, as well as natural resource and tree preservation.

Number of Houses/Density

The preliminary lot type mix is comparable to other areas on the edges of Villebois. Other areas on the edges of Villebois with a similar pattern of lots include the adjacent area of Arbor Villebois, the area adjacent to the Tooze Rd./Grahams Ferry Rd. intersection, and the southeast corner adjacent to existing neighborhoods. All these areas have large or standard lots on the outer edge, with a mixture of lot types ranging from small to large on the immediate interior of the outer edge. Nothing in the Master Plan indicates density less than these edge areas in the Villebois Village. The requirement for product diversity and rules of adjacency included in the Architectural Pattern Books will continue to apply to all development in the Village, thus further maintaining diversity as subsequent development occurs. Additionally, the Future Study Area is unique in that over fifty percent of the area is within the City's Significant Resource Overlay Zone (SROZ). In other residential zones in the City this allows for additional density in the developable portion of the site by transferring a portion of the zoned density from the SROZ.

Nature and Location of Parks in the Future Study Area

The Villebois Village Master Plan includes substantial information regarding the diverse network of parks and open spaces throughout the Villebois Village. As stated in the Master Plan, this information is preliminary, as design of each park occurs later in the development process. Park features listed are a minimum level of development. Location of parks is also adjustable during subsequent development review as part of the refinement process.

Beyond Open Space 3, which is already designated in the adopted Master Plan, the applicant shows an additional Pocket Park and Linear Greens within the Future Study Area. Pocket Park 16 is a key park component in the Future Study Area. The description proposed to be added on page 25 of the Master Plan states "Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. The pocket park provides nature paths, a picnic table, benches, and a play structure."

The features listed for the pocket park (picnic tables, benches, and play structure) are similar to a number of other pocket parks such as Pocket Park 3, Pocket Park 12, and Pocket Park 6. The park is sited near the center of the Future Study Area and near the intersection where the upper and lower development sections as well as the open space meet.

During the public hearing process concern has been raised that pocket parks and linear greens are not shown within the larger residential blocks, but rather on the edge of the natural area. While some residential blocks within the Villebois Village Master plan show pocket parks within the block, they are the minority. As can be seen in Figure 5B, most residential blocks do not have a pocket park or linear green with pocket park-like features such as seating and a play structure. Builders, especially Polygon, added pocket parks and linear greens in a number of blocks in their previously approved developments as refinements during development review.

The Master Plan encourages existing natural features to be celebrated in the parks. The location shown for Pocket Park 16 and the linear greens are incorporated at the edge of a natural area to

connect the area with the adjacent residential development. The experiences gained from the natural setting add to the layers of experience found in a typical pocket park. Throughout the Villebois Village compatible recreational amenities, seating, and gathering areas have been placed on the edges of natural areas to encourage the additional level of experience. Examples include amenities on the west side of the Tonquin Trail through the planned Regional Park 4. The amenities in the regional parks adjacent to the Coffee Creek wetlands, and the planned play structure and seating areas on the north side of the Upland Forest Preserve in SAP North.

PLANNING COMMISSION'S FINDINGS AND RECOMMENDATION

The Commission finds that the proposal meets the criteria for approval of an amendment to the Villebois Village Master Plan.

ATTACHMENTS

- A. Applicant's Notebook (under separate cover distributed with packet for August 14, 2013)
 - Section I) General Information
 - IA) Introductory Narrative
 - IB) Signed Application Form
 - IC) Copy of Check for Application Fee
 - ID) Copy of Mailing List for Public Notice *staff note: later revised*
 - Section II) Proposed Master Plan Amendments
 - IIA) Amendments to Master Plan Text & Tables
 - IIB) Amendments to Master Plan Figures
 - IIC) Amendments to Master Plan Technical Appendix F-Parks Capacity Analysis Drawings
 - Section III) Supporting Findings
 - A1. Application Form Signed by Bo Oswald for Northwest Wilsonville Properties, LLC.
- B. Minutes from July 10, 2013 Work Session
- C. Additional changes to Master Plan suggested by City Staff including recommended new Appendix I to the Master Plan, "Sanitary Sewer Pump Station Requirements"
- D. Existing Master Plan Figures and Proposed Master Plan Figures for Comparison (Updated August 30, 2013 to include all changes proposed by the applicant as well as recommended changes from City staff and DKS Associates)
- E. DKS Memorandum dated August 7, 2013 (recommendations to be included in amended Master Plan, Memorandum to be added to Appendix B of the Master Plan)
- F. Comments Received by Staff, Planning Commission and City Council through 12 p.m. on August 7, 2013. Additional comments received prior to 2 p.m. on August 14th will be made available at the Public Hearing.
- F1. Email from Andrew James dated August 6, 2013, left out of initial published version of Attachment F.
- G. Minutes and Available Materials from Past Planning Commission Meetings Regarding the Future Study Area (available electronically only, including at www.ci.wilsonville.or.us/swvillebois).
- H. Neighborhood Meeting Notes prepared by Pacific Community Design.
- I. Revised Figure 1. Land Use Plan dated July 26, 2013

- J. Letter dated August 9, 2013 from Nancy Kraushaar sent to Wilsonville residents clarifying the scope of the proposed Villebois Village Master Plan Amendment in response to citizen comments to City Council.
- K. Online Petition submitted by Jeff Williams with 207 signatures and 7 comments received August 9, 2013.
- L. Comments received between 12:00 p.m., August 7, the deadline for the meeting packet, and 2:00 p.m., August 14, the deadline for the meeting.
- M. Staff’s PowerPoint presentation shown at August 14, 2013 Planning Commission Public Hearing.
- N. (Under separate cover) Entire Master Plan (Text, Tables, and Figures) showing changes proposed by applicant. Does not include Technical Appendices except for portion of Technical Appendix F proposed to be changed. See also Figure comparison in Attachment D.
- O. Text of Subchapter 4.1 of the Villebois Village Master Plan “Sanitary Sewer” showing changes recommended by City staff. See Attachment D for recommended changes to Figure 6.
- P. Text of Chapter 5 of the Villebois Village Master Plan “Circulation” showing changes recommended by DKS Associates in Attachment E. See Attachment D for recommended changes to Figures 5, 5A, and 7 to add Normandy trail connection from Future Study Area.
- Q. Edited Versions of List of Reference Documents (page 83 of Master Plan) and Technical Appendix Title Page and Table of Contents.
- R. Copy of this staff report, excluding the Conclusionary Findings, showing the changes from the version published August 7, 2013.
- S. Draft Resolution showing changes from August 14, 2013 resolution.
- T. Staff Response to August 14, 2013 testimony from Gary Templer.

CONCLUSIONARY FINDINGS

The Villebois Village Master Plan was found to be consistent with the applicable criteria in City of Wilsonville Ordinances 556, 566, 594, 609, 681 (see also Planning Case Files 02PC07B, 04PC02, LP-2005-02-00006, LP-2008-12-00012, and LP10-0001). The findings below are related to the proposed legislative amendment to the Villebois Village Master Plan. Unless a specific change is discussed, it is assumed the Master Plan’s conformity with a specific criteria has not changed.

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|--------------------------------------|
| COMPREHENSIVE PLAN COMPLIANCE |
|--------------------------------------|

Standards for Approval of Plan Amendments

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

a. Conformance with Other Portions of the Comprehensive Plan

CP1. **Review Criteria:** “The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan has been found to be in conformance with the Comprehensive Plan. See Findings CP2 through CP37 below.

b. Amendment is in the Public Interest

CP2. **Review Criterion:** “The granting of the amendment is in the public interest.”

Finding: This criterion is satisfied.

Explanation of Finding: Development Code Subsection 4.198 (.01) A. implements this standard. As stated in Finding PL7 below: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B, including the subject property. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address “. . . the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan replaced DATELUP and called for the development of the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth as discussed in detail in other sections of this document. The proposed amended Master Plan serves to facilitate development of a portion of Area of Concern B by incorporating a land use plan for the subject area.

c. Public Interest and Timing of Amendment

CP3. **Review Criterion:** “The public interest is best served by granting the amendment at this time.”

Finding: This criterion is satisfied.

Explanation of Finding: The public interest stated in Finding CP2 above is best realized at the time a developer anticipating development of the Future Study area comes forward and makes a request as reflected in the Villebois Village Master Plan. Under the discussion of the Future Study Area on page 10 of the Master Plan it states, “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendments that may be necessitated by their proposal.” The request had been brought forward by Polygon Northwest, who has an option to purchase the property and plans on pursuing the necessary development approvals to develop the property.

d. Adequately Addressing Specific Factors

CP4. **Review Criteria:** “The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement;

density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions.”

Finding: These criteria are satisfied.

Explanation of Finding:

Suitability of the Various Areas for Particular Land Uses and Improvements - The Comprehensive Plan designates the appropriate land use for this property to be Residential-Village. As stated in Finding VB2, the uses proposed for the Future Study area in the proposed amended Master Plan are consistent with the Villebois Village Master Plan and Villebois Concept Plan, and thus the Residential-Village Comprehensive Plan Map designation adequately addresses this factor.

Land Uses and Improvements in the Area - In proposed Figure 1, the majority of the development on the Future Study Area site is concentrated on the site of former institutional uses and structures. Public utility improvements are available to serve the area. The neighboring developed area has similar land uses as shown for the Future Study area in the proposed Figure 1.

Trends in Land Improvement - The amended Master Plan continues and expands the trends in land improvement reflected in the currently adopted Master Plan including preservation of natural areas; providing bike, ped, and pedestrian connectivity; compact development, sustainability including rainwater management, etc. This factor has been adequately addressed.

Density of Development - The density for the Villebois Village continues to exceed the minimum requirement of 2300 planned units. The proposed Figure 1 shows larger lot single-family development on the edges of the Villebois Village consistent with the currently adopted Figure 1. This factor has been adequately addressed.

Property Values - As development of the Villebois Village has previously been found to increase property values in Area of Concern B, the continuation of Villebois Development as shown in the proposed Master Plan amendment is expected to support property values in the area. This factor has been adequately addressed.

The Needs of Economic Enterprises in the Future Development of the Area - The Villebois Village Center includes built and planned commercial space. Additional increase in housing units shown in proposed Figure 1 will help support enterprises that may choose to locate here, in addition to supporting economic enterprises elsewhere in Wilsonville, especially on the west side. This factor has been adequately addressed.

Transportation Access - The amended Master Plan continues to provide for multi-modal transportation access including bike and pedestrian facilities throughout the development including the Future Study Area. This factor has been adequately addressed.

Natural Resources The proposed amended Master Plan enables the preservation and enhancement of natural areas including mature upland forests and wetlands including Open Space 3. This factor has been adequately addressed.

Public Need for Healthful, Safe and Aesthetic Surroundings and Conditions The Villebois Village Master Plan helps to implement a vision of a healthful, safe, and aesthetically pleasing mixed-use development on and around the site of the former Dammasch State Hospital. The proposed amended Master Plan extends the tenets of the Master Plan to the Future Study Area to continue the healthful, safe, and aesthetic surroundings created in Villebois. This factor has been adequately addressed.

e. Conflict with Metro Requirements

- CP5. **Review Criteria:** “Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.”
Finding: These criteria are satisfied.
Explanation of Finding: Findings MT1 through MT3 analyzed the proposed changes for compliance with Metro regulations and demonstrate that conflicts do not exist.

Citizen Involvement

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

Policy 1.1.1: Wide Range of Public Involvement

- CP6. **Review Criterion:** “The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.”
Finding: This criterion is satisfied.
Explanation of Finding: An extensive public involvement process was held for the adoption of the original Villebois Concept Plan and Villebois Village Master Plan. The Planning Commission and City Council are holding public work sessions and public hearings to review the proposed amendments. In addition, the applicant has voluntarily held neighborhood meetings.

Implementation Measure 1.1.1.a. Early Public Involvement

- CP7. **Review Criterion:** “Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in “draft” form, thereby allowing for community involvement before decisions have been made.”
Finding: This criterion is satisfied.
Explanation of Finding: The City staff and the applicant’s representative received feedback early in the planning process which was incorporated into the proposed amendments. The input came from the Planning Commission Work Session, various email correspondence, and neighborhood meetings.

Goal 1.2: For Wilsonville to have an interested, informed, and involved citizenry.

Policy 1.2.1: User Friendly Information

CP8. **Review Criterion:** “The City of Wilsonville shall provide user-friendly information to assist the public in participating in the City planning programs and processes.”

Finding: This criterion is satisfied.

Explanation of Finding: The City has produced user-friendly notices for the project, as well as provided other information, including explaining the difference between this legislative process and subsequent quasi-judicial processes.

Implementation Measures 1.2.1.a.-c. Clarification, Publicity, and Procedures for Public Involvement

CP9. **Review Criteria:** These measures address the City’s responsibility to help clarify the public participation process, publicize ways to participate, and establish procedures to allow reasonable access to information.

Finding: These criteria are satisfied.

Explanation of Finding: The City has produced user-friendly notices for the project, as well as provided other information, provides additional explanation to clarify process including explaining the difference between this legislative process and subsequent quasi-judicial processes, and is following established procedures to allow access to information.

Policy 1.3.1/ Implementation Measures 1.3.1.b. Clarification, Publicity, and Procedures for Public Involvement

CP10. **Review Criteria:** “The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.” “Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and private utilities. Draft documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.”

Finding: These criteria are satisfied.

Explanation of Finding: Metro, as a neighboring property owner, is being notified of the proposal. Other public agencies and utilities will be notified and given opportunity to comment as the project moves into the quasi-judicial review for land use entitlements which is the appropriate time given the lack of detail provided for in the master plan. The City of Wilsonville, as provider of sewer and water and the local road authority is aware of and reviewing the proposed Master Plan amendments.

Urban Growth Management

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

Policy 2.1.1. Support Development of Land Consistent with Comprehensive Plan Designation

CP11. **Review Criterion:** “The City of Wilsonville shall support the development of all land within the City, other than designated open space lands, consistent with the land use designation of the Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: By processing this application, and working with the developer and neighbors, the City continues to support development of property within the City and the Villebois Village, except the open space areas, consistent with the land use designation of Residential-Village in the Comprehensive Plan.

Implementation Measure 2.1.1.a. Allow Development Consistent with Zoning and Comprehensive Plan

CP12. **Review Criterion:** “Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.”

Finding: This criterion is satisfied.

Explanation of Finding: The only zoning designation available consistent with the Comprehensive Plan Map designation of Residential-Village is the Village Zone. Any property within the Villebois Village not currently zoned Village is expected to do so through a quasi-judicial process at the time of a development proposal. This report demonstrates compliance with requirements of the comprehensive plan.

Implementation Measure 2.1.1.b. Accommodate Workers Employed Within the City

CP13. **Review Criterion:** “Allow urbanization to occur to provide adequate housing to accommodate workers who are employed within the City.”

Finding: This criterion is satisfied.

Explanation of Finding: The Villebois Village Master Plan was previously found to support this implementation measure. The provision of additional housing units as indicated in the proposed Figure 1 further supports the implementation measure.

Policy 2.2.1. Plan for Urbanization

CP14. **Review Criterion:** “The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.”

Finding: This criterion is satisfied.

Explanation of Finding: The area covered by the Villebois Village Master Plan is within the Urban Growth boundary and adoption of the plan to provide necessary plan components for the entire area supports this policy.

Implementation Measure 2.2.1.b. Fair Share to Increase Development Capacity

CP15. **Review Criterion:** “The City of Wilsonville, to the best of its ability based on infrastructure provided at the local, regional, and state levels, shall do its fair share to increase the development capacity of land within the Metro UGB.”

Finding: This criterion is satisfied.

Explanation of Finding: By anticipating potential development throughout the Villebois Village and sizing utilities accordingly the City has helped enable development capacity of the land in the Villebois Village within the Metro UGB.

Public Facilities and Services

Policy 3.1.2. Concurrency

CP16. **Review Criterion:** “The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).”

Finding: This criterion is satisfied.

Explanation of Finding: It is anticipated all facilities and services will be provided at the time of development consistent with the requirements of the City’s Development Code. A final check of concurrency will be completed by the Development Review Board as part of the Preliminary Development Plan.

Policy 3.1.3. Payment for and Benefits from Facilities and Services

CP17. **Review Criterion:** “The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services or those benefiting from such facilities and services, pay for them.”

Finding: This criterion is satisfied.

Explanation of Finding: The City will continue its existing policies to ensure expanded facilities and services for by development.

Implementation Measures 3.1.4.b.-c. Sanitary Sewer Capacity

CP18. **Review Criteria:** “The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities.” “Based on the service capacity and the permit monitoring program, the City shall plan and appropriately schedule future expansions of the wastewater treatment plant.”

Finding: These criteria are satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan sewer capacity calculations enables development of the entire Villebois Village. One change related to sewer capacity clarified in the amended Master Plan is clarification on the pump station requirements in the southwest portion of property for the area formerly labeled “Future Study Area.”

Policy 3.1.5. Water Service Capacity

CP19. **Review Criteria:** “The City shall continue to develop, operate and maintain a water system, including wells, pumps, reservoirs, transmission mains and a surface water treatment plant capable of serving all urban development within the incorporated City limits, in conformance with federal, state, and regional water quality standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan water capacity calculations enables development of the entire Villebois Village.

Parks/Recreation/Open Space, Environmental Resources and Community Design

Policies 3.1.11., 4.1.5. and Implementation Measures 3.1.11.a. ,4.1.5.d.-g.,aa. . Conservation of Natural, Scenic, and Historic Areas

CP20. **Review Criteria:** These policies and implementation measures require and encourage conservation of natural resources, as well as scenic and historic areas.

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan amendment continues to show preservation of natural resource areas, including the newly identified Open Space 3. Subsequent Specific Area Plan review requires a Historic/Cultural Resource Inventory, Significant Resource Impact Report, and Tree inventory be reviewed. These components of the Specific Area Plan process identify resources and enable conversation.

Implementation Measure 3.1.11.b. Adequate Diversity and Quantity and Active and Passive Recreation

CP21. **Review Criterion:** “Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.”

Finding: This criterion is satisfied.

Explanation of Finding: The Villebois Village Master Plan has previously been found to have adequate diversity and quantity. The addition of trails, play areas, preserved open space adding additional recreational opportunities, both passive and active, as shown in the proposed Figures 5, 5A, and 5B as well as the additional Park Capacity Drawings in Appendix F add to both the diversity and quantity.

Implementation Measure 3.1.11.e. Small Neighborhood Parks and Ownership

CP22. **Review Criterion:** “Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.”

Finding: This criterion is satisfied.

Explanation of Finding: Small neighborhood park areas maintained by the homeowners association are shown are shown throughout residential areas in the proposed amended Master Plan. See Figure 5B.

Implementation Measure 3.1.11.g. Development Contributing to Open Space

CP23. **Review Criterion:** “Where appropriate, require developments to contribute to open space.”

Finding: This criterion is satisfied.

Explanation of Finding: The policy of requiring developments to contribute to open space continues and is reflected in the additional open space, pocket park, and linear greens shown in the proposed amended Master Plan. See Figure 5B.

Implementation Measure 3.1.11.i and 4.1.5.k. Limited Access Natural Areas

CP24. **Review Criterion:** “Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.” “Develop open, limited, or restricted access natural areas connected where possible by natural corridors, for wildlife habitat, watershed, soil and terrain protection. Preservation of contiguous natural corridors throughout the City for the protection of watersheds and wildlife will be given priority in land use decisions regarding open space.”

Finding: This criterion is satisfied.

Explanation of Finding: Limited access natural areas continues to be a design consideration of the Villebois Village. The largest limited access natural area continues to be the Coffee Lake Natural Area.

Implementation Measure 3.1.11.j, 4.1.5.l. Natural Area Access and Knowledge

CP25. **Review Criterion:** “Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.” “Identify areas of natural and scenic importance and give them priority in selection of public open space. Where legal rights of access have been acquired, extend public access to, and knowledge of such areas, in order to encourage public involvement in their preservation.”

Finding: This criterion is satisfied.

Explanation of Finding: Where, appropriate natural area access continues to be provided, especially in Open Space 2 and 3.

Implementation Measure 3.1.11.p. New Developments and Usable Open Space

CP26. **Review Criterion:** “New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway, and other open space areas identified as environmentally sensitive or hazardous areas for development.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended Master Plan figures continue to show open space beyond what is required by the Development Code.

Implementation Measure 4.1.5.j. New Developments and Usable Open Space

CP27. **Review Criterion:** “Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended Master Plan show open space beyond what is required by the Development Code. The open space conforms to the characteristics of the land by incorporating upland forests and wetlands that are desirable to preserve, including the newly labeled Open Space 3. See Figure 5B.

Implementation Measure 4.1.5.gg. On-Site Drainage Design

CP28. **Review Criterion:** “Where possible, on-site drainage should be designed to preserve natural drainage channels and to allow for ground water infiltration. Man-made structures should be designed to complement the natural system. It is not the intent of this Measure to encourage unsightly and unsafe open ditches. Rather, open drainage systems should be designed to accent natural creeks and drainage channels and provide an attractive natural area-like appearance.”

Finding: This criterion is satisfied.

Explanation of Finding: The requirements in the Villebois Village for on-site drainage, preserving natural drainage channels, and innovate rainwater components remain a requirement and are incorporated throughout the Master Plan area. See Figure 6A and 6B.

Implementation Measure 4.1.5.ii. Architectural and Community Design

CP29. **Review Criterion:** “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.”

Finding: This criterion is satisfied.

Explanation of Finding: The architectural and community design standards contained in the Architectural Pattern Book and Community Elements Book as well as the Village Zone standards continue to be applied throughout Villebois to ensure quality architectural and community design.

Transportation

Goal 3.2: To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principle reliance upon any one mode of transportation.

Policy 3.2.1. and Implementation Measures 3.2.1.a.- b. Safe, Well-connected, and Safe Transportation Network

CP30. **Review Criterion:** “Provide a safe, well-connected, and efficient system of streets and supporting infrastructure for all travel modes.” “Plan and implement a well-connected

network of streets and supporting improvements for all applicable travel modes.”
“Provide safe and efficient multi-modal travel between the connecting roadways (and the surface street network, if applicable).”

Finding: This criterion is satisfied.

Explanation of Finding: Streets and trails are shown in the proposed Master Plan amendments supporting a variety of travel modes with multiple connections. Details of safety and capacity will be reviewed in more detail in subsequent quasi-judicial applications.

Goal 3.3: To achieve adopted standards for increasing transportation choices and reducing reliance on the automobile by changing land use patterns and transportation systems so that walking, cycling and use of transit are highly convenient and so that, on balance, people need to and are likely to drive less than they do today.

Policy 3.3.1. and Implementation Measures 3.3.1.c. Increased Access to Alternative Modes

CP31. **Review Criterion:** “The City shall provide facilities that allow people to reduce reliance on single occupant automobile use, particularly during peak periods.” “Plan for increased access to alternative modes of transportation, such as bicycling, transit and walking.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amended Master Plan continues to show trails, paths, bike facilities, block lengths, etc. to allow people to reduce reliance on single occupant automobiles. The proposed amended Master Plan shows additional trail and sidewalk connections to further access to alternative transportation modes.

Land Use and Development: General Development

Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land uses.

Policy 4.1.1. Land Use and Planning Activities to Achieve Goal 4.1

CP32. **Review Criteria:** “The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.”

Finding: These criteria are satisfied.

Explanation of Finding:

Attractive: The entirety of the Villebois Village will continue to be required to meet design standards, assuring an attractive area of the community. In addition to the European-inspired design of the houses, the incorporation of so many trees and open space into the Village adds to the aesthetic value.

Functional: Sewer and water capacity are available or planned for the entire Village, the entire Village is being planned with facilities to enable adequate pedestrian, bicycle, and vehicle circulation. Parks are being provided consistent with City standards. All other functional requirements of the City’s development standards will be applied to development on the site.

Economically Vital: The continued development of the Villebois Village will create construction jobs, help support future and current commercial enterprises, and add housing to support continued demand.

Balance of Different Types of Land Uses: As shown in the proposed Figure 1 and wide mix of land uses consistent with the mixed-use Village Zone continue to be provided.

Land Use and Development: Residential Development

Policy 4.1.4 *The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.*

Implementation Measure 4.1.4.b., d., j., and o. Variety and Diversity of Housing Types

CP33. **Review Criteria:** “Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.” “Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.” “The City shall have a diverse range of housing types available within its City limits.” “The City will encourage the development of housing of various types and densities. Guided by the urbanization, public facilities, and economic elements, the City will, however, manage residential growth to ensure adequate provision of public facilities and that proposed housing satisfies local need and desires, i.e., type, price and rent levels.”

Finding: These criteria are satisfied.

Explanation of Finding: The currently adopted Master Plan provides for sufficient utilities to service the entirety of the Villebois Village. The Villebois Village provides a variety of housing types with, generally speaking, the denser housing types toward the center of the project, with less dense single-family development around the edges. The proposed mix of housing for the area currently designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge. A variety of housing continues to be provided in Villebois Village.

Implementation Measure 4.1.4.c. Safe, Convenient, Healthful, Attractive, Encouraging Planned Developments and Clusters

CP34. **Review Criteria:** “Establish residential areas that are safe, convenient, healthful, and attractive places to live while encouraging variety through the use of planned developments and clusters.”

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan helps to implement a vision of a safe, convenient, healthful, and attractive mixed-use development on and around the site of the former Dammasch State Hospital. The amended Master Plan continues to enable the use of planned developments and cluster housing. If the Future Study Area was not included in the Master Plan it could be developed separately and not follow the same vision as the neighboring Villebois Village.

Residential-Village

Policy 4.1.6. Residential-Village to Create Livable, Sustainable Areas

CP35. **Review Criteria:** “Require the development of property designated “Residential-Village” on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan maintains and expands those components supporting Villebois as a livable, sustainable urban area. These components include preservation of significant natural areas and trees, accommodating multi-modal transportation, and using innovative rainwater management.

Implementation Measure 4.1.6.a. Residential-Village Map Areas Guided by Villebois Village Concept Plan

CP36. **Review Criteria:** “Development in the “Residential-Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.”

Finding: These criteria are satisfied.

Explanation of Finding: By using a mix and pattern of uses similar to other area of the Villebois Village for the Future Study Area the proposed amended Master Plan generally follows the Village Concept Plan. The proposed amended Master Plan is being reviewed using the relevant policies and implementation measures of the Comprehensive Plan and the Villebois Village Master Plan. Subsequent quasi-judicial review of development within the Villebois Village will be further reviewed for compliance with the

Comprehensive Plan, the Villebois Village Master Plan, the “Village Zone District, and other applicable provisions of the Planning and Land Development Ordinance.

Implementation Measure 4.1.6.b. Villebois Village Master Plan Components

CP37. **Review Criteria:** “The Villebois Village Master Plan shall contain the following elements:

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

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues to include all of these components.

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| COMPLIANCE WITH ADOPTED VILLEBOIS VILLAGE MASTER PLAN |
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2.2 Villebois Village Master Plan Implementation

General- Land Use Plan

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

Policy 1 Complete Community, Range of Choices, Minimum Amount of Housing

VB1. **Review Criteria:** “The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues the provision of a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois area. The proposed amended plan also facilitates mode choice in transportation with facilities for bicycles and pedestrians in addition to vehicles. Commercial areas continue to be concentrated around the Village Center.

Policy 2 Components of Development, Future Study Area Uses

VB2. **Review Criteria:** “Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the *Villebois Village Concept Plan*, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed legislative amendment provides the proposed uses for the area formerly labeled as “Future Study Area” in the amended Figure 1 – Land Use Plan. The Future Study Area is proposed to be added to SAP South as shown on the amended Figure 3 – Specific Area Plan Boundaries. The uses proposed within the Future Study Area are residential and include parks and open spaces, all of which are consistent with the types of uses shown in the Villebois Village Concept Plan and the Villebois Village Master Plan. The Future Study Area is not being considered as a neighborhood plan.

Policy 3 Civic, Recreational, Educational and Open Space Opportunities

VB3. **Review Criteria:** “The Villebois Village shall provide civic, recreational, educational and open space opportunities.”

Finding: These criteria are satisfied.

Explanation of Finding: Civic and educational opportunities continue to be provided where designated in the currently adopted Master Plan. The proposed amended Master Plan adds additional recreational and open space opportunities. See Figure 5B.

Policy 4 Requirement for Public Services

VB4. **Review Criteria:** “The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues to include all of the listed public services.

Policy 5 and Implementation Measure 4 Finance Plan and Development Agreement

VB5. **Review Criteria:** “Development of Villebois shall be guided by a Finance Plan and the City’s Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City’s concurrency requirements (see Implementation Measure 4, below).” “The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.”

Finding: These criteria are satisfied.

Explanation of Finding: All city requirements for concurrency and Development Agreements remain in effect and will be applied at the appropriate time in the subsequent development requests.

Implementation Measure 5 Future Study Area Compliance

VB6. **Review Criteria:** “The Specific Area Plan (SAP) for the Future Study Area shall demonstrate compliance with the Villebois Village Master Plan, the City’s Comprehensive Plan and its sub-elements, the City’s Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant, who aims to develop the Future Study Area, has applied for the necessary Master Plan amendments. During legislative review of the amended Master Plan as well as during subsequent quasi-judicial reviews compliance with the Villebois Village Master Plan, the City’s Comprehensive Plan, the Planning and Land Development Ordinance, Metro Rules and Regulations, and State Goals, Statutes, and Administrative Rules.

Residential Neighborhood Housing

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

Policy 1 Housing Options in Each Villebois Neighborhood

VB7. **Review Criteria:** “Each of the Villebois Village’s neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.”

Finding: These criteria are satisfied.

Explanation of Finding: Each of Villebois’s neighborhoods continues to offer a variety of housing options as previously approved. The proposed mix of housing for the area formerly designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge.

Policy 2 Affordable Opportunities for Rental and Purchase of Homes

VB8. **Review Criteria:** “Affordable housing within Villebois shall include rental and home ownership opportunities.”

Finding: These criteria are satisfied.

Explanation of Finding: Affordable rental and home ownership opportunities at the level shown in the adopted Master Plan remain. The proposed mix of housing for the area formerly designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge.

Policy 3 Mix of Housing and Density

VB9. **Review Criteria:** “The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.”

Finding: These criteria are satisfied.

Explanation of Finding: With or without the proposed Master Plan amendment the average density of planned and constructed units for Villebois as a whole will continue to exceed this standard.

Policy 4 Overall Number of Residential Units in Villebois

VB10. **Review Criteria:** “The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the *Villebois Village Master Plan*.”

Finding: These criteria are satisfied.

Explanation of Finding: With or without the proposed Master Plan amendment the number of planned or constructed dwelling units for Villebois as a whole will continue to exceed the 2,300-unit minimum requirement.

Policy 5 Mix of Housing: Each Neighborhood and Street

VB11. **Review Criteria:** “The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.”

Finding: These criteria are satisfied.

Explanation of Finding: A variety of housing types are enabled in the area where land uses are added with the proposed amended Master Plan. See Figure 1.

Policy 7 Governor’s Quality Development Objectives and Livability Initiative

VB12. **Review Criteria:** “The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor’s Quality Development Objectives and the Governor’s Livability Initiative.

Finding: These criteria are satisfied.

Explanation of Finding: The Governor’s Quality Development Objectives (QDO’s), part of the Oregon Initiative adopted in 1997, have guided the design and development of Villebois. The Development Objectives promote the building of strong livable communities, economic growth and the efficient use of public resources, and are listed as follows:

- Promote compact development within urban growth boundaries.
- Give priority to a quality mix of development that addresses the economic and community goals of a community and region.
- Encourage mixed-use, energy efficient development.
- Support development that is compatible with community and regional environmental concerns and available natural resources.
- Support development for a balance of jobs and affordable housing within the community.
- Promote sustainable local and regional economies.

The Villebois Village Concept Plan, the Villebois Village Master Plan and the Village zone were developed, and have all been adopted, to guide the creation of a community that is consistent with these objectives. The proposed legislative amendment does not alter any of these circumstances. The amended Figure 1 – Land Use Plan continues to meet these objectives as demonstrated by the other findings in this report.

Policy 8 Neighborhood Design to Increase Transportation Options

VB13. **Review Criteria:** “Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues to show trails, paths, bike facilities, block lengths, etc. to be pedestrian friendly and increase transportation options. The proposed amended Master Plan shows additional trail and sidewalk connections to further access to alternative transportation modes.

Policy 10 Natural Features Incorporated into Neighborhood Design

VB14. **Review Criteria:** “Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.”

Finding: These criteria are satisfied.

Explanation of Finding: Wetlands and forested areas are incorporated into the design of the Villebois Village creating views and providing access including the addition of Open Space 3. See Figure 5B and Findings C20 and C25.

Implementation Measures 1. and 2. Pattern Book

VB15. **Review Criteria:** “Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan*.” “Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.”

Finding: These criteria are satisfied.

Explanation of Finding: Pattern Books will continue to be used throughout the Villebois Village in support of this implementation measure.

Chapter 3 Parks & Open Space/Off-Street Trails & Pathways

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

Policy 1 Preserving Existing Trees and Planting New Trees

VB16. **Review Criteria:** “Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.”

Finding: These criteria are satisfied.

Explanation of Finding: Parks and open space continue to incorporate existing trees and the planting of new trees, including enabling preservation and planting of trees in the additional parks and open space shown in the amended Master Plan.

Policy 2 Interconnected Trail System

VB17. **Review Criteria:** “An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.”

Finding: These criteria are satisfied.

Explanation of Finding: Interconnected trails continue to be provided throughout the Villebois Village. Additional trail connections to are shown in proposed Figures 5, 5A, and 7 in the Future Study Area.

Policy 3 and Implementation Measure 15 Variety of Age-Oriented Facilities

VB18. **Review Criteria:** “Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.” “Each child play area shall include uses suitable for a range of age groups.”

Finding: These criteria are satisfied.

Explanation of Finding: A variety of play areas continue to be shown throughout the Villebois Village including in the Future Study Area. Proposed Pocket Park 16 includes both a play structure and creative play. Proposed Open Space 3 also includes a creative play structure. Trails are also provided throughout Open Space 3. These features are expected to provide for a variety of age-oriented facilities.

Policy 4 Wildlife Habitat

VB19. **Review Criteria:** “Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.”

Finding: These criteria are satisfied.

Explanation of Finding: Open Space 3 in the Future Study Area shown in the proposed Figure 5B enable the opportunities listed in this policy, which will be further reviewed during subsequent quasi-judicial development review process.

Policy 5 Gathering Areas with Layers of Activity

VB20. **Review Criteria:** “Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).”

Finding: These criteria are satisfied.

Explanation of Finding: Pocket Park 16 proposed in the Future Study Area is stated to create a gathering spot for the surrounding residents, which will be further reviewed during subsequent quasi-judicial development review process.

Policy 6 and Implementation Measure 13 Compliance with SROZ Regulations

VB21. **Review Criteria:** “Build-out of the *Villebois Village Master Plan* shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.” “The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.”

Finding: These criteria are satisfied.

Explanation of Finding: The amended Figure 5 – Parks and Open Space Plan and the amended Figure 5A – Recreational Experiences Plan show the SROZ boundaries, which will be reviewed and incorporated into the future parks and open space designs of the proposed land use plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications for approval to develop the site.

Policy 9 Flexibility and Adaptation of Parks

VB22. **Review Criteria:** “Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community’s park, recreation and open space needs.”

Finding: These criteria are satisfied.

Explanation of Finding: The park and recreation spaces shown in the amended Master Plan allow for appropriate flexibility in the final design of the parks not yet constructed, as well as changes over time.

Policy 11 No On-Street Parking Adjacent to Parks and Open Space

VB23. **Review Criterion:** “On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.”

Finding: This criterion is satisfied.

Explanation of Finding: Figures 7 and 9B show the appropriate street types adjacent to parks and open space not allowing parking.

Implementation Measure 3 Incorporating Native Vegetation, Landforms, and Hydrology

VB24. **Review Criterion:** “Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.”

Finding: This criterion is satisfied.

Explanation of Finding: The open spaces shown as being preserved in the Future Study Area on the proposed amended Master Plan figures incorporates native forest areas and wetlands.

Implementation Measure 5 Artwork Encouraged in Parks

VB25. **Review Criterion:** “Artwork is encouraged to be incorporated into parks.”

Finding: This criterion is satisfied.

Explanation of Finding: Artwork in parks is not precluded by the proposed amended Master Plan. Placement of any artwork will be reviewed during subsequent development review.

Implementation Measure 6 Interface with Graham Oaks Nature Park

VB26. **Review Criterion:** “The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amendment will add information to Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming for the proposed plan on the Future Study Area. The subject area

will provide trail connections to the Graham Oaks Natural Area on the east and south sides of the Future Study Areas. Trail connections and interface features with the Graham Oaks Natural Area will be designed and implemented in coordination with Metro.

Implementation Measure 9 Retention of “Good” and “Important” Trees

VB27. **Review Criterion:** “The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” and “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.”

Finding: This criterion is satisfied.

Explanation of Finding: Overall, location of open space in the Future Study Area shown in the proposed Master Plan figures show potential for preservation of a significant amount of native trees. Review of the retention of individual trees and groves will be reviewed during subsequent applications.

Implementation Measure 14 Park Lighting Plan

VB28. **Review Criterion:** “A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).”

Finding: This criterion is satisfied.

Explanation of Finding: Appendix H shows lighting along the major pathways and at neighborhood commons and other major park amenities like the dog park and amphitheater. Playgrounds and minor pathways are not lit. The additional trails and park areas shown in the amended Master Plan do not necessitate lighting.

Implementation Measure 18 Park Completion

VB29. **Review Criterion:** “The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.”

Finding: This criterion is satisfied.

Explanation of Finding: Subsequent development review will condition park completion prior to occupancy of the 50% of the housing units in particular phases.

Chapter 4 Utilities

Sanitary Sewer

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

Policy 1 and Implementation Measures 1.-4. Sanitary Sewer Service

VB30. **Review Criterion:** This policy and the associated implementation measures require the sewer system for Villebois to meet City standards.

Finding: This criterion is satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan sewer capacity calculations enables development of the entire Villebois Village as shown in the proposed amended Master Plan including the Future Study Area for which 300 multi-family units were assumed to ensure sewer capacity. One proposed change related to sewer capacity is clarification of the pump station requirements in the southwest portion of property for the area currently labeled “Future Study Area.”

Water

Goal: The Villebois Village shall include adequate water service.

Policy 1 and Implementation Measures 1.-2. Water Service

VB31. **Review Criterion:** This policy and the associated implementation measures require the water system for Villebois to meet City standards.

Finding: This criterion is satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan water capacity calculations enables development of the entire Villebois Village as shown in the proposed amended Master Plan, including the Future Study Area for which 300 multi-family units were assumed to ensure water capacity.

Storm Drainage

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

Policy 1 Storm Water System Meeting City Standards

VB32. **Review Criterion:** “The on-site storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended land use plan, Figure 1, and stormwater shows sufficient area accommodate on-site storm water system designed to City standards for future development.

Policies 2 and 3 Rainwater Management

VB33. **Review Criterion:** “Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.” “Villebois Village shall integrate rainwater management systems into parks and open space areas.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended Onsite Rainwater Management, Figure 6B shows rainwater management systems integrated throughout the Villebois Village.

Implementation Measure 3 City Stormwater Master Plan Policies and Facilities

VB34. **Review Criteria:** “Implement the following list of City Stormwater Master Plan policies and facilities:

- Policies: 9.1-9.6
- Projects: CLC-10

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

Finding: These criteria are satisfied.

Explanation of Finding: The analysis provided with the original Master Plan evaluated the units proposed within the Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate storm system capacity.

Implementation Measure 4 Rainwater Management Program

VB35. **Review Criteria:** “Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality, detention, and infiltration into the site’s natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking pre-development hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.”

Finding: These criteria are satisfied.

Explanation of Finding: Rainwater Management Programs will continue to be required for all SAP's or areas added to SAP's to meet the stated goals.

Chapter 5 Circulation

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

Policy 1 Encouraging Alternative Modes of Transportation

VB36. **Review Criterion:** “The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.”

Finding: This criterion is satisfied.

Explanation of Finding: As shown in the proposed amended Master Plan figures, including Figure 7, bicycle, pedestrian, automobiles and trucks, and other modes will continue to be accommodated throughout the Villebois Village.

Implementation Measure 5 Curb Extensions

VB37. **Review Criterion:** This implementation measure sets standards and approval process for curb extensions in Villebois.

Finding: This criterion is satisfied.

Explanation of Finding: The principles of curb extension remain constant throughout Villebois.

Implementation Measure 6 Street and Pathway Alignment and SROZ

VB38. **Review Criterion:** “Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans.”

Finding: This criterion is satisfied.

Explanation of Finding: The intent of the design of the Villebois Village Master Plan is to comply with the City's SROZ overlay zone, which protects resources that exist within the Villebois Master Plan area. Boundaries for the SROZ and floodplain are shown for illustrative purposes only in the Master Plan. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ and floodplain regulations, which will be demonstrated for the Specific Area Plans.

COMPLIANCE WITH PLANNING AND LAND DEVELOPMENT ORDINANCE

Section 4.003 Consistency with Plans and Laws

PL1. **Review Criterion:** “Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations now or hereafter provide.”

Finding: This criterion is satisfied.

Explanation of Finding: Consistency with the Comprehensive Plan applicable state laws are being reviewed.

Section 4.008 General Application Procedures

PL2. **Review Criterion:** “The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:

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

Finding: This criterion is satisfied.

Explanation of Finding: Adoption of the amendment to the Villebois Village Master Plan is being reviewed pursuant to Section 4.198.

Subsection 4.009 (.02) Who Can Initiate Application

PL3. **Review Criterion:** “Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion.”

Finding: This criterion is satisfied.

Explanation of Finding: The application has been signed by Bo Oswald a member and manager of Northwest Wilsonville Properties, LLC, the property owner.

Subsection 4.032 (.01) B. Authority of Planning Commission

PL4. **Review Criterion:** This Section states that the Planning Commission has authority to make recommendations to the City Council on “legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed legislative change is being considered by the Planning Commission as a recommendation to the City Council. The issue before the Planning Commission is a legislative review of the amended Master Plan as a whole.

Subsection 4.033 (.01) B. Authority of City Council

- PL5. **Review Criterion:** This Section states that the City Council has final decision-making authority on “applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198.”
Finding: This criterion is satisfied.
Explanation of Finding: Final action will be taken by the City Council following a recommendation from the Planning Commission.

Subsection 4.125 (.01) Village Zone Purpose

- PL6. **Review Criterion:** The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.
1. The Village zone provides for a range of intensive land uses and assures the most efficient use of land.
 2. The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities.
 3. The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.

Finding: This criterion is satisfied.

Explanation of Finding: All areas of the Villebois Village currently within the City limits have a Comprehensive Plan designation of Residential Village, including the area currently labeled Future Study Area. For properties not yet developed future applications are anticipated to rezone the property to Village consistent with its Comprehensive Plan Map designation. Future land use reviews will ensure any development will be consistent with this purpose statement.

Subsection 4.198 (.01) A. Comprehensive Plan Changes: Public Need

- PL7. **Review Criterion:** “That the proposed amendment meets a public need that has been identified;”

Finding: This criterion is satisfied.

Explanation of Finding: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B, including the subject property. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address “. . . the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan replaced DATELUP and called for the development of

the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth as discussed in detail in other sections of this document. The proposed amended Master Plan serves to facilitate development of a portion of Area of Concern B by incorporating a land use plan for the subject area.

Subsection 4.198 (.01) B. Comprehensive Plan Changes: Meets Public Needs As Well As Other Options

PL8. **Review Criterion:** “That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”

Finding: This criterion is satisfied.

Explanation of Finding: A myriad of options conceptually exist for Master Plan components for the area currently labeled Future Study Area. The Villebois Village Master Plan states “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.” This is understood to mean that the City will consider the merits of a master plan amendment submitted by a developer rather than proactively plan the property prior to a development proposal. In this situation the City must consider if the amendment proposed by the developer satisfies the relevant review criteria, and if so approve the amendment. As shown by the other findings in this report the proposed amendment meets to relevant review criteria and thus should be accepted by the City as meeting the public need at least as well as other potential amendments.

Subsection 4.198 (.01) C. Comprehensive Plan Changes: Statewide Planning Goals

PL9. **Review Criterion:** “That the proposed amendment supports applicable Statewide Planning Goals or a Goal exception has been found to be appropriate; and;”

Finding: This criterion is satisfied.

Explanation of Finding: Please see Compliance with Statewide Planning Goals section below.

Subsection 4.198 (.01) D. Comprehensive Plan Changes: Conflict with Other Portions of the Comprehensive Plan

PL10. **Review Criterion:** “That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.”

Finding: This criterion is satisfied.

Explanation of Finding: As shown in the Findings for the Comprehensive Plan above the proposed change to the Villebois Village Master plan will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.

COMPLIANCE WITH METRO URBAN GROWTH FUNCTIONAL PLAN

Title 1: Requirements for Housing and Employment Accommodation

MT1. **Review Criteria:** The purpose of this title is to ensure that there is an adequate supply of land for housing and employment within the regional urban growth boundary (UGB) over a 20 year planning horizon. Metro has enacted provisions in Title 1 intended to maintain or increase the capacity for development of land within the UGB.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amendments to the Villebois Village Master Plan add housing units in the Future Study Area to Wilsonville's planned capacity. This increase complies with the Title 1 requirement to maintain or increase housing capacity.

Title 2: Regional Parking Policy

MT2. **Review Criteria:** The State's Transportation Planning Rule calls for reductions in vehicle miles traveled per capita and restrictions on construction of new parking spaces as a means of responding to transportation and land use impacts of growth. This title also calls for more compact development as a means to encourage more efficient use of land, promote non-auto trips and protect air quality.

Cities and counties were required to establish specific performance standards to address the intent of Title 2. Section 4.155 of Wilsonville's Planning and Land Development Ordinance addresses parking, loading and bicycle parking.

Finding: These criteria are satisfied.

Explanation of Finding: The Village Zone parking standard, which will be applied through the Villebois Village comply with the City of Wilsonville's parking requirements, which are consistent with Title 2. The proposed amended land use plan, Figure 1, continues to show compact pedestrian-oriented development throughout the Villebois Village.

Title 3: Water Quality, Flood Management and Fish and Wildlife Conservation

MT3. **Review Criteria:** The intent of Title 3 is to protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities, protecting life and property from dangers associated with flooding and working toward a regional coordination program of protection for Fish and Wildlife Habitat Areas.

Title 3 developed water quality performance standards designed to protect and improve water quality to support the designated beneficial water uses as defined in Title 10 and to protect the functions and values of the Water Quality Resource Areas. These standards include: providing a vegetated corridor to separate protected water features from development; maintain natural stream corridors, minimize erosion, nutrient and pollutant loading; filtering, infiltration and natural water purification; and stabilizing slopes.

Finding: These criteria are satisfied.

Explanation of Finding: The City’s SROZ regulations, as well as Villebois rainwater management, will be applied throughout the Villebois Village to ensure compliance with Title 3. The proposed amended Master Plan lays the foundation these policies to be applied in subsequent development applications for areas not yet developed.

COMPLIANCE WITH OREGON STATEWIDE PLANNING GOALS

Statewide Planning Goals

Goal 1 Citizen Involvement

OR1. **Review Criterion:** “To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

Finding: This criterion is satisfied.

Explanation of Finding: The adoption process for the proposed amendment includes duly noticed public hearings before the Planning Commission and the City Council, consistent with Goal 1. In addition, the developer held multiple neighborhood meetings with surrounding residents early in the process.

Goal 2 Part I Land Use Planning

OR2. **Review Criterion:** “To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

Finding: This criterion is satisfied.

Explanation of Finding: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan was adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan was found to be consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The proposed legislative amendment does not alter these circumstances.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

OR3. **Review Criterion:** “To protect natural resources and conserve scenic and historic areas and open spaces.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amendment complies with local and regional policies and requirements to implement this goal. A significant amount of natural area and open space is shown preserved in the Villebois Village, including Open Space 3 identified in the amended Master Plan. See Figure 5B.

Goal 6 Air, Water and Land Resource Quality

OR4. **Review Criteria:** “To maintain and improve the quality of the air, water and land resources of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed legislative amendment of the Villebois Village Master Plan remains consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan continues to protect water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year floodplain. The Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation. The proposed legislative amendment does not alter these conditions.

Goal 7 Areas Prone to Natural Disasters and Hazards

OR5. **Review Criteria:** “To protect life and property from natural disasters and hazards.”

Finding: These criteria are satisfied.

Explanation of Finding: No areas prone to floods, erosion, landslides, wildfire, etc. have been identified in the Future Study Area.

Goal 8 Recreational Needs

OR6. **Review Criteria:** “To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.”

Finding: These criteria are satisfied.

Explanation of Finding: Recreational amenities are shown in the amendment throughout the Villebois Village including the Future Study Area. The amenities include a variety of play areas, trails, and gathering spots. In addition, access is provided to the regional Graham Oaks Nature Park and the regional Ice Age Tonquin Trail.

Goal 10 Housing

OR7. **Review Criteria:** “To provide for the housing needs of citizens of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amendments comply with local and regional policies and requirements to implement this goal. The housing density and number goals for Villebois have been met.

Goal 11 Public Facilities and Services

OR8. **Review Criteria:** “To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

Finding: These criteria are satisfied.

Explanation of Finding: The amended Master Plan is consistent with the applicable provisions of the City’s various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate future development with the provision of the public facility infrastructure in the area (Figure 6 – Conceptual Composite Utilities Plan). Development in the Villebois Village Master Plan area will be done in coordination with the City's Capital Improvement Program and the Finance Plan.

Goal 12 Transportation

OR9. **Review Criteria:** “To provide and encourage a safe, convenient and economic transportation system.”

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan, as amended, provides plans (the amended Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System (not amended by this request)) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Street sections (Figures 9A and 9B – Street and Trail Sections (not amended by this request)) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. Street sections have not been altered by this request. By encouraging the use of multiple modes of transportation, the number of motor vehicle trips is expected to be reduced and replaced by bicycle and pedestrian trips.

Goal 13 Energy Conservation

OR10. **Review Criteria:** “Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

Finding: These criteria are satisfied.

Explanation of Finding: The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies. The amended Master Plan continues to provide for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The amended Master Plan also continues to provide for a substantial number of energy-efficient smaller sized and attached residential units.

Goal 14 Urbanization

OR11. **Review Criteria:** “To provide for an orderly and efficient transition from rural to urban land use.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed legislative amendment of the Villebois Village Master Plan is intended to be consistent with Comprehensive Plan urbanization policies and the Residential – Village Land Use designation. The amended Master Plan continues to comply with and further the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the transportation system, and protects natural resources. The amended Master Plan continues to provide more detailed plans for the urbanization of an area already determined to be within the City’s urban growth boundary.

OAR 660-012-0060 Transportation Planning Rule for Plan and Land Use Regulation Amendment

OR12. **Review Criteria:** Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. This shall be accomplished by either:

- (a) Limiting allowed land uses to be consistent with the planned function, capacity, and performance standards of the transportation facility;
- (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division;
- (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes; or
- (d) Amending the TSP to modify the planned function, capacity and performance standards, as needed, to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multimodal travel choices are provided.

(2). A plan or land use regulation amendment significantly affects a transportation facility if it:

- (a) Changes the functional classification of an existing or planned transportation facility;
- (b) Changes standards implementing a functional classification system;
- (c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or
- (d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan did not propose amendments to the TSP which would significantly affect transportation facilities identified in the City’s Transportation Systems Plan (TSP) (See the discussion at OAR-660-012-0060(2) below). The proposed legislative amendment of the Villebois Village Master Plan does not propose any new amendments to the TSP. The amended Figure 7 – Street Plan illustrates a street system that is updated to reflect the land use plan for the Future Study Area and maintains connectivity consistent with the TSP as expressed in the DKS Memorandum, Attachment E. The recommendations in this memorandum are being

incorporated into the amended Master Plan. The Villebois Village area, with the densities planned in DATELUP, was included in the City's TSP (see City Traffic Analysis Zones 400A, 400C, 400D and 388A on Figure 3.2 – City of Wilsonville Transportation Model, Metro and City Traffic Analysis Zones of the April 17, 2003 TSP). The City's TSP was approved by the City Council on May 19, 2003. An update to the TSP was adopted by Council June 17, 2013.

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a hierarchical system of streets and trails that will connect users of the various modes to the major activities inside and outside the community. Figure 7 - Street Plan (as amended) of the Villebois Village Master Plan shows the planned transportation system for Villebois. Figure 8 – Proposed Arterial & Collector System (not amended by this request) of the Villebois Village Master Plan shows the planned arterial and collector street system, and Figures 9A & 9B – Street & Trail Sections show the cross-sections for the streets and trails.

The proposed legislative amendment to the Villebois Village Master Plan does not propose to change the functional classification of an existing facility or one planned in the TSP. Villebois Village includes a range of street sections that fall within the functional classifications of the City's TSP. Table 5 of the Villebois Village Master Plan lists and compares each relevant TSP street section with the correlating street sections proposed in Villebois. The Villebois Village Master Plan street sections are depicted on Figures 9A and 9B – Street & Trail Sections which includes notes to reference the relevant TSP figure. The locations where the Villebois Village Master Plan street sections are planned to be used are illustrated on the amended Figure 7 – Street Plan, with the relevant TSP figure and functional classification notes. The location of the proposed Villebois street sections is integral to the overall design of the Villebois Village Plan.

The proposed legislative amendment to the Villebois Village Master Plan does not propose to change standards implementing a functional classification system (see also the discussion at OAR 660-012-0060(2)(a), above).

The City has adopted traffic concurrency standards which will be applied to development in the Future Study Area during subsequent development review to ensure levels of travel and access are not inconsistent with the functional classification of a transportation facility and maintain performance standards adopted in the TSP.

Attachments

A - C

&

E - M

were distributed for the August 14, 2013

Planning Commission Public Hearing

and are not duplicated here.

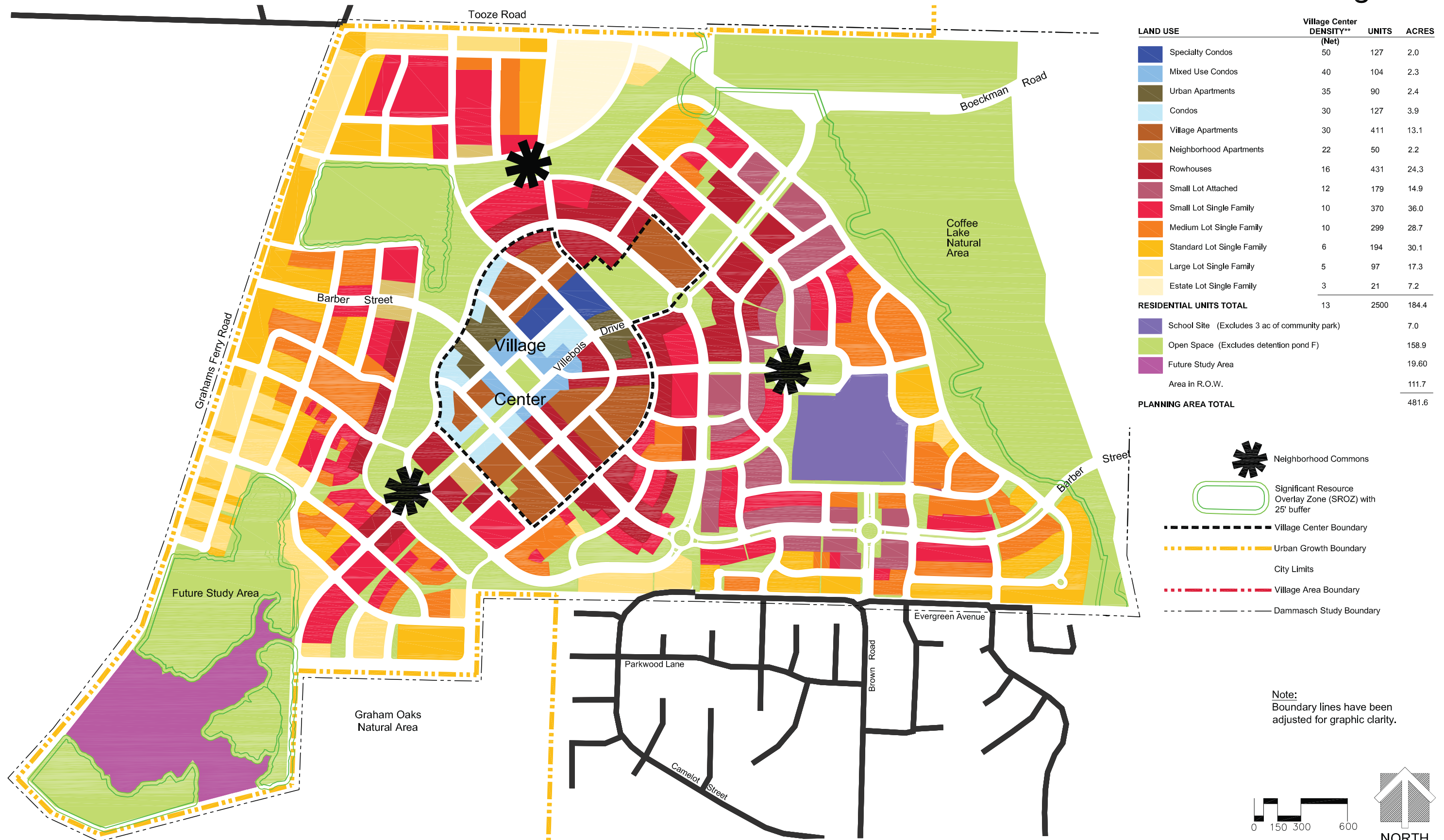
Attachment N is distributed under separate cover.

All documents are available at:

<http://www.ci.wilsonville.or.us/index.aspx?page=1134>

Current

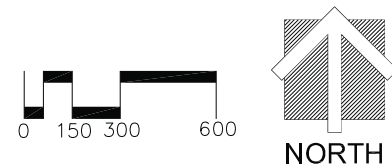
Figure 1



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

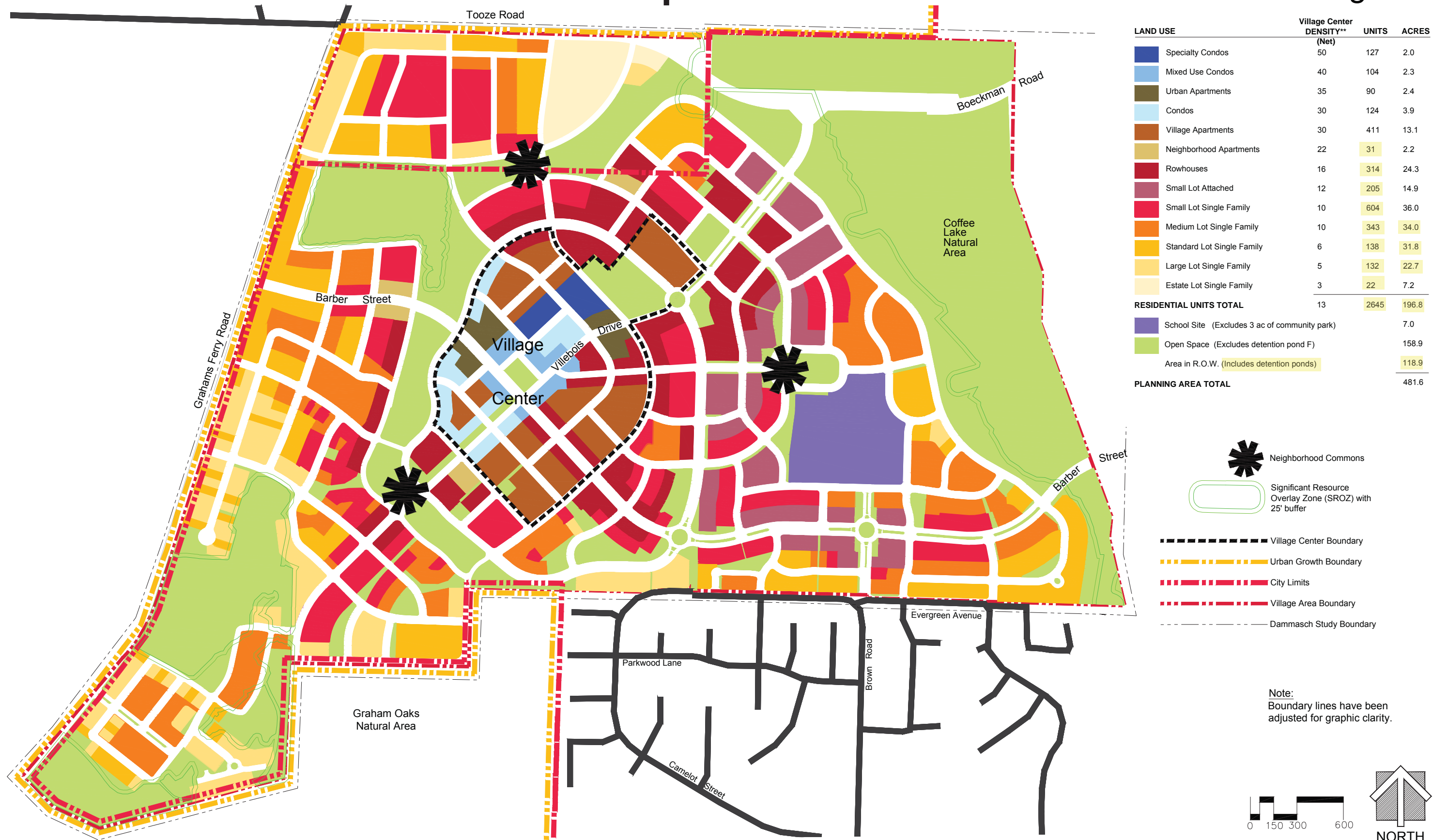
** An average village density (net) is noted for informational purposes only. The net area used to calculate densities Planning excludes right-of-way and park/open space areas.
 Villagebois Master Plan Future Study Area Amendment
 Page 50 of 124

Note:
 Boundary lines have been adjusted for graphic clarity.



Proposed

Figure 1



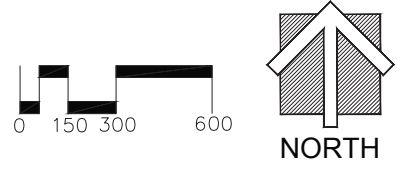
| LAND USE | Village Center DENSITY** (Net) | UNITS | ACRES |
|---|--------------------------------|-------------|--------------|
| Specialty Condos | 50 | 127 | 2.0 |
| Mixed Use Condos | 40 | 104 | 2.3 |
| Urban Apartments | 35 | 90 | 2.4 |
| Condos | 30 | 124 | 3.9 |
| Village Apartments | 30 | 411 | 13.1 |
| Neighborhood Apartments | 22 | 31 | 2.2 |
| Rowhouses | 16 | 314 | 24.3 |
| Small Lot Attached | 12 | 205 | 14.9 |
| Small Lot Single Family | 10 | 604 | 36.0 |
| Medium Lot Single Family | 10 | 343 | 34.0 |
| Standard Lot Single Family | 6 | 138 | 31.8 |
| Large Lot Single Family | 5 | 132 | 22.7 |
| Estate Lot Single Family | 3 | 22 | 7.2 |
| RESIDENTIAL UNITS TOTAL | 13 | 2645 | 196.8 |
| School Site (Excludes 3 ac of community park) | | | 7.0 |
| Open Space (Excludes detention pond F) | | | 158.9 |
| Area in R.O.W. (Includes detention ponds) | | | 118.9 |
| PLANNING AREA TOTAL | | | 481.6 |

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

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

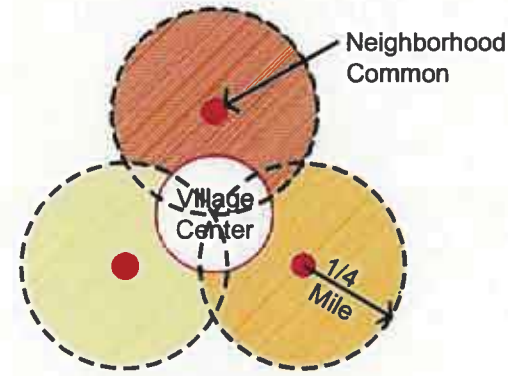
- Neighborhood Commons
- Significant Resource Overlay Zone (SROZ) with 25' buffer
- Village Center Boundary
- Urban Growth Boundary
- City Limits
- Village Area Boundary
- Dammasch Study Boundary

Note:
 Boundary lines have been adjusted for graphic clarity.

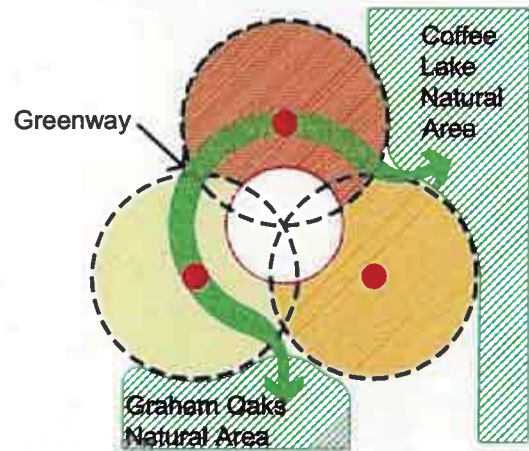


Current

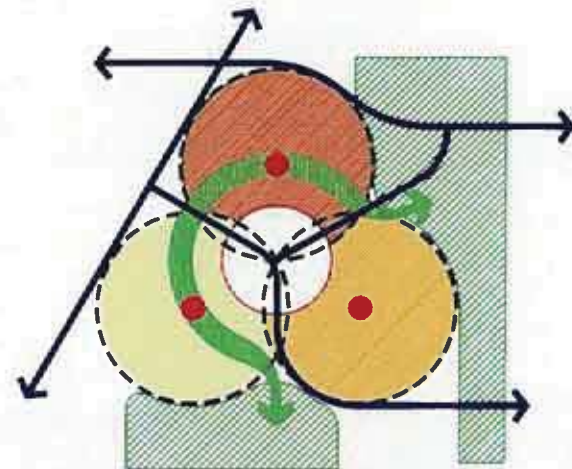
Figure 2



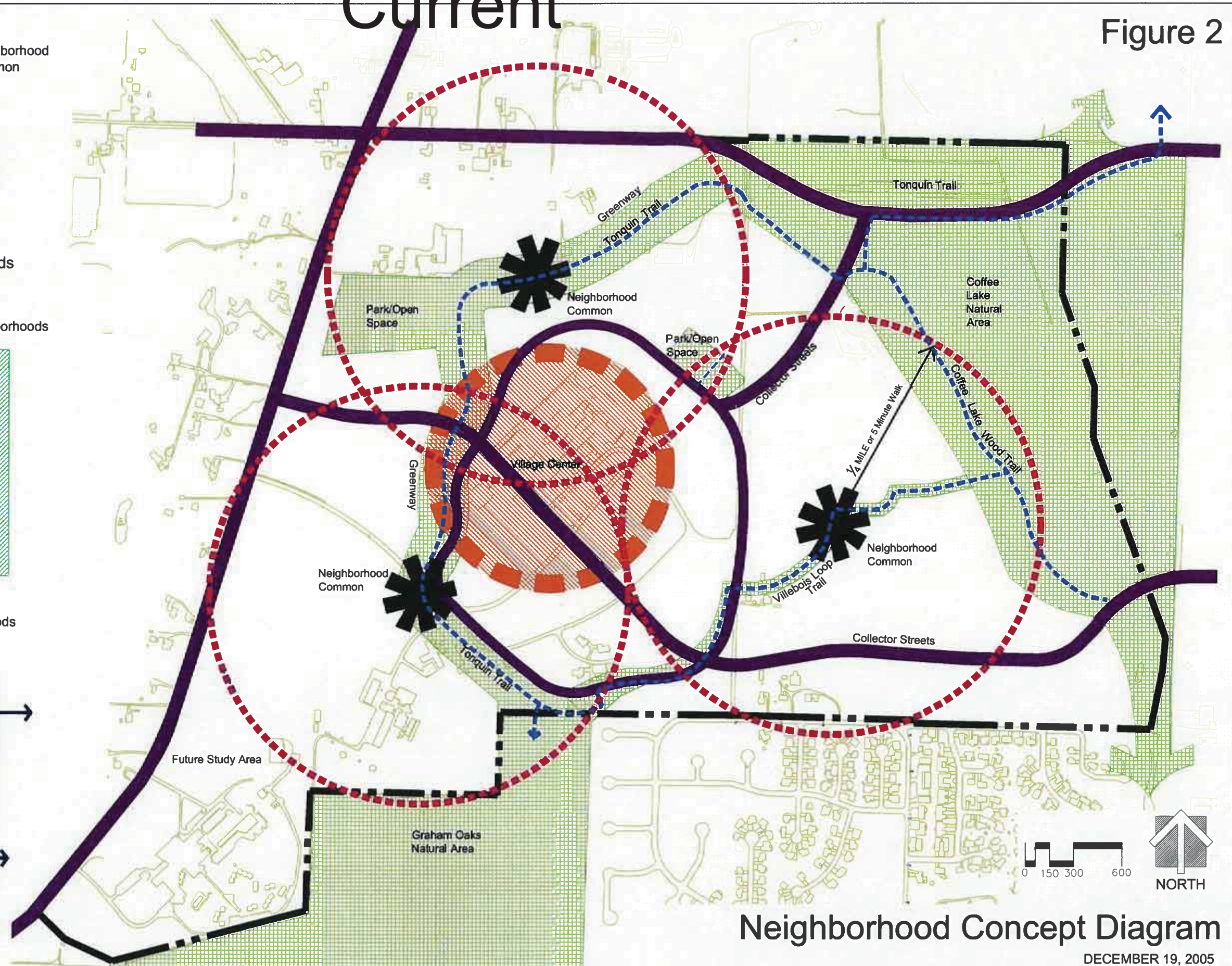
Conceptual Diagram - Neighborhoods
 - 1/4 mile radius neighborhood = 5 minute walking distance
 - Commons at neighborhood center
 - Village Center at the confluence of neighborhoods



Conceptual Diagram - Greenway
 - Connection to adjacent open spaces
 - Open space linkage between neighborhoods



Conceptual Diagram - Roadways
 - Roadway system defines neighborhood edges

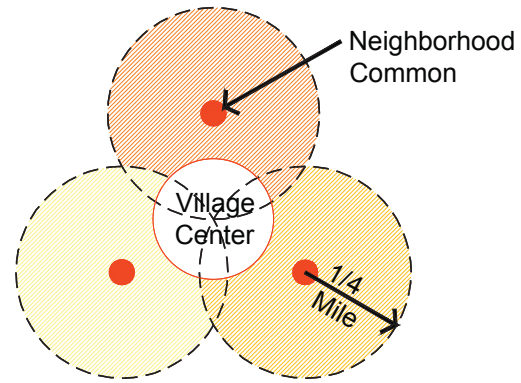


Neighborhood Concept Diagram

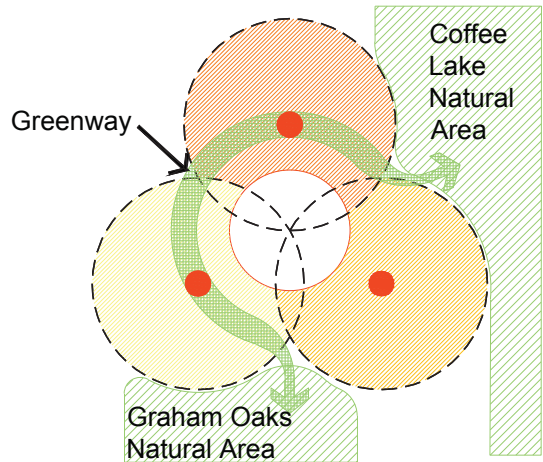
DECEMBER 19, 2005

Proposed

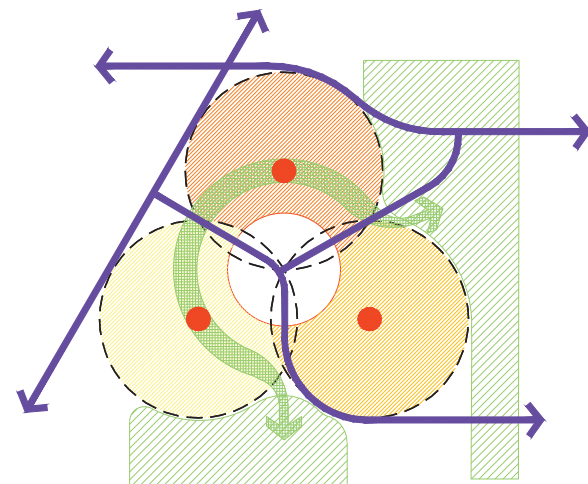
Figure 2



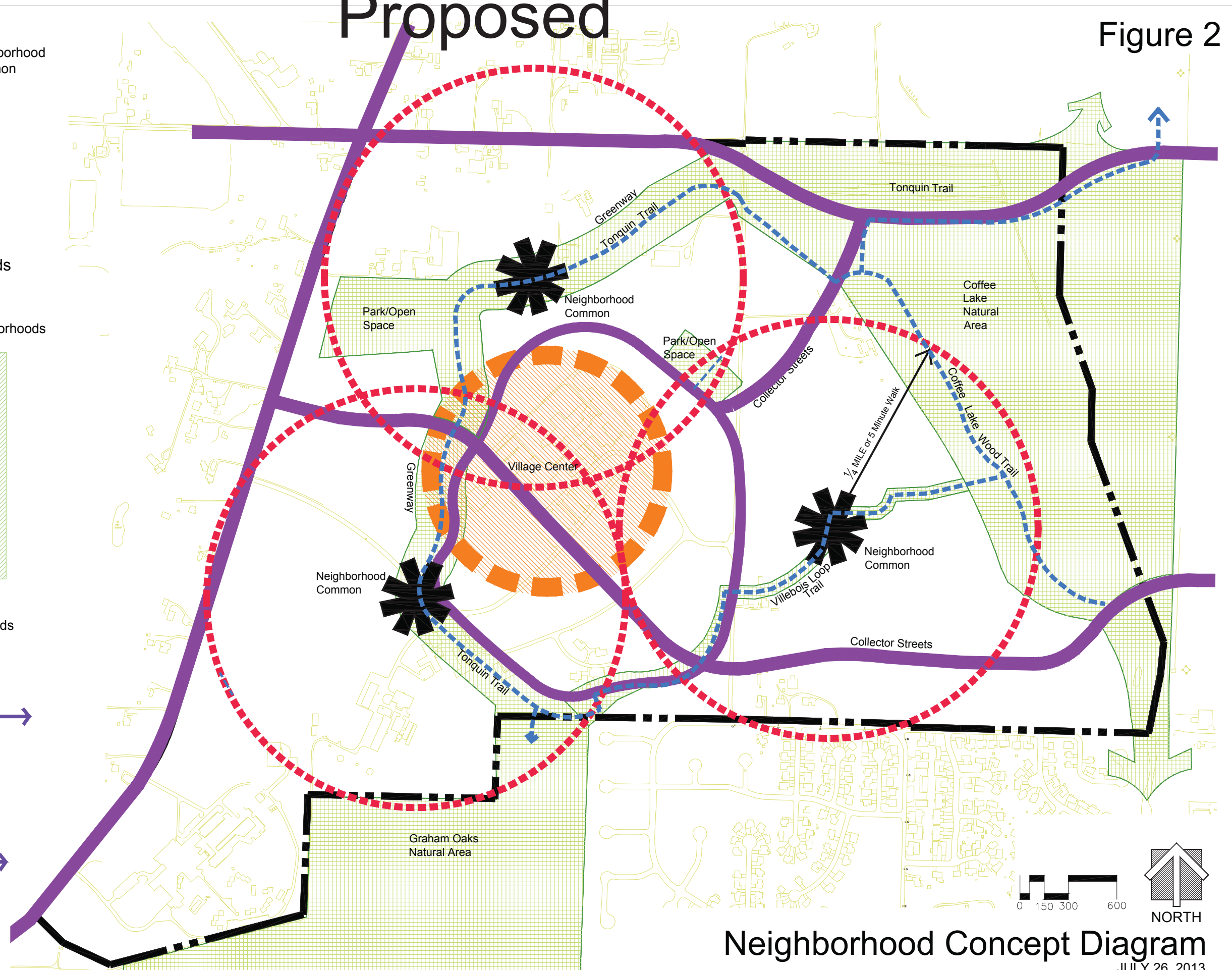
Conceptual Diagram - Neighborhoods
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 - Roadway system defines neighborhood edges

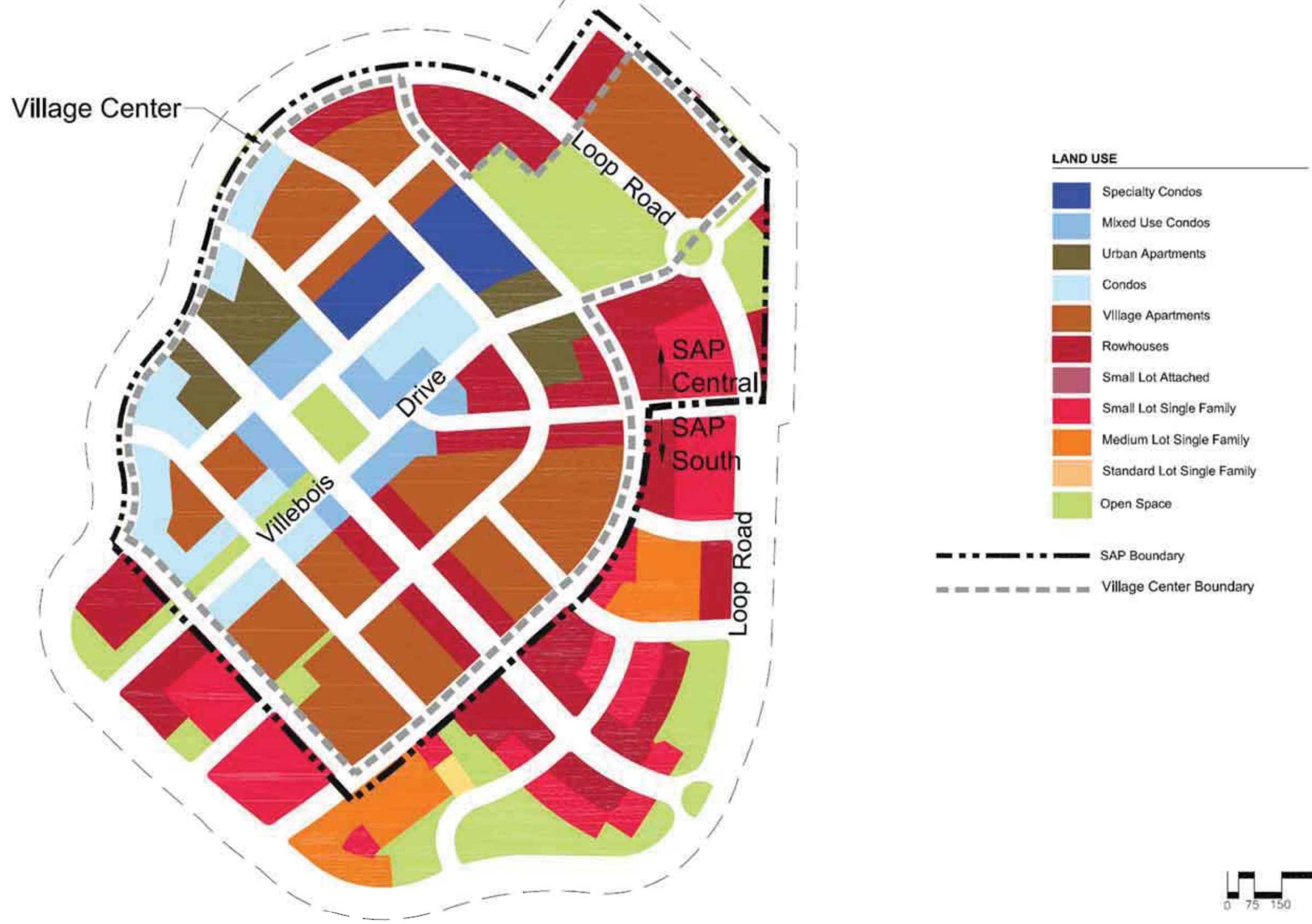


Neighborhood Concept Diagram

JULY 26, 2013

No Changes Proposed

Figure 2A

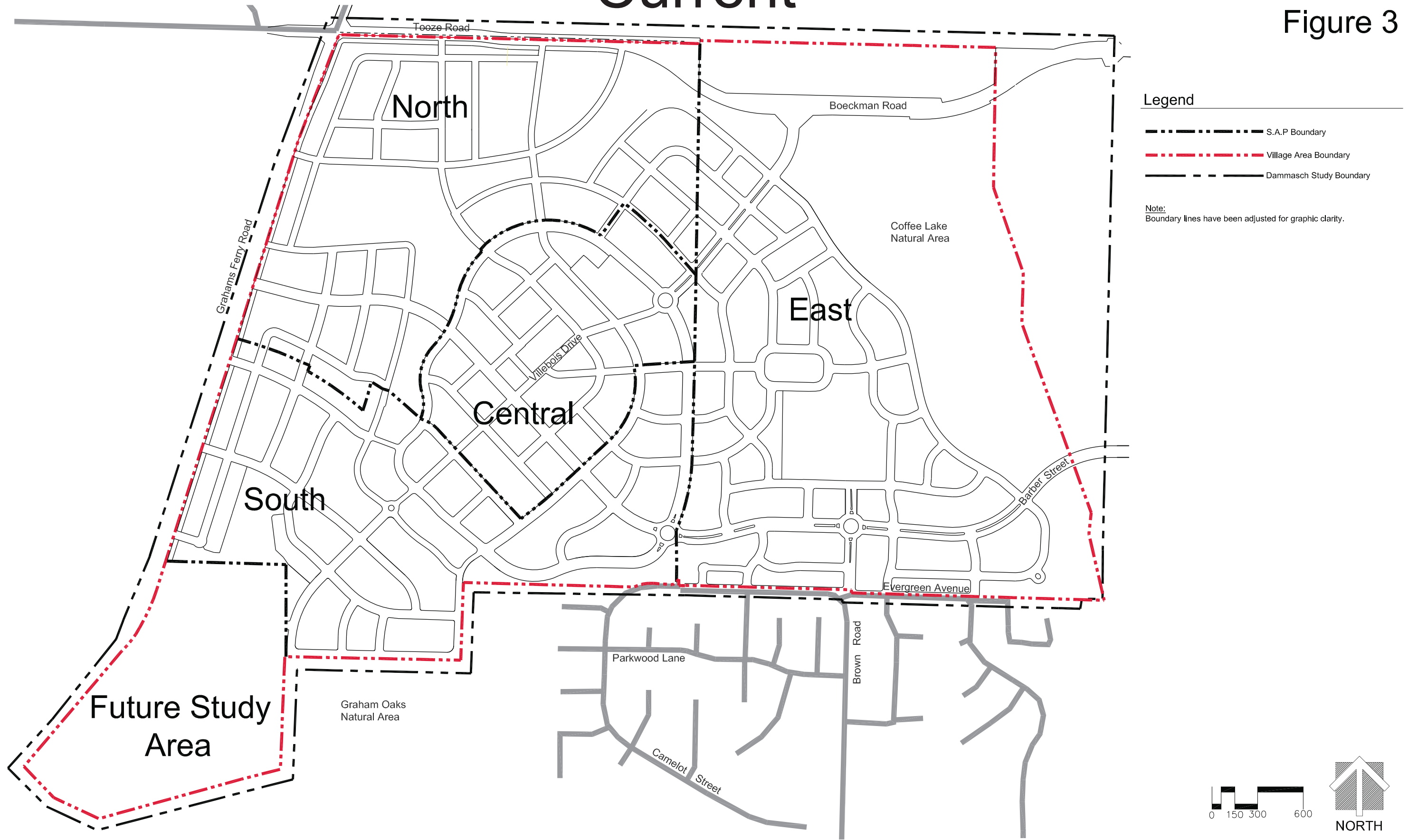


Village Center Boundary and Land Use Plan

AUGUST 15, 2005

Current

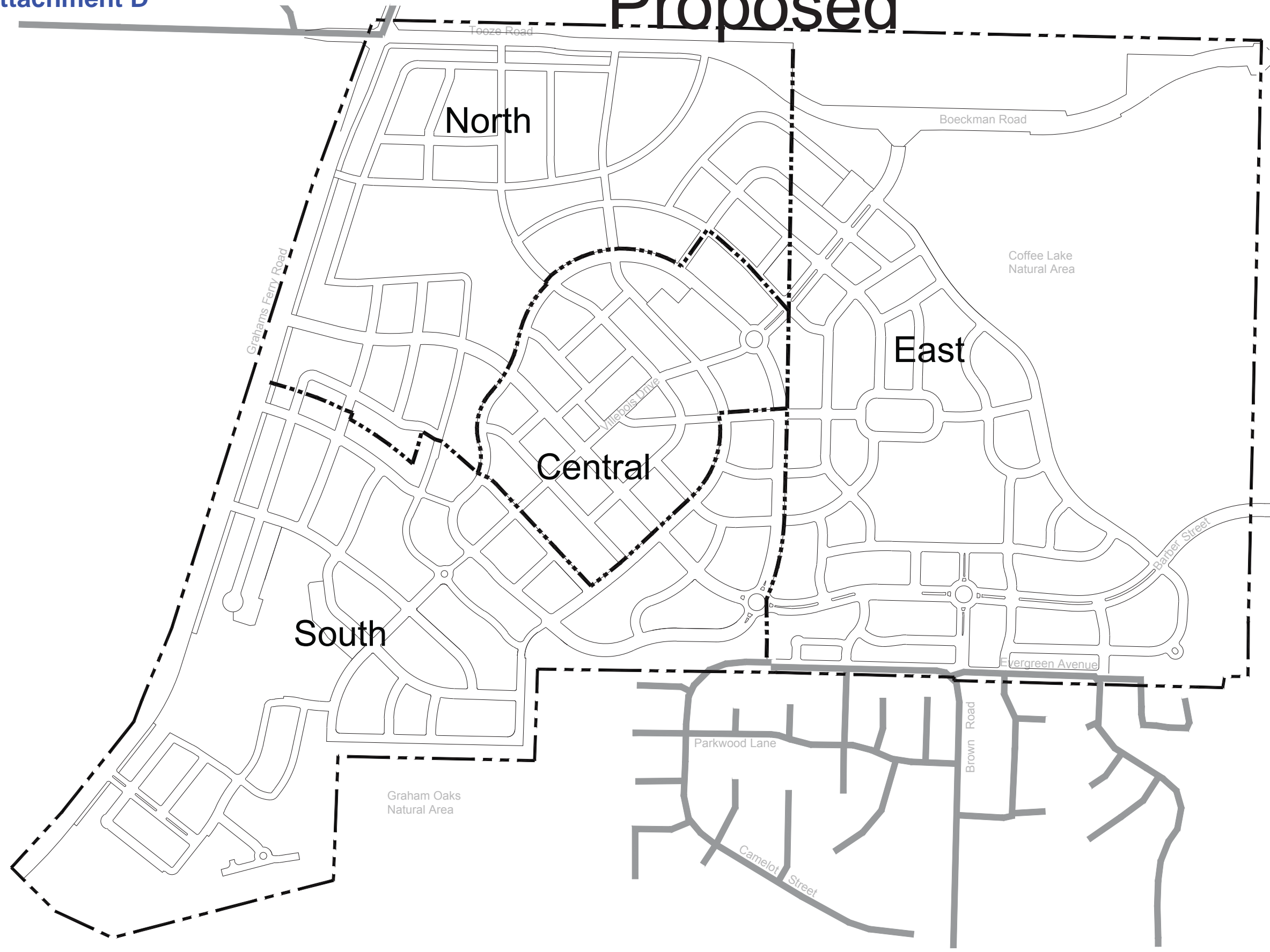
Figure 3






Conceptual Specific Area Plan Boundaries

Proposed

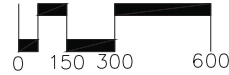
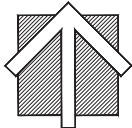
Figure 3



Legend

-  S.A.P Boundary
-  Village Area Boundary
-  Dammasch Study Boundary

Note:
Boundary lines have been adjusted for graphic clarity.

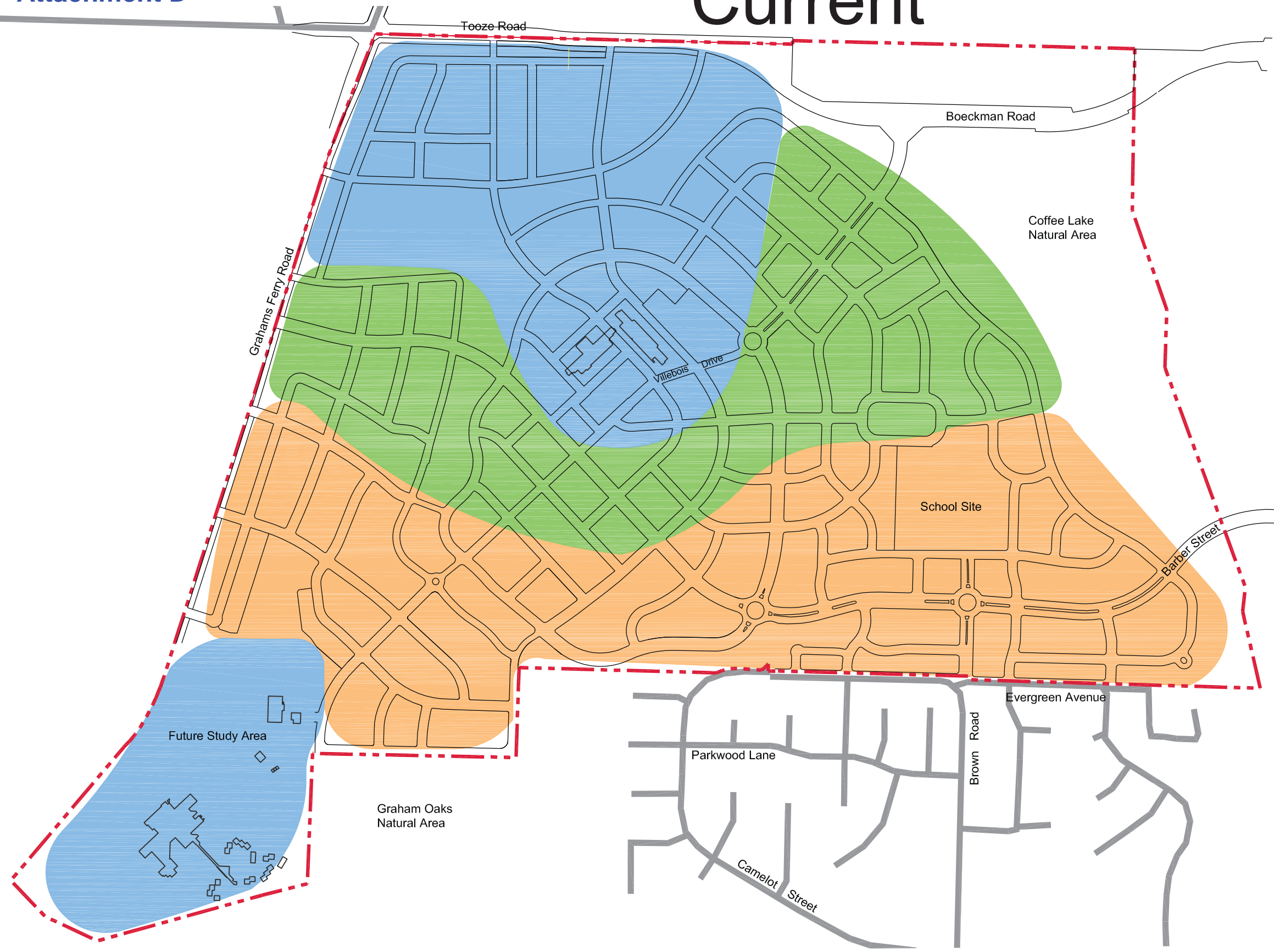
NORTH

Conceptual Specific Area Plan Boundaries

JULY 26, 2013

Current

Figure 4



Legend

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

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

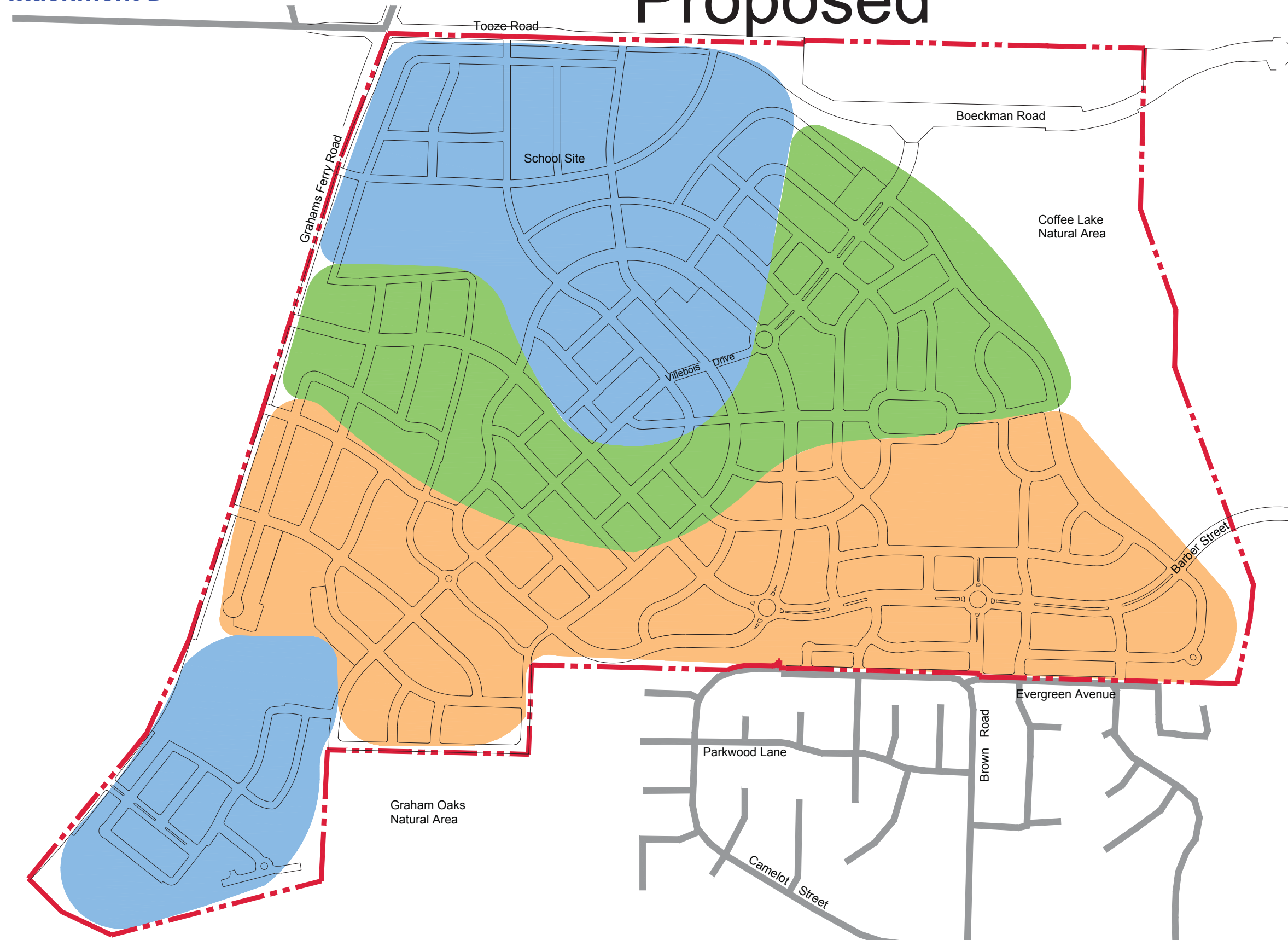
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NORTH

Conceptual Sequence of Development

MAY 12, 2010

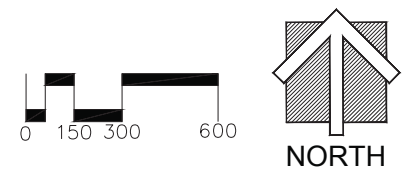
Proposed

Figure 4



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

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



Conceptual Sequence of Development

JULY 26, 2013

Legend

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

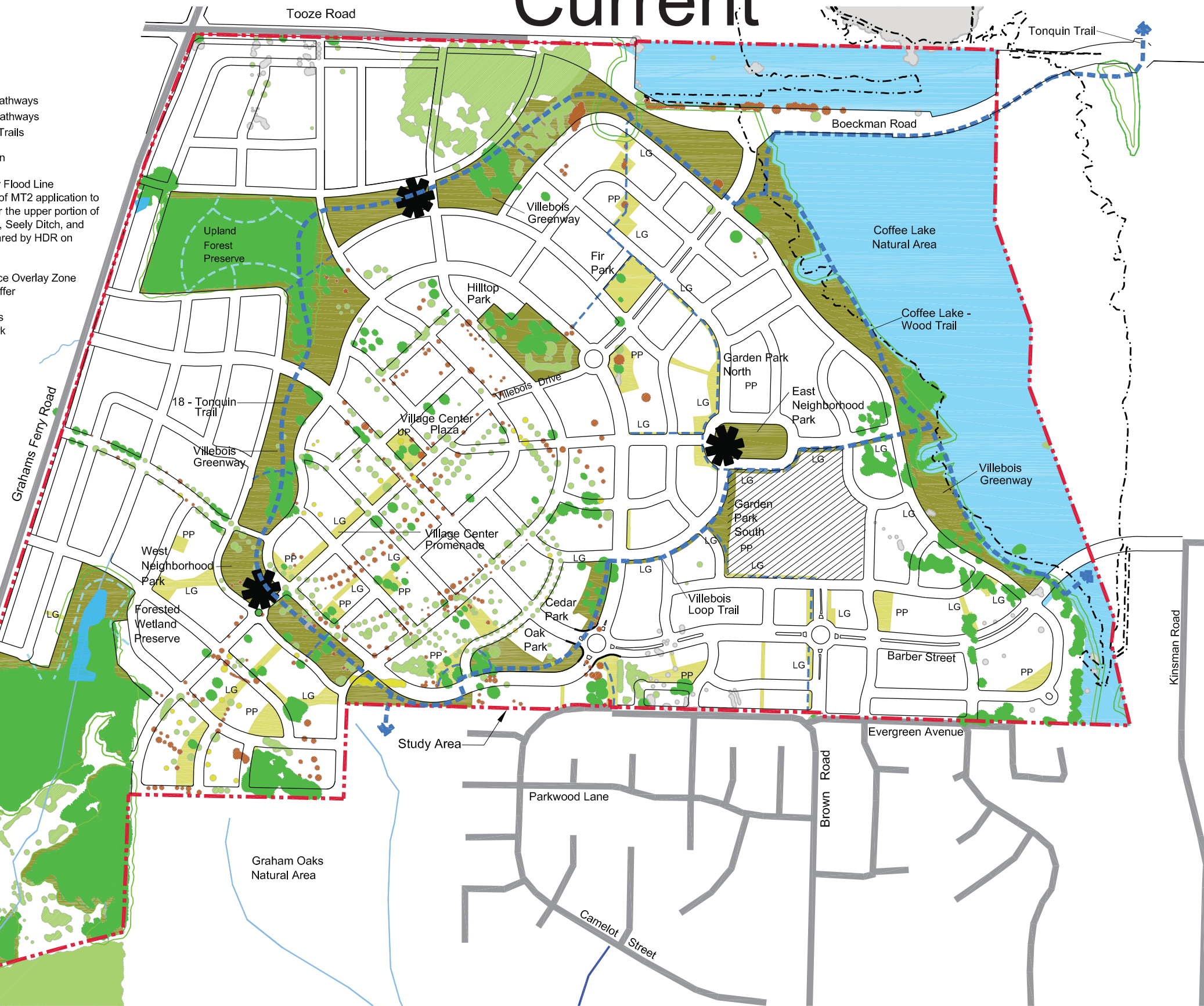
Tree Rating

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

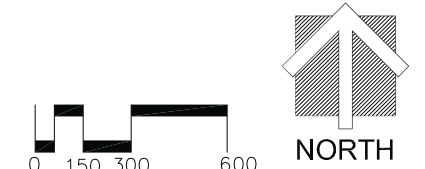
NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.
 Classification Method:
 Trees were rated based on the following considerations:
 1. Health
 2. Species (natives with habitat and ecosystem value)
 3. Compatibility with development
 4. Form / Visual Interest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

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

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



- Neighborhood Parks - 21.42 acres**
- East Neighborhood Park - 1.60 acres
- Cedar Park - 1.00 acre
- Oak Park - 1.53 acre
- Fir Park - 1.00 acre
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 5.57 acres
- (LG)Linear Greens with Pathways- 4.81 acres
- (LG)Village Center Promenade- 0.69 acres
- Community Parks - minimum 3.00 Acres**
- Elementary School
Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres**
- Villebois Greenway - 33.45 acres
- Open Space - 101.46 acres**
- Forested Wetland Preserve - 5.07 acres
- Future Study Area - 23.20 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.59 acres
- Total amount of Parks= 57.87 acres
 Total amount of Open Space= 101.46 acres
 Total amount of Parks & Open Space= 159.33 acres
- Trails and Pathways - 47.51 miles**
- Nature Trail - 0.71 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles
(Tonquin Trail/Villebois Loop Trail/
Coffee Lake-Wood Trail)
- Bike Lane - 9.90 miles
- Sidewalks - 32.80 miles
- Park Legend**
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
- Owned and maintained by HOA with public access.
- Coffee Lake Open Space- To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).



Proposed

Figure 5

- Legend**
- Neighborhood Commons
 - Pocket Park
 - Linear Green
 - Urban Plaza

- Villebois Proposed Major Pathways
- Villebois Proposed Minor Pathways
- Villebois Proposed Nature Trails

- Wetland Delineation
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)

- Significant Resource Overlay Zone (SROZ) with 25' buffer

- Elementary School Site; includes minimum 3 acre Community Park

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

Tree Canopy Unspecified

NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application

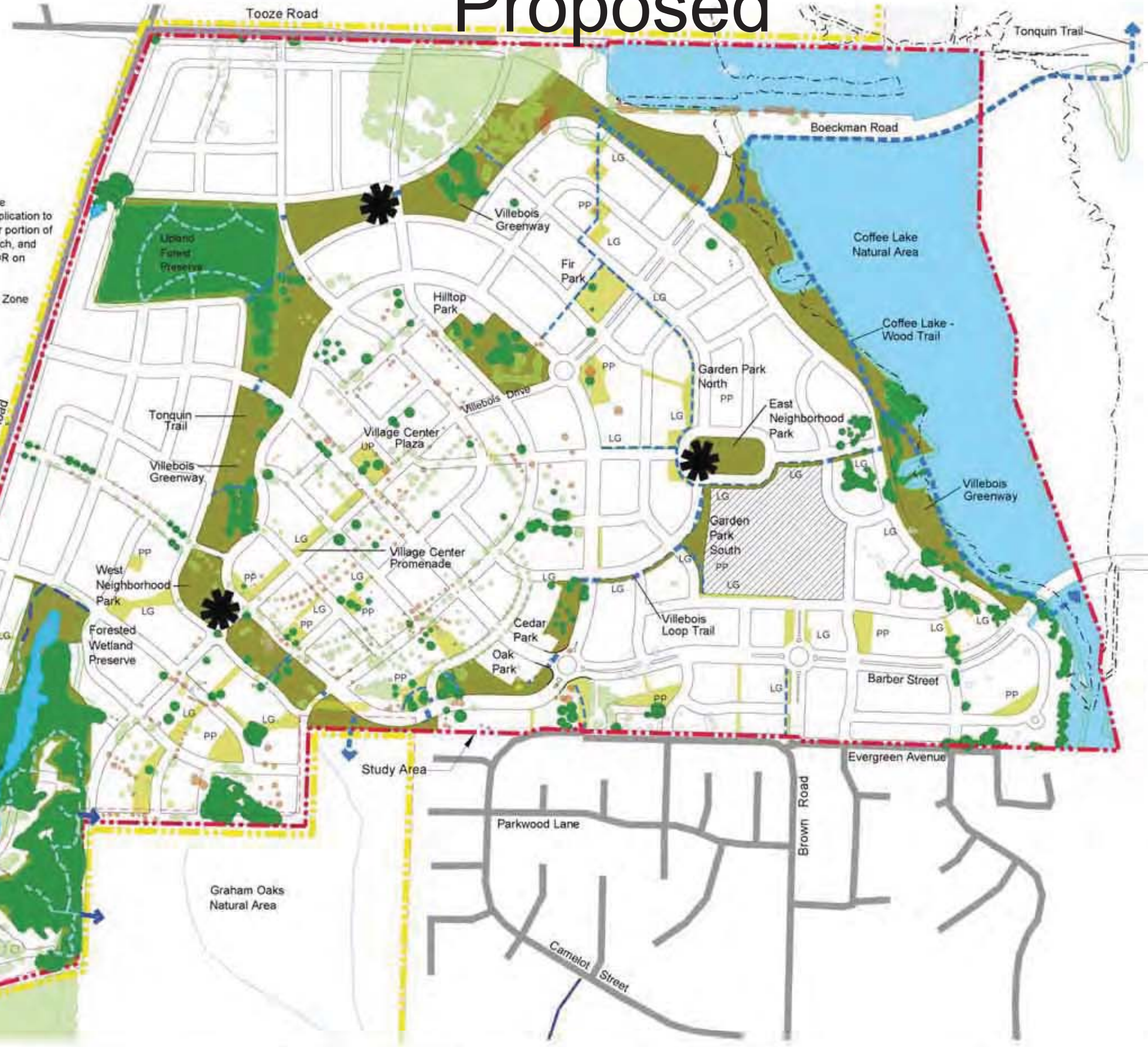
Classification Method

- Trees were rated based on the following considerations:
1. Health
 2. Species (natives with habitat and ecosystem value)
 3. Compatibility with development
 4. Form / Visual Interest / Mature Size

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

NOTES

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



- Neighborhood Parks - 21.97 acres
- East Neighborhood Park - 1.60 acres
- Cedar Park - 1.00 acre
- Oak Park - 1.53 acres
- Fir Park - 1.00 acre
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 3.87 acres
- (LG)Linear Greens with Pathways- 1.19 acres
- (LG)Village Center Promenade- 0.88 acres
- Community Parks - minimum 3.00 Acres
- Elementary School
- Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres
- Villebois Greenway - 33.45 acres
- Open Space - 101.31 acres
- Forested Wetland Preserve - 9.07 acres
- Forested Wetland Preserve (Future Study Area) - 23.05 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.50 acres
- Total amount of Parks= 58.42 acres
- Total amount of Open Space= 101.31 acres
- Total amount of Parks & Open Space= 159.73 acres

- Trails and Pathways - 50.38 miles
- Nature Trail - 1.60 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles (Tonquin Trail/Villebois Loop Trail/Coffee Lake-Wood Trail)
- Bike Lane - 9.90 miles
- Sidewalks - 24.33 miles

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



Parks and Open Space Plan

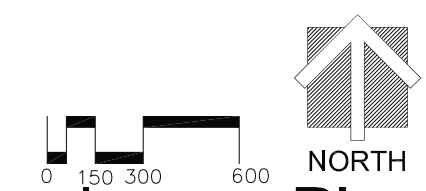
Current

Figure 5A



- Legend**
- Stormwater/Rainwater Feature: Pond, Swale
 - Minor Water Feature
 - Major Water Feature
 - Shelter
 - Restrooms
 - Overlook
 - Private Recreation: Pool, Weight Room, Meeting Room
 - School Gym: Meeting Room
 - Drinking Fountain
 - Bench
 - Picnic Table
 - Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
 - Child Play: Creative Play, Play Structures
 - Lawn Play: Lawn Areas, Dog Park
 - Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
 - Neighborhood Commons: Transit Stop, Plaza/Gathering
 - Existing Trees
 - Parks & Open Space
 - SR02



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



Recreational Experiences Plan

Proposed



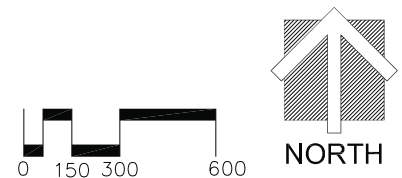

 NORTH

Recreational Experiences Plan
 AUGUST 30, 2013

Current

Figure 5B



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



Parks & Open Space Categories

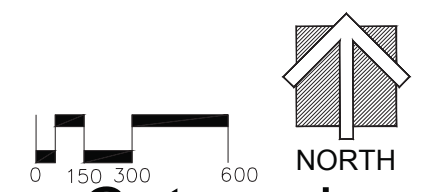
MAY 12, 2010

Proposed

Figure 5B



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

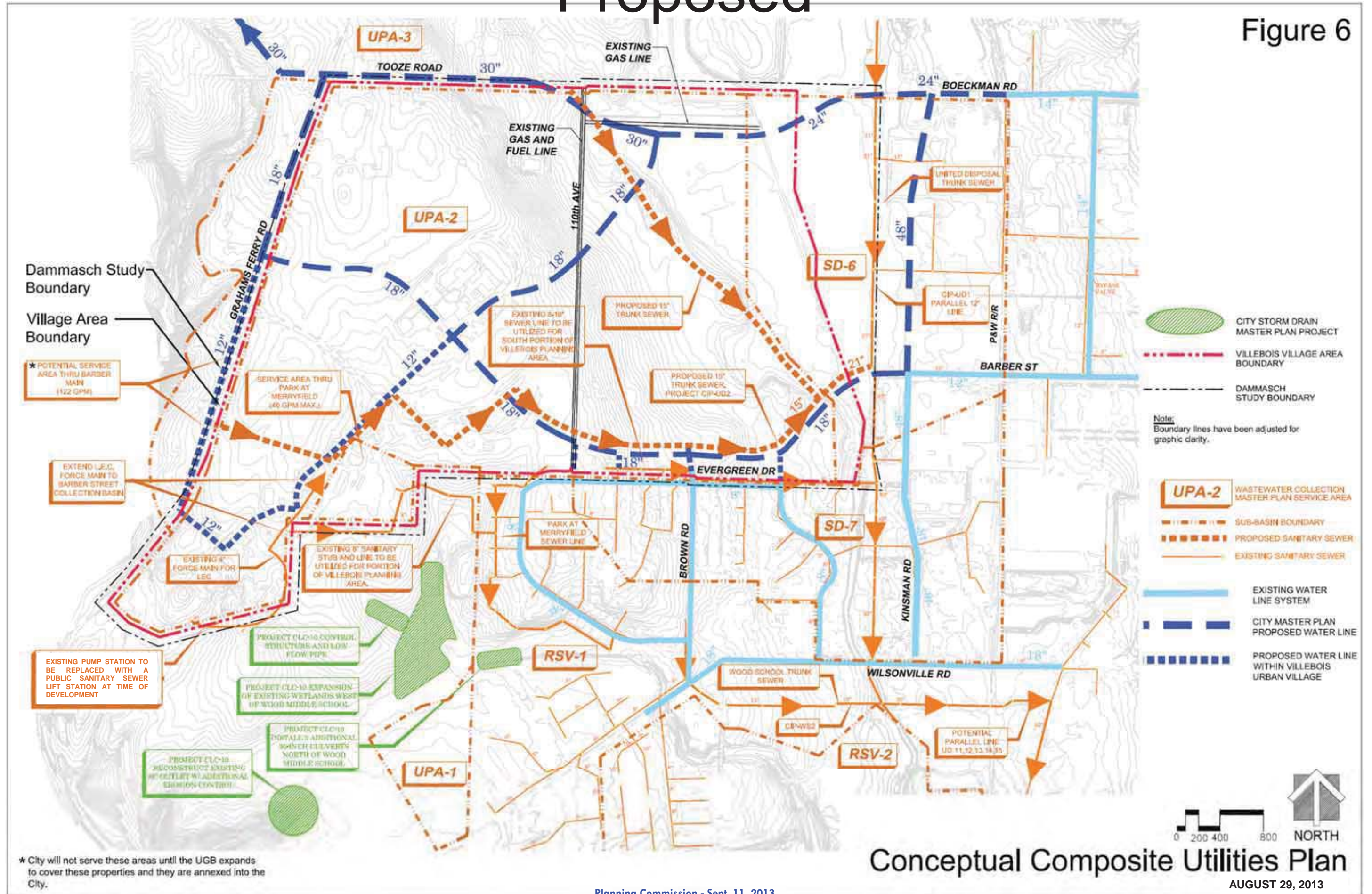


Parks & Open Space Categories

JULY 26, 2013

Proposed

Figure 6



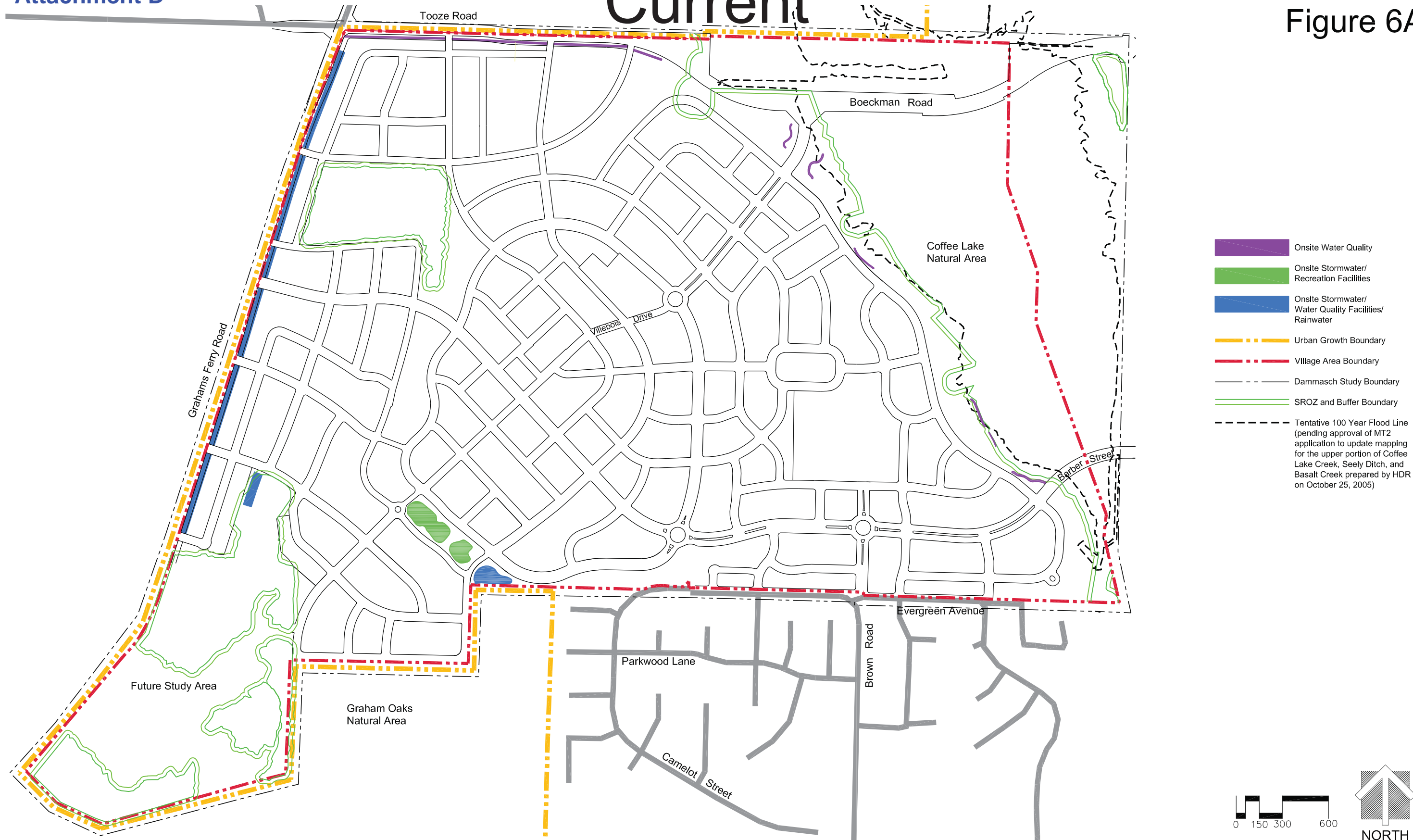
* City will not serve these areas until the UGB expands to cover these properties and they are annexed into the City.

Conceptual Composite Utilities Plan

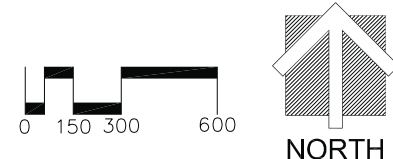
AUGUST 29, 2013

Current

Figure 6A



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



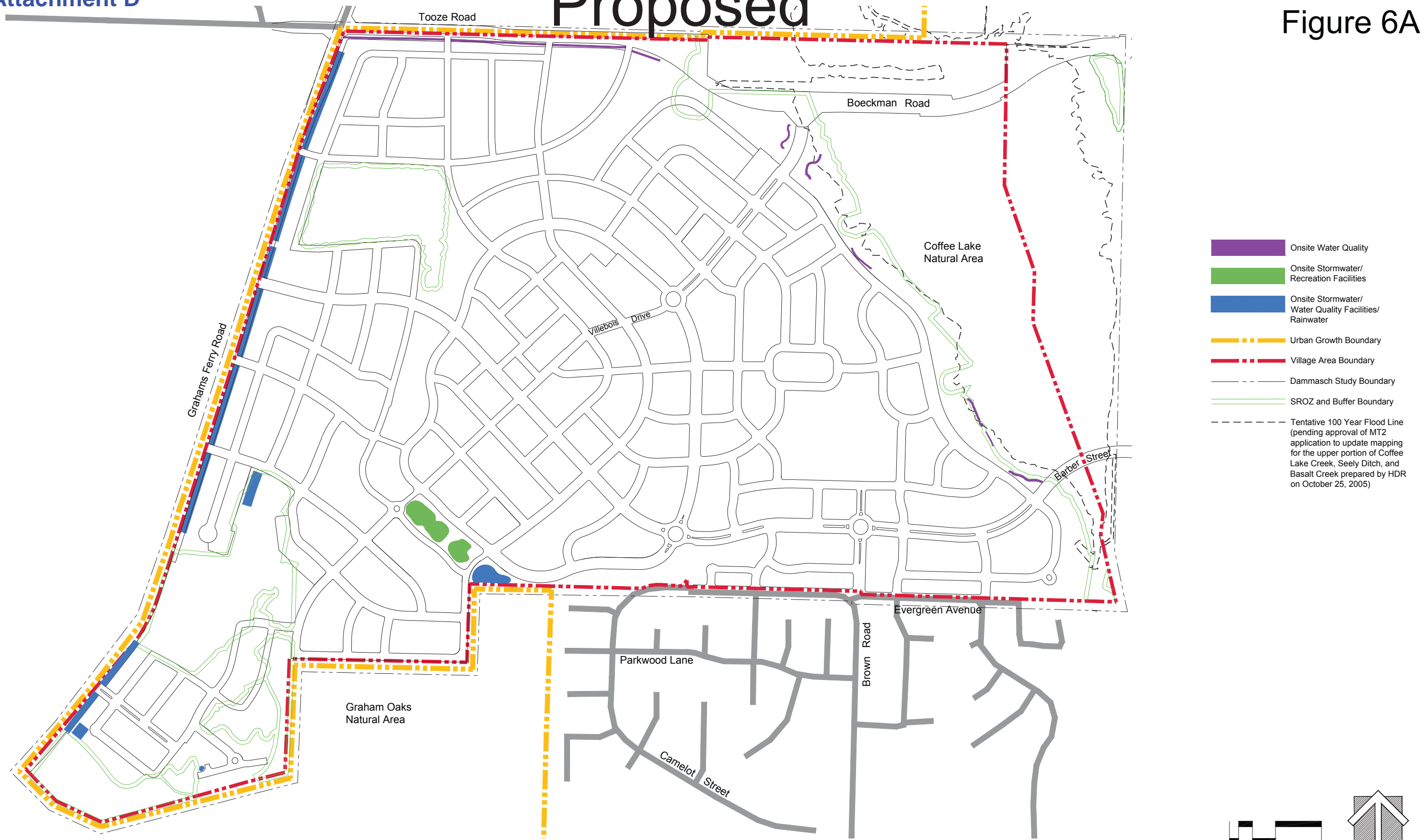
NOTES:
 The Villebois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the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

Onsite Stormwater Facilities

MAY 12, 2010

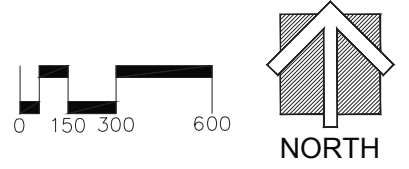
Proposed

Figure 6A



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

NOTES:
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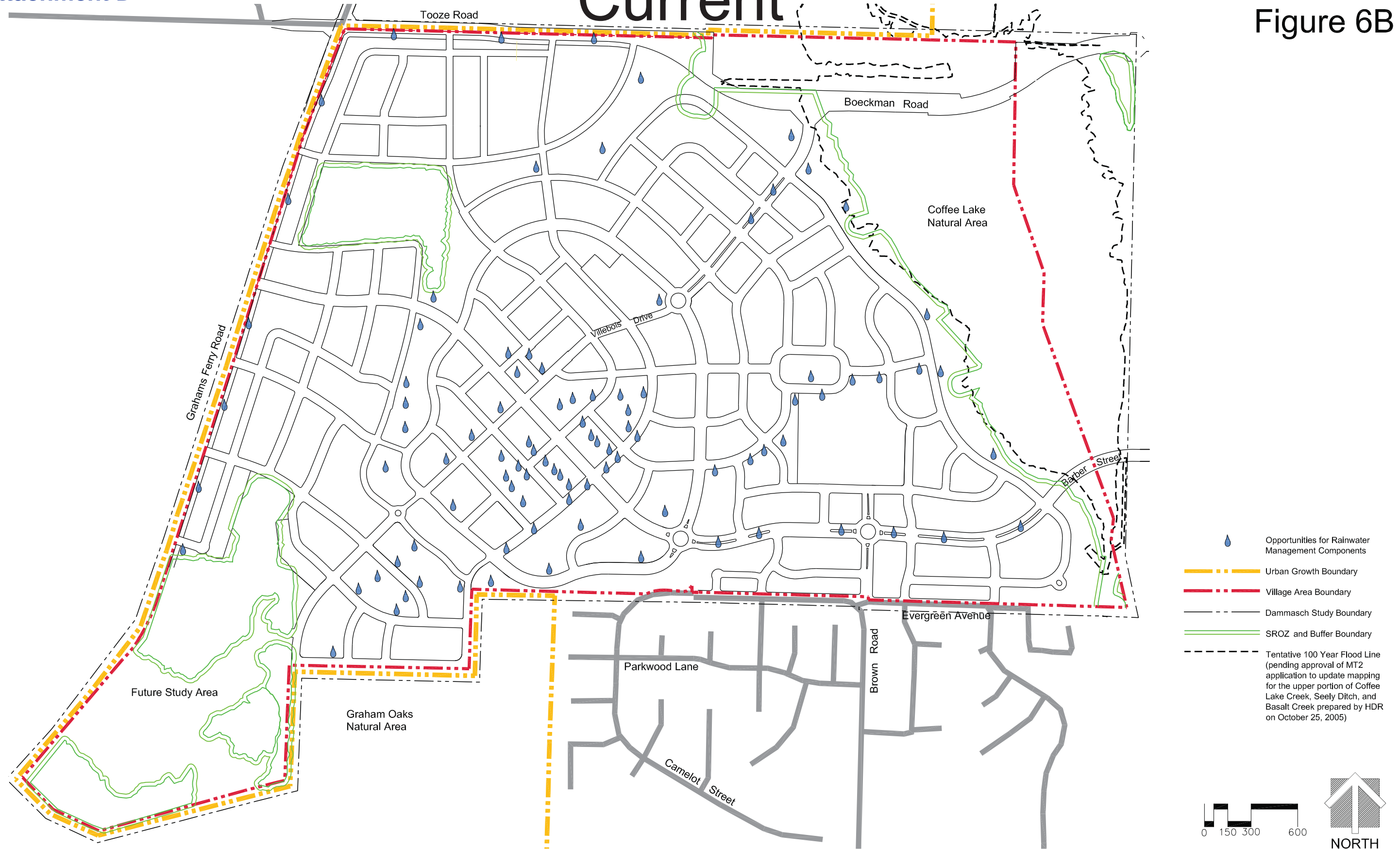


Onsite Stormwater Facilities

JULY 26, 2013

Current

Figure 6B



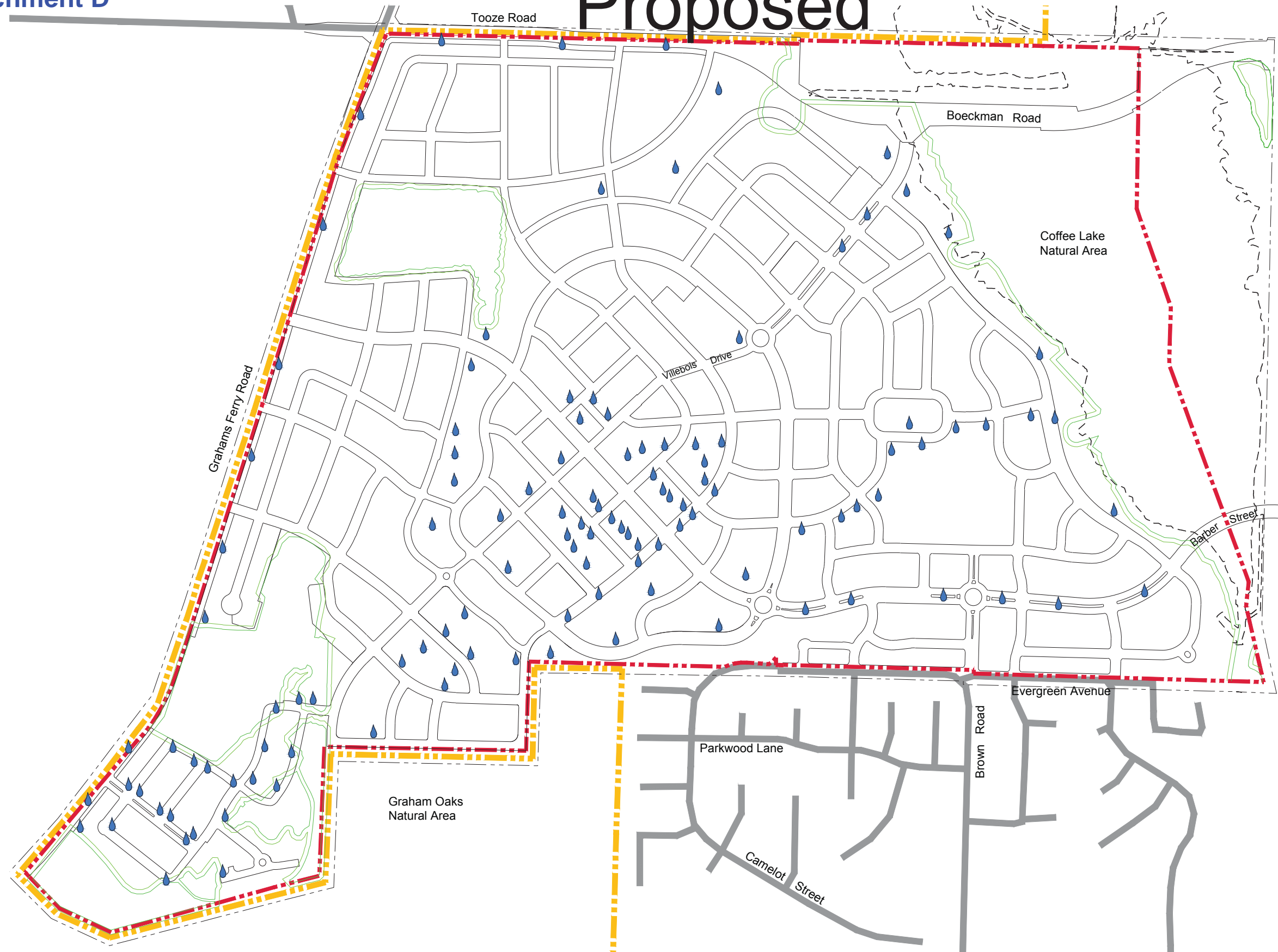
NOTES:
 The Villbois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the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






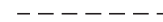
Onsite Rainwater Management

MAY 12, 2010

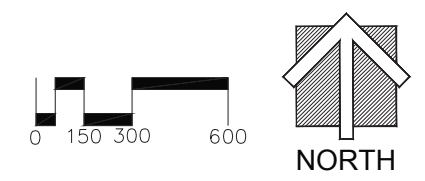
Proposed

Figure 6B



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

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

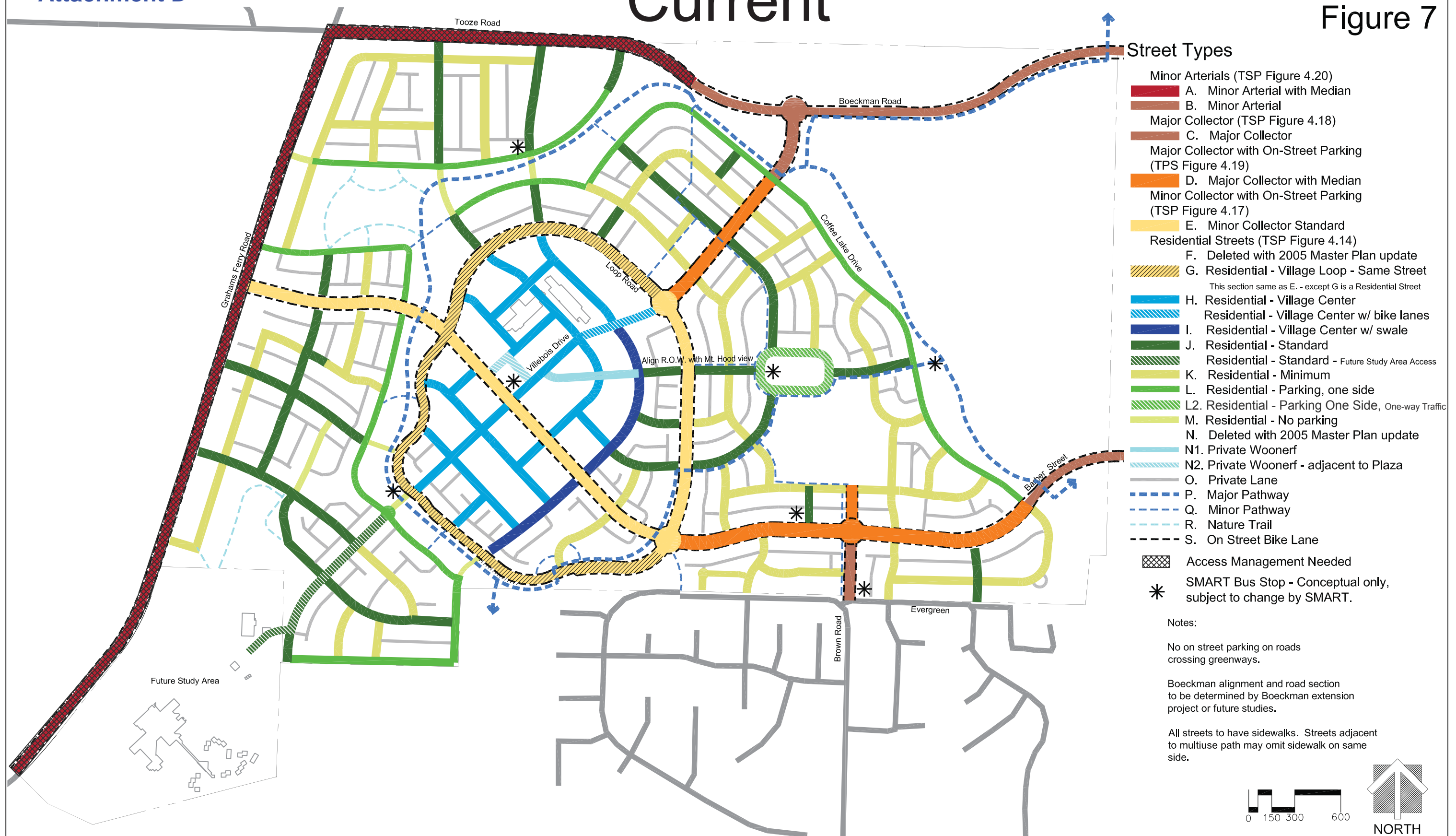


Onsite Rainwater Management

JULY 26, 2013

Current

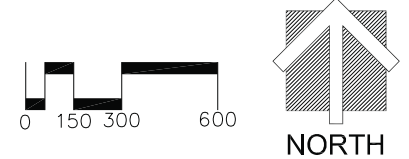
Figure 7



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

Notes:

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

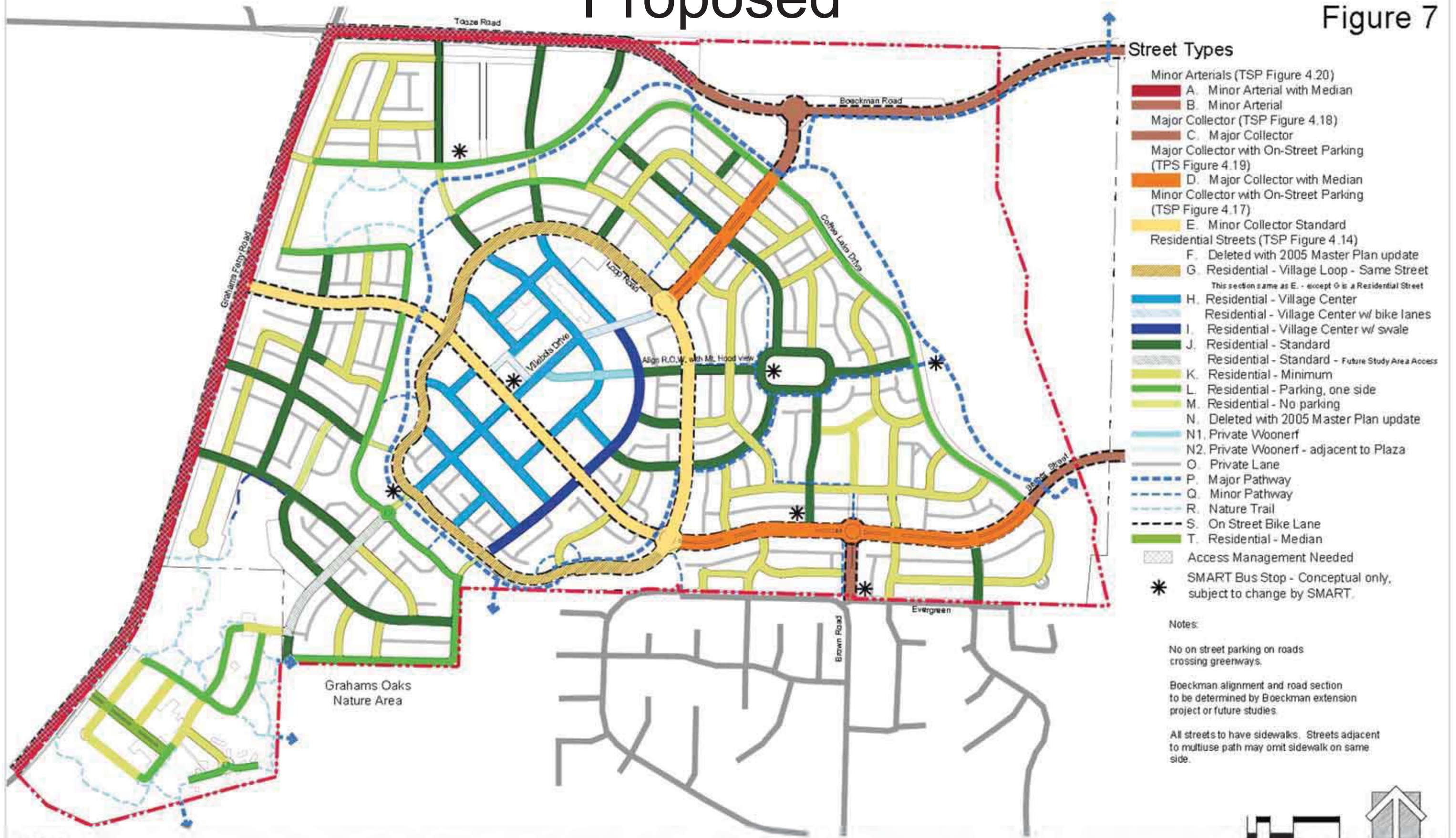


NOTES:
 The Villebois Village Master Plan shall comply with the city of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the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

Street Plan

Proposed

Figure 7



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

Notes:

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

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

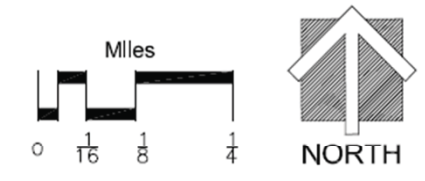
No Changes Proposed

Figure 8



Note:
See Villebois Street Sections for specific Collector / Arterial configurations

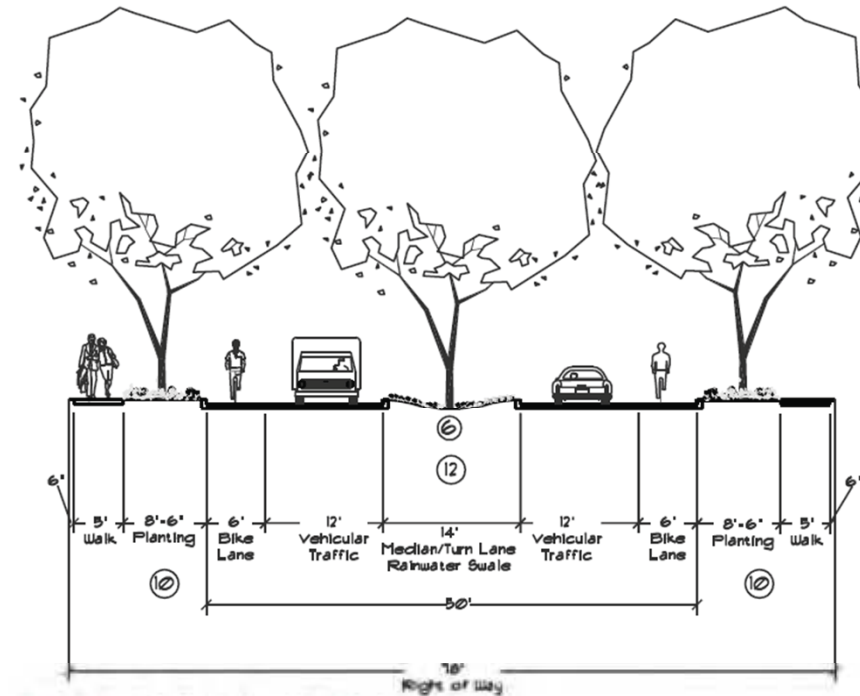
(Source: 2003 TSP and Villebois Village Plan)



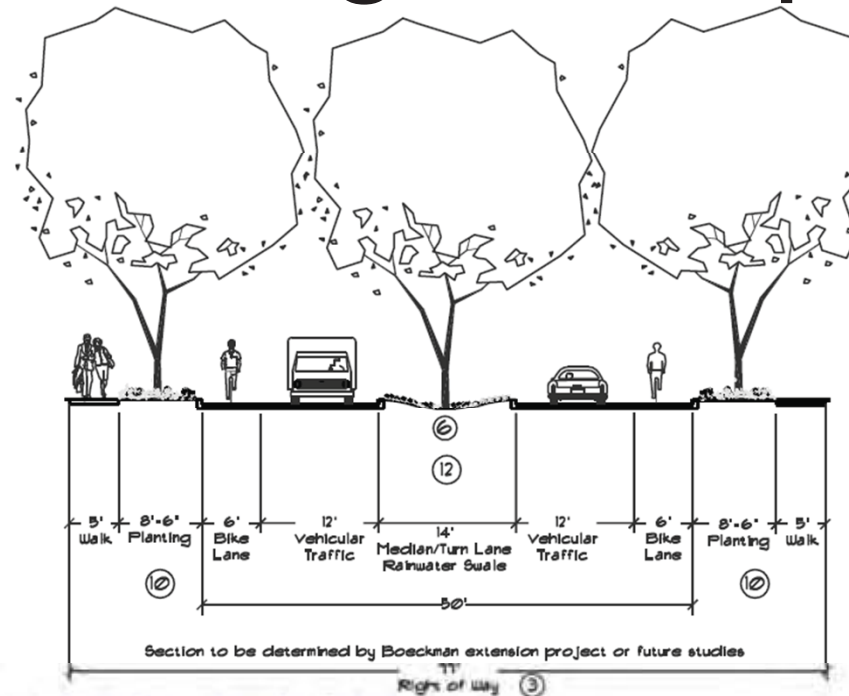
Proposed Arterial/Collectors Street System

FEBRUARY 23, 2005

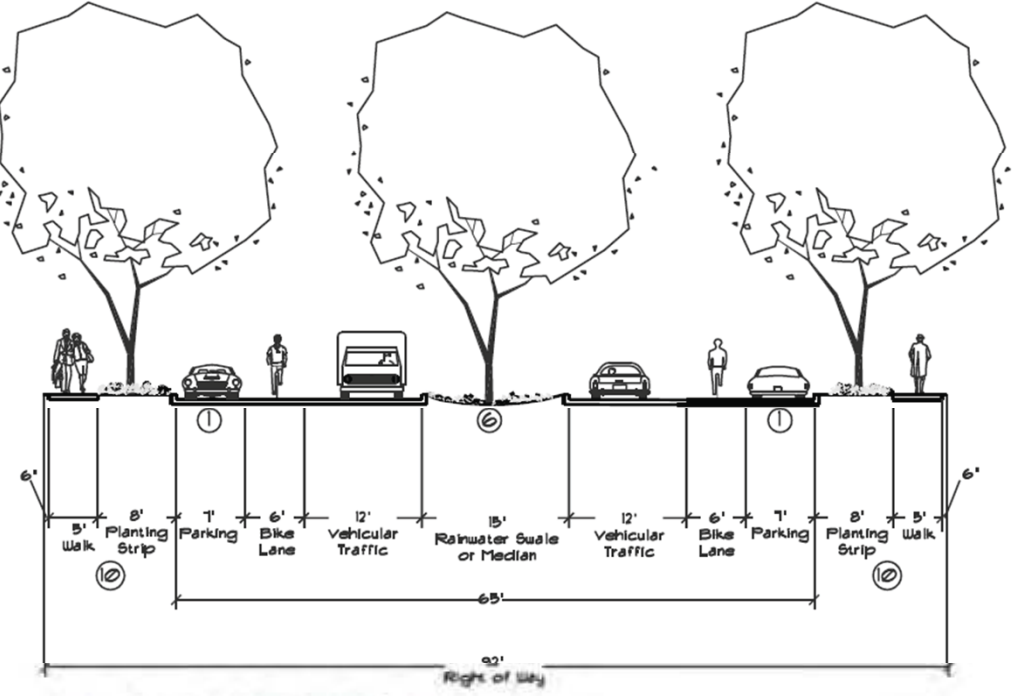
No Changes Proposed



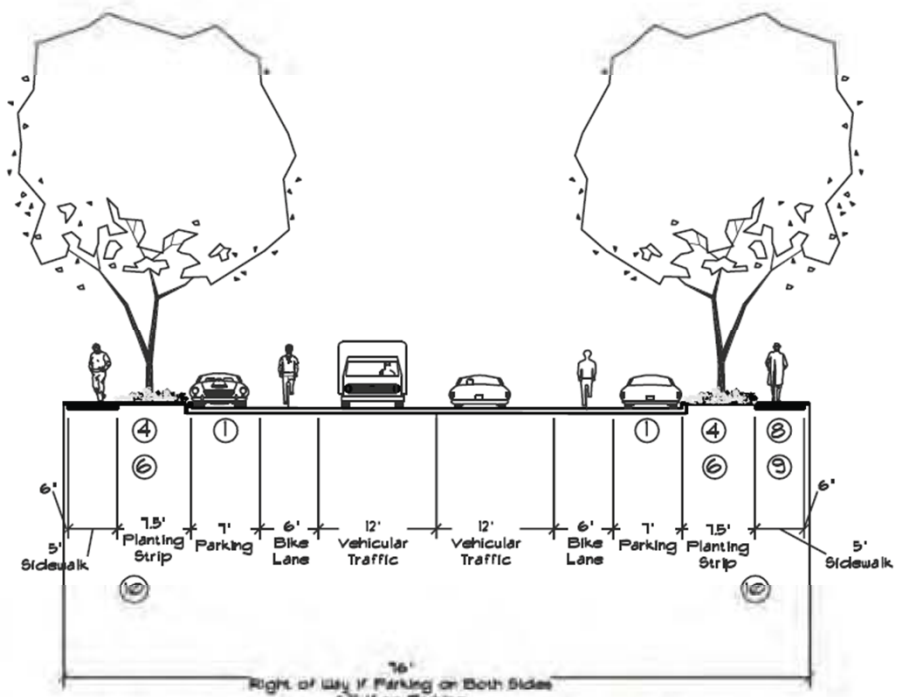
A. Minor Arterial with Median
 Scale: 1" = 20'
 (TSP Figure 4.20)



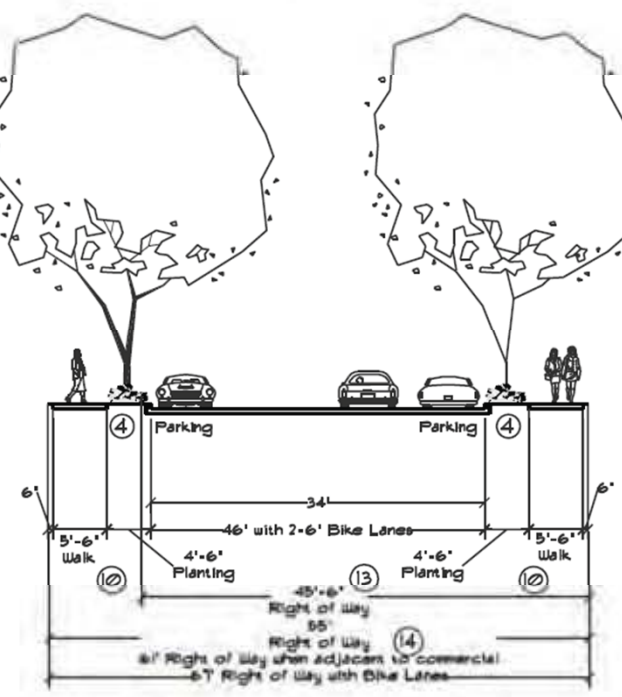
B. & C. Minor Arterial / Major Collector
 Scale: 1" = 20'
 Minor Arterial at Boeckman Road
 Major Collector at Barber Street
 (TSP Figure 4.20 / 4.15)



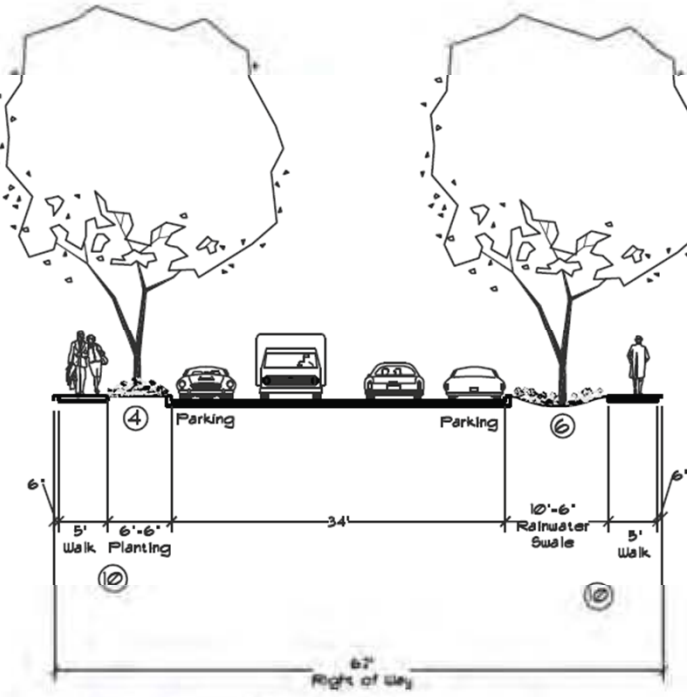
D. Major Collector with Median
 Scale: 1" = 20'
 (TSP Figure 4.19)



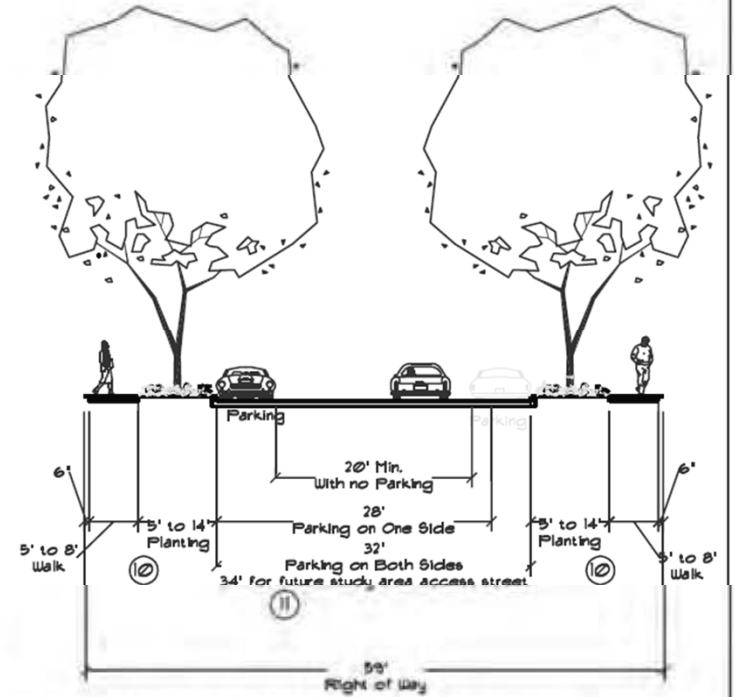
E. & G. Minor Collector Standard / Residential - Village Loop
 Scale: 1" = 20'
 (TSP Figure 4.17)
 (TSP Figure 4.14)
 Residential Village Loop - same street section as Minor Collector - Standard but is a Residential Street



H. Residential - Village Center
 Scale: 1" = 20'
 (TSP Figure 4.14)



I. Residential - Village Center w/ swale
 Scale: 1" = 20'
 (TSP Figure 4.14)



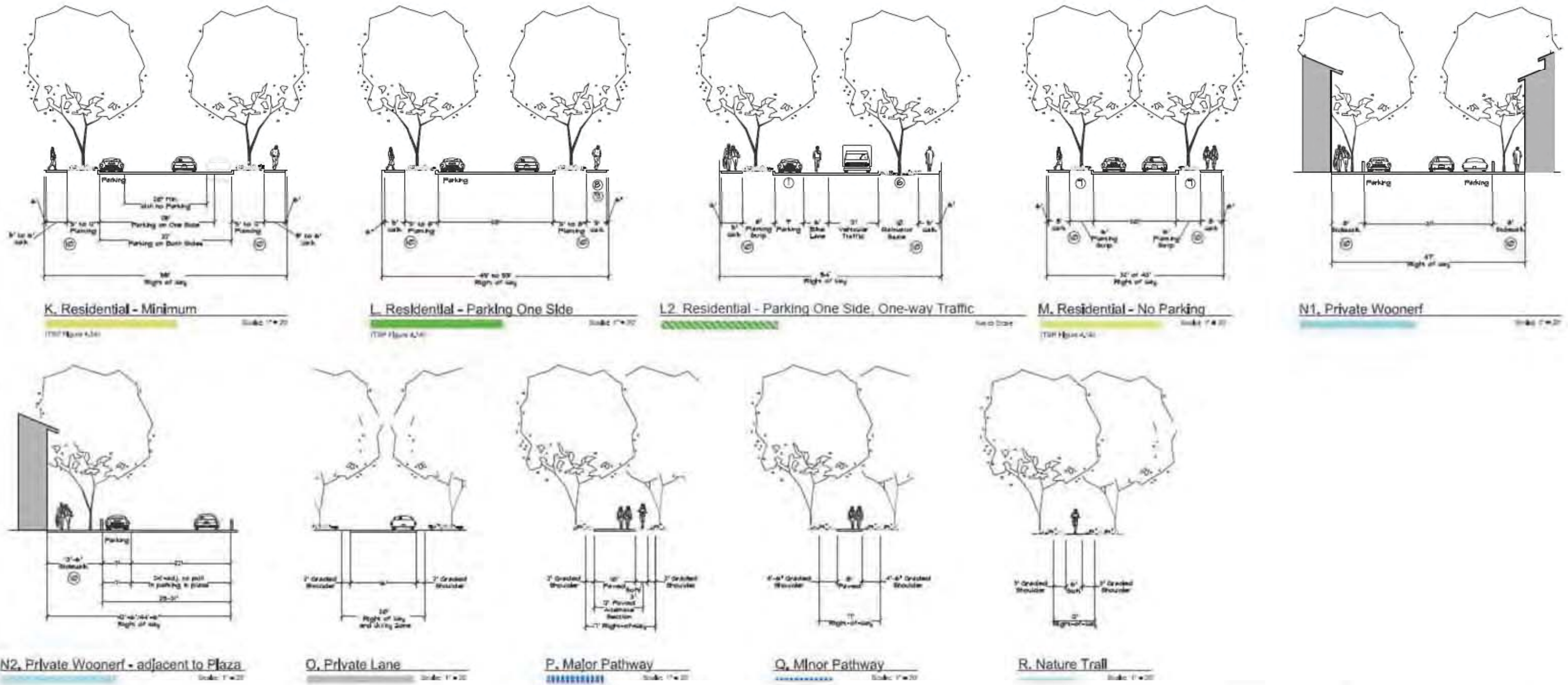
J. Residential - Standard - FSA Access
 Scale: 1" = 20'
 (TSP Figure 4.14)

- NOTES:**
1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
 2. Rainwater swales are not required for streets with grades in excess of 8%.
 3. Section to be determined by Boeckman extension project or future studies.
 4. In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
 5. Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20' feet clear for vehicle passing on Queuing streets.
 6. See 06A Submission for swale locations.
 7. No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
 8. Walkway and planting strip optional when adjacent to multi-use trail.

9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
11. 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 46' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5' planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section N deleted and replaced with Sections N1 & N2.

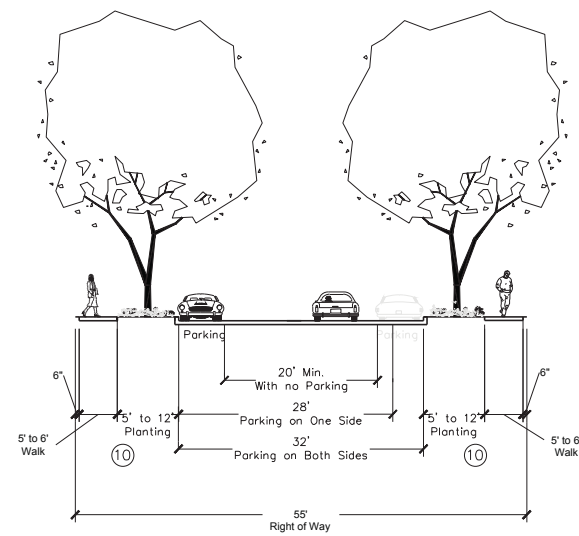
Current

Figure 9B



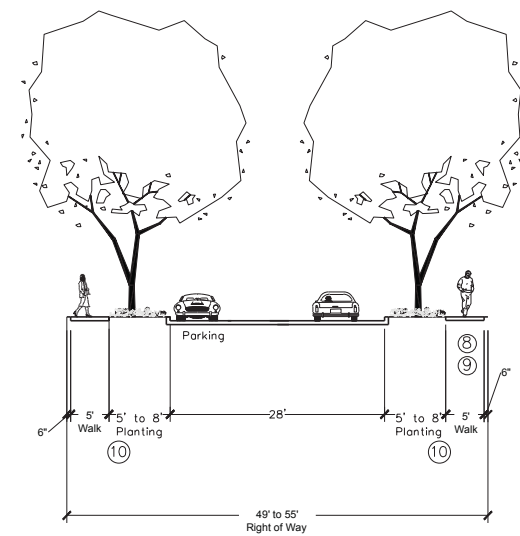
- NOTES:**
1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
 2. Minimum widths are not required for streets with grades in excess of 8%.
 3. Section L to be determined by Downtown extension project or future studies.
 4. In the village center the sidewalk may be widened to include the planting strip when adjacent to multi-commercial uses.
 5. Bunds over 33" all have a 4" wide sidewalk crossing. This same also all provide 20" from curb for vehicle passing or crossing streets.
 6. See 2010 Submission for access locations.
 7. No planting strip in Greenway drawings. Provide minimum 5' wide sidewalk five back of curb.
 8. Sidewalk and planting strip optional when adjacent to multi-use wall.
 9. The Right of Way shall be reduced to 2' behind face of curb where adjacent to open spaces.
 10. Dry Utilities to include and provide area where necessary. Individual 24" services to be in private use where applicable.
 11. 54" width for L, R, C, access (shall fully be re-lined with the SAP Plans for a 50' access road.
 12. Continuous turn lane at Graham's Ferry Road.
 13. No width when adjacent to L, P, or Q.
 14. Sidewalk becomes 3.5' planting strip is removed and Right of Way becomes 47' when adjacent to Commercial.
 15. Section P identical with 2010 Future Plan Update.
 16. Section R identical and replaced with Sections 10 & 12.

Street and Trail Sections - B
May 12, 2010



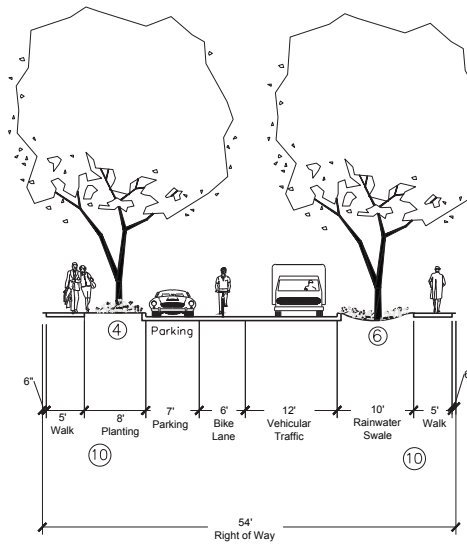
K. Residential - Minimum

Not To Scale
(TSP Figure 4.14)



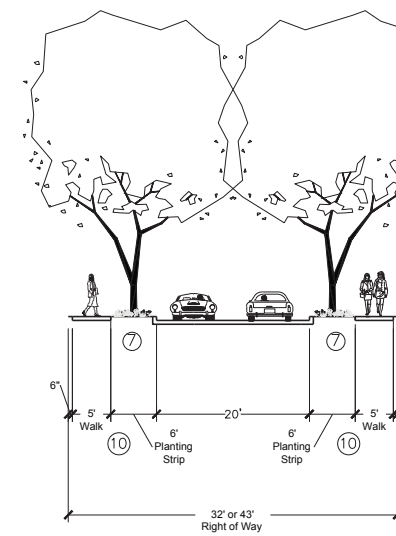
L. Residential - Parking One Side

Not To Scale
(TSP Figure 4.14)



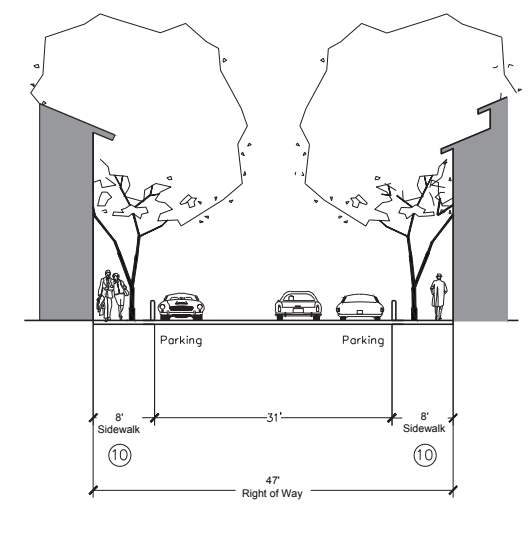
L. Residential - Parking One Side, One-way Traffic

Not To Scale
(TSP Figure 4.14)



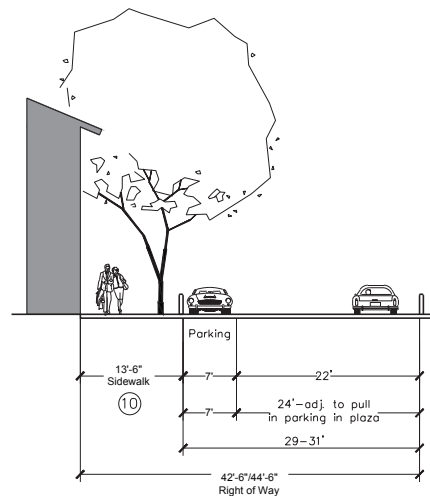
M. Residential - No Parking

Not To Scale
(TSP Figure 4.14)



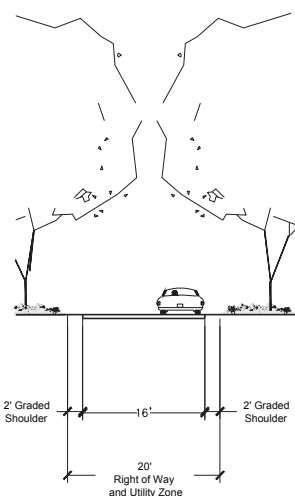
N1. Private Woonerf

Not To Scale



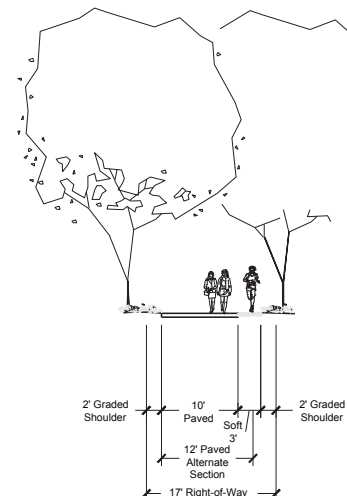
N2. Private Woonerf - adjacent to Plaza

Not To Scale



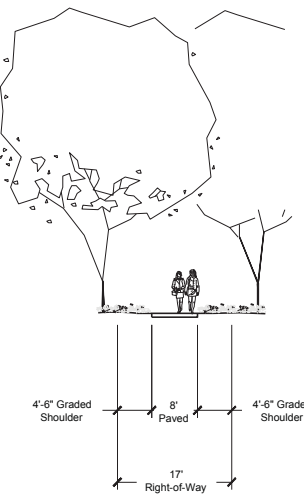
O. Private Lane

Not To Scale



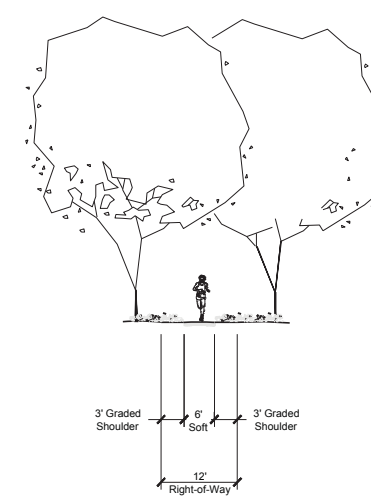
P. Major Pathway

Not To Scale



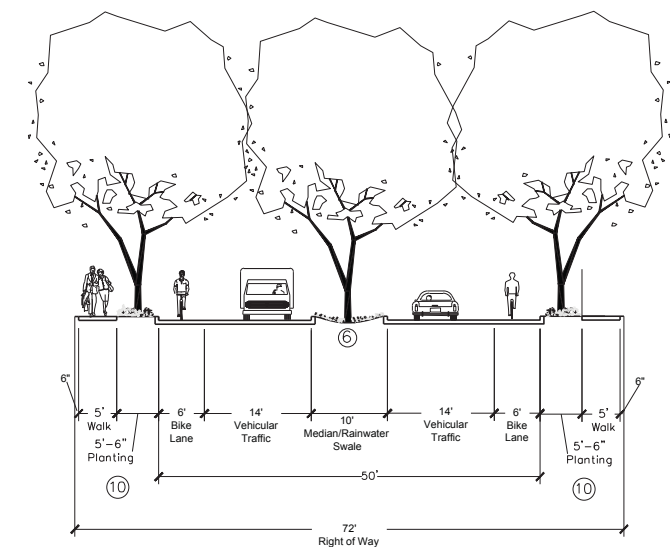
Q. Minor Pathway

Not To Scale



R. Nature Trail

Not To Scale



T. Residential - Median

Not To Scale

NOTES:

- No parking where turn lanes are required at intersections or at Graham's Ferry Road.
- Rainwater swales are not required for streets with grades in excess of 8%.
- Section to be determined by Boeckman extension project or future studies.
- In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
- Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20 feet clear for vehicle passing on Queuing streets.
- See 06A Submission for swale locations.
- No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
- Walkway and planting strip optional when adjacent to multi-use trail.

- The Right of Way shall be reduced to 12" behind face of curb where adjacent to open spaces.
- Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
- 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
- Continuous turn lane at Graham's Ferry Road.
- 46' width when adjacent to Linear Green.
- Sidewalk becomes 13.5', planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
- Section F deleted with 2005 Master Plan update.
- Section N deleted and replaced with Sections N1 & N2.

Attachment N:

Entire Master Plan (Text, Tables, and Figures) showing changes proposed by applicant. Does not include Technical Appendices except for portion of Technical Appendix F proposed to be changed. See also Figure comparison in Attachment D.

Distributed under separate cover.

CHAPTER 4 – UTILITIES

4.1 SANITARY SEWER

4.1.1 INTRODUCTION / PROPOSAL

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

Figure 6 – Conceptual Composite Utilities Plan conceptually depicts the proposed sanitary system for Villebois and shows its points of connection into the City’s United Disposal Interceptor system. The larger portion of the project site will discharge sanitary wastewater to the United Disposal Interceptor (UDI) at or near its intersection with Barber Street through a proposed trunk sewer line identified in the City Wastewater System Master Plan as CIP-UD2. A smaller portion will discharge to the existing line in Evergreen Drive, and thence to the UDI. The remaining very small portion of the site is physically too low in elevation to reach either of the two other locations and must be discharged through existing facilities in the Park at Merryfield, and thence to the Wood School Interceptor.

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

The City has indicated that flow from this area, subsequent to a future expansion of the Urban Growth Boundary, should be discharged through existing facilities in the Park at Merryfield. This project proposes that future service to the this area, as well as the Future Study Area, be through the Barber Main on the Villebois site, in exchange for the small portion of Villebois which must be discharged through Park at Merryfield.

As a part of the development of Villebois, sanitary facilities will be extended along Tooze Road to serve the UPA-3 area north of Tooze Road.

4.1.2 WASTEWATER COLLECTION SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

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

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

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

Figure 6 – Conceptual Composite Utility Map

RELEVANT DOCUMENTS

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

METHODOLOGY

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

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

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 1-4

Wastewater flows

When fully built-out, estimations shown in City Wastewater Collection System Master Plan Table 4-6 anticipate that UPA-2 will generate an average wastewater flow of 0.59 million gallons per day (mgd) and that UPA-3 will generate an average flow of 0.20 mgd. When combined, with peaking factor and Infiltration/Inflow (I/I) amounts added, the total flow from these areas is estimated to be 2.36 mgd, or about 1,641 gallons per minute (gpm).

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates that 122 gpm is to be anticipated from future development of the area west of Grahams Ferry Road, that 99 gpm is currently discharged into Evergreen Road and 81 gpm from Park at Merryfield. In addition, the City has requested capacity in the Barber main be provided for the 158 gpm from the Future Study Area (formerly LEC). Therefore, the total flow anticipated in the Study Area is 2002 gpm.

Points of Discharge

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

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

Flow Routing

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

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

Proposed routing:

| | |
|----------------|---|
| Barber Street: | 1,829 gpm (minimum from UPA-2 & 3 + 158 from Future Study Area + 122 from Grahams Ferry area) |
|----------------|---|

| | |
|---------------------|---|
| Evergreen Road: | 114gpm (maximum = 99 existing flows + 15 from UPA-2) |
| Park at Merryfield: | <u>129 gpm</u> (81 from Park at Merryfield + 48 from UPA-2) 2,072gpm |

Impacts

UDI system:

All discharge points, described above, ultimately connect into the UDI, in which the City Wastewater Collection System Master Plan has identified deficiencies under build-out conditions at UD_5,9,11,12,14,15,18 and 28. Because build-out will occur over an unknown length of time, most of the required remedial improvements can be deferred, and completed on an as needed basis. Some of these improvements are already funded or under construction. The Finance Plan will reflect planned project phasing and address the timing and sequence of specific improvements.

Barber Street:

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

Evergreen Road:

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

Park at Merryfield:

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

COMPLIANCE ANALYSIS CONCLUSION

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

4.1.3 WASTEWATER COLLECTION SYSTEM MASTER PLAN POLICY ANALYSIS

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

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

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

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

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

Response: All sanitary sewers in the project will be public lines and included in the City’s inspection program.

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

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

Response: All proposed systems will operate within acceptable performance standards as defined in the City Wastewater Collection System Master Plan.

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

Response: No such opportunities have been identified.

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

Response: This proposal uses the modeling techniques described in the City Wastewater Collection System Master Plan.

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

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

Response: This proposal assumes ultimate build-out conditions for the study area.

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

Response: This proposal will serve UPA-2 and UPA-3 from existing interceptors within the existing service area.

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

Implementation Measure 4.1: “The City will assess current system conditions according to current water usage in order to provide an accurate picture of current average dry weather flows. The current conditions unit flow factors will be determined by water usage according to

broad categories, i.e. residential, commercial, and industrial. These unit flow factors will be verified based on flow monitoring results.”

Response: This criteria has been met and documented in the City Wastewater Collection System Master Plan, June 2001.

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

Response: No such uses are anticipated within the Villebois Village.

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

Response: This requirement continues to be met by the City Public Works Department.

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

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

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

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

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

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

Response: All projects will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction.

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

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

Implementation Measure 7.1: Flow Generation

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

- *Peak Flow and peaking factor.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.2: Hydraulic Evaluation

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.3: Evaluate Recommended System Improvements

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.4: Identify Needed System Improvements

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.5: Prepare Addendum to the Master Plan

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.6: Planning Commission Approval

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.7: City Council Approval

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

Response: No out-of basin transfers have been proposed.

4.1.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate sanitary sewer service.

Policy

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

Implementation Measures

1. Implement the following list of policies and projects of the City of Wilsonville Wastewater Master Plan:
 - Policies: 1-7; and
 - Projects: CIP-UD2.
2. Incorporate the construction of CIP-UD2 into the Finance Plan.
3. Insure the 537 gpm capacity of the Evergreen Road sewer line is not exceeded with Specific Area Plan – South application.
4. Insure the 340 gpm capacity of the Park at Merryfield sewer line is not exceeded with Specific Area Plan – South application.
- 5. At the time of development of the Future Study Area, replace private pump station with Public Sanitary Sewer Lift Station build consistent with Technical Appendix I.**

CHAPTER 5 – CIRCULATION

5.1 INTRODUCTION / PROPOSAL

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

5.2 TRANSPORTATION SYSTEMS PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

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

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

RELEVANT DOCUMENTS

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

METHODOLOGY

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

- Retains the north-south Collector through the site in a modified alignment of Brown Road-110th Avenue;
- Retains the east-west Arterial connection on the northern boundary of the site by providing a through connection from Kinsman Road to Grahams Ferry Road;
- Maintains a hierarchy of streets within and adjacent to Villebois, while providing the TSP required spacing of Arterial, Collector, and Residential streets;
- Provides acceptable levels of service at all street intersections;
- Adheres to the City’s access spacing policy on all streets, with minor exceptions as discussed below; and
- Provides safe movements for all travel modes, by complying with City policies and standards including AASHTO standards.
- **Provide adequate north/south connectivity for local traffic with Villebois Drive and the Loop Road.**

Figure 7 – Street Plan

Figure 8 – Proposed Arterial/Collectors Street System

Figure 9A – Street and Trail Sections - A

Figure 9B – Street and Trail Sections - B

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

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

COMPLIANCE ANALYSIS

Street Designations

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

Implementation

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

Roundabouts

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

Implementation

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

Parking on Collectors

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

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

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

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

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

Implementation

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

Access Control on Minor Arterials

Implementation

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

Continuity of Streets and Trails

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

Provide local/residential street connections within Villebois every 300' to 500' to improve access between neighborhoods to encourage use of all modes of travel.

Provide nature trail connections between the Future Study Area property and SW San Remo Court, SW Grenoble Street, and Normandy Lane. Also provide east and south trail connections from the Future Study Area property to the Coyote Way Trail within Grahams Oak Nature Park.

Implementation

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

Curb Extensions

The Villebois Village circulation plan includes curb extensions in locations of high pedestrian activity. Curb extensions serve to minimize speeds and the length of exposure for pedestrians crossing streets, and also provide protection for on-street parked cars. It is recognized that curb

extensions may restrict the ability for larger vehicles to turn at street corners. The following basic principles shall be used for the placement and design of curb extensions:

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

Implementation

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

North/South Neighborhood Connectivity

Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design modifications that would discourage north/south neighborhood connectivity should not be considered.

Enhanced Pedestrian and Bicycle Crossings

Provide enhanced pedestrian and bicycle crossings for high use pedestrian crossings (i.e. trails and pathway). Enhanced crossings can include but are not limited to medians, curb extensions, raised pedestrian crossings, signing and markings.

Implementation

Placement of enhanced pedestrian crossings shall be reviewed and approved by City staff through the Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approval process. Enhanced crossing locations should follow ODOT and FHWA guidelines to maintain consistency with state and national and practices.

5.3 TRANSPORTATION SYSTEMS PLAN POLICY ANALYSIS

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

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

Response: The *Villebois Village Master Plan* provides enhanced mobility and connectivity for all travel modes. For motor vehicle circulation, all public streets are connected without dead-ends or

cul-de-sac's except in those rare cases where required by topography or natural features. The *Villebois Village Master Plan* includes a hierarchical system of Arterial, Collector and Residential streets within and through the site that meets the intent and long-term needs of the Wilsonville TSP. The streets and intersections in Villebois will provide acceptable levels of service as defined in the Wilsonville TSP (LOS "D" or better).

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

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

Table 4: Functional Classification Comparison

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

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

TSP Section 4.7 Implementation Measures

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

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

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

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

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

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

Table 5: Street Cross-Section Standards Comparison

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

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

Implementation

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

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

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

- Increase planter to 8' and median to 15' on Major Collector (VVMP Street Section D), which increase right-of-way to 92' and curb-to-curb to 65'.

Planter strip and median widths are increased on the portion of Barber Street between 110th Avenue and Coffee Lake Creek Drive and on Villebois Drive between the Loop Road and Coffee Lake Creek Drive. The wider planter strips and medians will allow larger canopied trees to be planted throughout the Village. Larger canopied trees will contribute to reductions in “heat island effect.” Wider planter areas also will allow for greater variety in street trees by increasing size options. Thus, wider planter strips will contribute to the sustainability and diversity of the community.

- Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP Street Section G), which increases curb-to-curb and right-of-way widths.

The wider planter strip will allow larger canopied trees to be planted (see above discussion). Parking and bike lanes will be striped due to the high level of activity expected along this street.

- Increase sidewalk widths on Residential Streets (VVMP Street Sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP Street Sections I, J, K and L).

Sidewalk widths on these streets will be increased due to the higher levels of pedestrian activity anticipated on these streets. The wider planter strips will allow larger canopied trees to be planted (see above discussion).

- Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP Street Sections J, K and M).

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

- **In order to protect visibility of open spaces, on-street parking should not be allowed on the side of public streets that are directly adjacent to SROZ areas. For example, parking would not be allowed on the south side of SW Normandy Lane since it is directly adjacent to Graham Oaks Nature Park**

TSP Figure 4.8 through 4.12: Major Street System Improvements.

Response: *Figure 8 – Proposed Arterial/Collector Street System* shows the proposed street system in Villebois. This street system provides the east-west and north-south Arterials and Collectors as is prescribed in the TSP Figure 4.8, with the following additions. The alignment of Barber Street (Major Collector) between Brown Road and 110th Avenue is slightly altered with the *Villebois Village Master Plan* and the link between 110th Avenue and Grahams Ferry Road (Minor Collector) is shown. The alignment of Villebois Drive (Major Collector) between 110th Avenue and Boeckman/Tooze Road is slightly altered with the *Villebois Village Master Plan*.

Proposed lanes on all Villebois Streets and intersections will provide acceptable traffic operations and safety as required in the Wilsonville TSP. Therefore, the planned capacity and connectivity of the Wilsonville TSP is retained in the proposed *Villebois Village Master Plan*.

The Wilsonville TSP mentions many of the street treatments that are included in the Villebois Village, and are the fundamental premise upon which the Villebois Village circulation plan is based. Particular discussion about these street types is quoted directly below from the City's TSP:

“Green Street”, “Livable Street”, “Skinny Street” or similar concepts are viable alternatives to the roadway standards that follow. Green streets specifically address stormwater runoff issues. Though narrow in scope, the concept has an overall effect on transportation planning and road design by focusing attention on the protection, enhancement, and restoration of the environment. Livable streets are those that promote community livability by considering all modes of transportation, the surrounding land uses, and economic growth when designing transportation facilities. Skinny streets are those that seek to reduce the overall width of the street section in order to decrease the amount of impervious surface and enhance the livability of the urban environment.”

Implementation

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

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

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

Implementation

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

5.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

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

Policy

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

Implementing Measures

1. Include the *Villebois Village Master Plan* Arterial and Collector street system (*Figure 8*) and bicycle/pedestrian system (*Figure 5*) in future updates of the 2003 TSP.
2. The *Villebois Village Master Plan* includes the following alternative street sections. Any proposed alternative street sections not included in the list below shall follow the review procedure established in the 2003 TSP.
 - On-street parking on Major Collector (VVMP street section D) and Minor Collector (VVMP street section E).
 - Increase planter to 8' and median to 15' on Major Collector (VVMP street section D), which increase right-of-way to 65' and curb-to-curb to 92'.
 - Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP street section G), which increases curb-to-curb and right-of-way widths.
 - Increase sidewalk widths on Residential Streets (VVMP street sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP street sections I, J, K and L).
 - Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP street sections J, K and M).
3. Roundabout options at intersections not already identified on *Figure 7 – Street Plan* of the *Villebois Village Master Plan* shall be reviewed through the major alternative process.
4. Requests for major alternatives for access spacing less than 600 feet on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). If this major alternative request is approved, access standards shall be resolved. For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include, but are not limited to, changing the number of lanes, moving a sidewalk from the property line to the curb line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include, but are not limited to, moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

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

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

Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

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

LIST OF REFERENCE DOCUMENTS

City of Wilsonville Final Draft Wastewater Collection System Master Plan, June 2001.

City of Wilsonville Final Draft Wastewater Collection System Appendix, June 2001.

City of Wilsonville Parks & Recreation Master Plan, Final Report, December 1994.

City of Wilsonville Stormwater Master Plan, June 2001.

City of Wilsonville Transportation Systems Plan (TSP), April 17, 2003 Public Draft.

City of Wilsonville Water System Master Plan – Ordinance No. 531, Adopted January 24, 2001.

Creating Livable Streets: Street Design Guidelines for 2040, Metro, and June 2002.

Memorandum to Eldon Johansen, City of Wilsonville from Ransford S. McCourt, P.E., DKS Associates, April 6, 2004.

Villebois Village Master Plan Technical Appendix, ~~December 19, 2005~~

Appendix A: Capital Improvement List and Cost Estimate

Appendix B: DKS Memorandums dated:
February 28, 2003
January 6, 2003
April 6, 2004
June 15, 2005
August 7, 2013

Appendix C: Memorandum of Understanding between Villebois/City of Wilsonville and Metro, Metro Contract #926225

Appendix D: Bus Stop Exhibit

Appendix E: Memorandums regarding 100-year Flood Plan and Stormwater from HDR and inter-fluve

Appendix F: Parks Capacity Analysis Drawings

Appendix G: Parks PowerPoint Print-out

Appendix H: Parks Lighting Concept

Appendix I: Sanitary Lift Station for Future Study Area Requirements

Villebois Village Master Plan Technical Appendix



The City of Wilsonville
Adopted ~~August 2, 2010~~ **2013 Adoption Date**

VILLEBOIS VILLAGE MASTER PLAN TECHNICAL APPENDIX

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PLANNING COMMISSION STAFF REPORT

| | |
|---|--|
| Meeting Dates: August 14, 2013 <u>September 11, 2013</u> | Subject: Villebois Village Master Plan Amendment for “Future Study Area” Staff Member: Daniel Pauly, AICP Contact: 503-682-4960 or pauly@ci.wilsonville.or.us |
| Property Owner: Northwest Wilsonville Properties, LLC Applicant: Polygon Northwest Company Applicant’s Representative: Pacific Community Design | |
| Action Required: Conduct Public Hearing, Make Recommendation to City Council | |
| Staff Recommendation: Recommend approval of the proposed Villebois Village Master Plan amendment to the City Council. | |
| Recommended Language for Motion: The Planning Commission recommends approval of LP13-0005, proposed Villebois Village Master Plan amendment, to the City Council (with or without specific changes). | |

ISSUE BEFORE THE COMMISSION:

The currently adopted Villebois Village Master Plan designates an approximately 43 acre site southwest of Arbor Villebois along Grahams Ferry Road as a “Future Study Area.” The request before the Planning Commission, in its legislative advisory role to the City Council, is to review the proposed amendment to the Master Plan. The purpose of this amendment is to enable review of development of the area currently designated as “Future Study Area”; however the Planning Commission must consider the amendments within the context of the Master Plan as a whole, rather than weighing evidence and testimony specific to Polygon’s potential development of the Future Study Area. The specific development proposal will be reviewed by the City’s Development Review Board through the quasi-judicial process.

EXECUTIVE SUMMARY/ INTRODUCTION:

The Wilsonville Comprehensive Plan Map designates the Villebois Village, including the Future Study Area, as Area of Special Concern B, which refers to the Villebois Village Master Plan, which was adopted under Ordinance 554 in 2003.

Within the current Villebois Village Master Plan is the designation in the southwest corner of Future Study Area. In order to allow for consideration of any specific type of development the Master Plan in the Future Study Area the Master Plan must be amended. Any such amendment

is intended to provide the general land use framework in terms of type or types of uses, open space considerations, circulation and utilities.

This general framework is then subject to refinement down to specific and detailed development plans through the subsequent steps established in the Villebois Planning Process.

Background

The Villebois Village Master Plan serves as a key legislative document for the approximately 480 acre Villebois area implementing the Villebois Concept Plan. The Villebois Concept Plan is the foundational policy document adopted by the City Council in 2003. The Concept Plan functions as an update and refinement of the 1997 DATELUP (Dammasch Area Transportation and Efficient Land Use Plan). The Villebois Village Master Plan, as an element of the City's Comprehensive Plan, implements the policies adopted in the Concept Plan including the guiding principles of Connectivity, Diversity, and Sustainability. The Master Plan includes information on land use, parks and open space, utilities, and circulation. The Master Plan includes specific details such as acreage and number of units for various land uses and acreage, location, and uses in various parks. However, these details are considered preliminary and are subject to substantial refinement during subsequent development review.

Background

The Future Study Area has an interesting history. Originally developed by the State of Oregon as the Callahan Center for Workman Rehabilitation, it operated as this use until 1986. From the early 1970's until the recent demolition, the Future Study Area housed a substantial institutional development including one large main building, several outbuildings, and 19 stand-alone cottages.

During the process to adopt the Villebois Village Master Plan the then-owners of the Future Study Area, a religious organization called the Living Enrichment Center or "LEC", requested the property be included in the Master Plan. In the end, the LEC property received the Residential-Village Comprehensive Plan designation, potential maximum development of 300 apartments was included in utility calculations, and potential uses were stated as requested by the then property owners who anticipated remaining on the property for some years. As stated in the Master Plan, the potential uses included uses related to the LEC operation, such as expansion of the retreat center, a new teen center and sanctuary, and additional housing and senior care facilities.

In 2004 the Living Enrichment Center ceased operating on the property and the property was subsequently, which was acquired by entities affiliated with Sunwest, a company focused on retirement and senior living developments. In a 2005 amendment to the Master Plan, the term "Living Enrichment Center" was replaced in the Master Plan with "Future Study Area", but the list of possible uses was not changed. The term "Future Study Area" is simply used as a generic term to describe an area rather than indicate any specific future process.

The property ultimately went into bankruptcy and Sunwest subsequently suffered financial trouble and the bank which held the mortgage failed. During this period the property fell into

~~severe~~ disrepair. ~~In 2010, the current owners,~~ NW Wilsonville Properties, LLC, purchased the property in 2010 and marketed it for reuse of the existing structures. ~~Eventually, after n~~Not finding a buyer to use the existing structures, the owners demolished the structures on the site in ~~preparation for anticipation of~~ residential development consistent with the Residential-Village Comprehensive Plan designation. Polygon Northwest currently has an option to purchase the property from NW Wilsonville Properties LLC and desires to develop it. Accordingly, Polygon and Northwest Wilsonville Properties LLC have filed an application is requesting the Master Plan amendment described in this staff report. As the Master Plan states on page 10, “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendments that may be necessitated by their proposal.”

Proposed Amendment

The following are brief summaries of the changes proposed as part of the proposed Villebois Village Master Plan amendment, followed by the specific changes to text, tables, and figures. The summaries can be found in bold in the boxes preceded by the words “What the Proposed Amendment Does.” Summaries are not provided for changes recommended by DKS Associates or the general editorial changes. The summaries are followed by a list of the specific changes divided into subcategories of changes to the “master plan text”, “master plan tables”, “master plan figures”, and “technical appendices”. The listed changes are shown in Attachments N, O, P, Q, and D. Many of the listed changes related to the specifics of future development are subject to substantial refinement during the City required Development Review Board process.

1. Land Use:

What the Proposed Amendment Does: Preliminarily ~~identify~~ identifies approximately 12.5 4 acres for development of larger single-family lots in the medium to estate aggregate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. (~~medium-sized to estate-sized~~). Number of lots and mix of lot sizes ~~do to~~ be determined in future public processes before the Development Review Board.

Specific Changes:

Master Plan Text

- Page 5 state “The 2013 Master Plan Amendment provides a land use plan for the Future Study Area.”
- Page 10 add language stating “The LEC campus is no longer in operation. A land use plan for the Future Study Area is provided with the 2013 Master Plan Amendment, consistent with the Residential-Village Comprehensive Plan Text.”
- Page 14 Land Use Policy 2 state uses in the Future Study Area will be consistent with Figure 1-Land Use Plan.
- Page 80 under definition of “Future Study Area” add to the current definition of “The area of the former Living Enrichment Center” the sentence “Future Study Area label replaced by land use plan and additional plan information provided with the 2013 Master Plan Amendment.”

Master Plan Figures

- Figure 1-Land Use Plan
 - Updated Future Study Area on the map by replacing current violet indicating the future study area with colors indicating large, standard, and medium lots as well as indicating a street network consistent with the proposed Figure 7-Street Plan. The pattern of large, standard, and medium colors is consistent with other areas on the edges of Villebois as discussed under the heading “Number of Houses/Density” on page ? of this report.
 - Update legend/table to indicate additional 12.4 acres being developed as residential lots and alleys.
 - Update legend/table to show change in total units through refinements and this proposal since adoption of last Master Plan amendment in 2010. The total units in the Villebois Village increase by 145 to 2645 units.

2. Streets, Circulation, Connectivity:

What the Proposed Amendment Does: Preliminarily ~~identify~~identifies approximately 7.1-2 acres for public rights-of-way including streets, sidewalks, and landscape strips and medians as well as alignment of the streets. The street alignment includes the previously planned and City required connection to Villebois Drive South. Exact street alignment will be identified in future public process before the Development Review Board. A full traffic impact and transportation analysis performed by the City’s contract traffic engineering firm, DKS Associates, will be reviewed as part of future applications.

Specific Changes:

Master Plan Text

None related to streets. See trails information below for additional information for trail connectivity.

Master Plan Figures

- Figure 1- Land Use Plan
 - Indicated 7.2 of the former 19.6 acres for the Future Study Area as additional public right-of-way
- Figure 7- Street Plan
 - Add preliminary street and trail network for the Future Study Area indicating planned cross sections.
 - Add new “Residential-Median” cross section to street types list.
- Figure 9-B- Street and Trail Sections – B
 - Add section for “Residential-Median” street type.

3. Parks, Trails, and Open Space:

What the Proposed Amendment Does: Continue to show over half the site, approximately 23 of the 43 acres, as preserved open space. Preliminarily ~~identify~~identifies ~~an~~ additional area for ~~0.4 acres of~~ parks and open space. The provision of additional park space, especially for neighborhood gathering, is encouraged through the SAP/PDP process. Preliminarily ~~identify~~identifies programming for parks and open spaces including trails, play structures, and gathering spaces, consistent with the Master Plan requirements for parks and open space.

Specific Changes:

Master Plan Text

- Page 25 add description of Pocket Park 16 as follows:
 - “PP-16 (.26 acres)
Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. This pocket park provides nature paths, a picnic table, benches, and a play structure.”
- Page 26 add description of miscellaneous linear greens in the Future Study Area as follows:
 - “Miscellaneous Linear Green (Future Study Area) (Total 0.29 acres)
These linear greens offer visual and physical linkages to open space areas and areas adjacent to existing landscaping. Some linear green spaces include lawn areas, benches, and existing trees where feasible.”
- Page 28 replace notation that OS-3 Future Study Area SROZ will be further defined by developer of Future Study Area with the following description:
 - “OS-3 Forested Wetland Preserve (Future Study Area) (23.05 acres)
The site contains intact and functional wetlands within forested areas. While the plan does not include restoration or expansion of the wetlands in this site, any work or impacts within the forested wetland preserve shall comply with SROZ regulations as applicable. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. The forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Benches will be located along nature trails in the forest areas, and will be distanced from residential areas and play areas. These areas will offer opportunity for wildlife viewing and quiet contemplation that complements the undeveloped nature of this open space. This open space will also include a creative child play area, benches, and picnic tables. Additionally, connections to trails in Graham Oaks Nature Park will be provided.”
- Page 29 update the length of trails with additional trails planned in the Future Study Area. Increase the reference of 0.71 miles of nature trails in Villebois to 1.85 miles. Update reference to 700 lineal feet in OS-3 through 6 to 5,998 lineal feet.

Table 1: Park Programming Matrix:

- Add column for PP-16
 - List total park area as 0.26 acres

Attachment R

- Indicate the following amenities: creative child play, child play structure, seating: benches, seating: tables, and parking: on-street.
- Replace column heading of OS 3-Future Study Area SROZ with OS 3-Forested Wetland Preserve,
 - Update acreage from 23.2 acres to 23.05 acres
 - In addition to the current parking: on-street amenity add child play: creative, seating: benches, seating: tables.
- Increase the acreage of LG-Various from 4.81 to 5.1 acres.

Master Plan Figures

- Figure 5 – Parks and Open Space Plan
 - Remove “Future Study Area” label
 - Add pocket park, linear greens, and trails to Future Study Area
 - Update approximate wetland delineation in Future Study Area on map
 - Increase listed Pocket Park acreage from 5.57 to 5.83 acres
 - Increase listed Linear Green with Pathways acreage from 4.81 to 5.1
 - Adjust Open Space total from 101.46 acres to 101.31 acres
 - Adjust total amount of Parks and Open Space from 159.33 acres to 159.73 acres
 - Increase Trails and Pathways from 47.51 miles to 50.38 miles
 - Increase Nature Trails from 0.71 miles to 1.85 miles
 - Increase sidewalks from 32.8 miles to 34.53 miles
- Figure 5A – Recreational Experiences Plan
 - Add symbols for Child Play, benches, tables, stormwater/rainwater feature in area of Future Study Area.
 - Add OS 3, PP 16, and LG labels in Future Study Area.
 - Add Nature Trails in Future Study Area.
- Figure 5B – Parks & Open Space Categories
 - Remove Future Study Area label and add coloring and labels for PP-16, and LG in Future Study Area.

Technical Appendix F:

- Villebois Parks Master Plan Recreational Opportunities & Experiences Sheet
 - Add same changes as Figure 5A
- Capacity Sheet Reference Sheet
 - Add reference to new Sheet 20 for Future Study Area
- New Capacity Sheet 20:
 - Drawings showing preliminary that the park amenities and features listed in the Master Plan for Open Space 3 and Pocket Park 16 can be conceptually accommodated in the space.

4. Sewer Lift Station:

What the Proposed Amendment Does: ~~Identify~~Identifies need to replace a current private sewer pump station with public sewer lift station built to City specifications. Sewer and water capacity have been planned for and ~~our~~are available for the site.

Specific Changes:

Master Plan Text

- On page 35 under 4.1.1 Sanitary Sewer Introduction/Proposal in the first paragraph before the sentence beginning “City Wastewater Master Plan Table 4.3” add a sentence reading, “The private pump station will be replaced with a public sanitary sewer lift station at the time of development.”
- On page 42 under Sanitary Sewer implementation measures add Implementation Measure 5 to read “At time of development of the Future Study Area, replace private pump station with Public Sanitary Sewer Lift Station built consistent with Technical Appendix I.”

Master Plan Figures

- Figure 6 – Conceptual Composite Utility Plan
 - Change label reading “Existing Pump Station for LEC” to “Existing Private Pump Station to be replaced with Public Sanitary Sewer Lift Station.”

Technical Appendices

- Add Technical Appendix I which contains design requirements for the future Public Sanitary Sewer Lift Station.

5. Specific Area Plan Boundary

What the Proposed Amendment Does: Preliminarily ~~identify~~identifies the Future Study Area as part of Specific Area Plan (SAP) South which will require development on the site to use the same architectural and community design guidelines as Arbor Villebois. Amendment of the SAP Boundary would be a future application before the Development Review Board.

Specific Changes:

Master Plan Text

- Page 10, in the paragraph beginning “A Specific Area Plan (SAP)”
 - Add language to the beginning of the paragraph reading, “Figure 3 – Specific Area Plan Boundaries is amended to include the Future Study Area in Specific Area Plan – South.”
 - Replace phrase reading, “A Specific Area Plan (SAP) will be submitted for this property in the future and as part of this SAP approval” with a phrase reading, “An amendment to Specific Area Plan South will be submitted to include the Future Study Area as Plan Area 2 and as part of this SAP amendment”
- Policy 2 page 14

- Replace the reference to “Future Study Area Specific Area Plan” and “Specific Area Plan” with “Future Study Area Specific Area Plan amendment to SAP – South” and “Specific Area Plan amendment to SAP South”
- Implementation Measure 5 page 15
 - Replace the reference to “The Specific Area Plan (SAP) the Future Study Area” with “The Specific Area Plan (SAP) amendment to SAP South for the Future Study Area”

Master Plan Figures:

- Figure 3 – Conceptual Specific Area Plan Boundaries
 - Remove Future Study Area label
 - Remove SAP boundary line between South and Future Study Area

6. Stormwater and Rainwater Facilities

What the Proposed Amendment Does: Preliminarily identify/identifies locations of onsite stormwater facilities and rainwater management. Exact location and design to be determined in future public processes before the Development Review Board.

Specific Changes:

Master Plan Figures:

- Figure 6A – Onsite Stormwater Facilities
 - Add the blue color indicating onsite stormwater/water quality facilities/rainwater where anticipated in the Future Study Area.
- Figure 6B – Onsite Stormwater Management
 - Add water drop symbol throughout the Future Study Area indicating anticipated opportunities for rainwater management components.

Additional Transportation Related Changes Recommended by DKS Associates in Attachment E.

Specific Changes:

Master Plan Text:

- Page 69 “Continuity of Streets and Trails Subsection”
 - Add a paragraph reading, “Provide local/residential street connections within Villebois every 300’ to 500’ to improve access between neighborhoods to encourage use of all modes of travel.”
 - Add a paragraph reading, “Provide nature trail connections between the Future Study Area property and SW San Remo Court, SW Grenoble Street, and Normandy Lane. Also provide east and south trail connections from the Future Study Area property to the Coyote Way Trail within Grahams Oak Nature Park.
- Page 63, Methodology Section
 - Add additional bullet point reading, “Provides adequate north/south through connectivity for local traffic with Villebois Drive and the Loop Road.”

- Page 70

- Add additional section at the end of Compliance Analysis titled “North/South Neighborhood Connectivity” and reading, “Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design modifications that would discourage north/south neighborhood connectivity should not be considered.
- Add additional section at the end of Compliance Analysis titled “Enhanced Pedestrian and Bicycle Crossings” and reading “Provide enhanced pedestrian and bicycle crossings for high use pedestrian crossings (i.e. trails and pathway). Enhanced crossings can include but are not limited to medians, curb extensions, raised pedestrian crossings, signing and markings.

Implementation: Placement of enhanced pedestrian crossings shall be reviewed and approved by City staff through the Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approval process. Enhanced crossing locations should follow ODOT and FHWA guidelines to maintain consistency with state and national and practices.”

- Page 73

- Add additional bullet point reading, “In order to protect visibility of open spaces, on-street parking should not be allowed on the side of public streets that are directly adjacent to SROZ areas. For example, parking would not be allowed on the south side of SW Normandy Lane since it is directly adjacent to Graham Oaks Nature Park.”

Master Plan Figures:

- Figure 5A – Parks and Open Space Plan, Figure 7 – Street Plan
 - Add trail connection from Normandy Lane at Villebois Drive to nature trails in Future Study Area.

General, Editorial, and Miscellaneous Changes

Specific Changes:

Master Plan Text:

- Cover page: updated adoption date
- Table of Contents: updated ordinance reference title and adoption date
- All pages with footers: updated adoption date
- Page 5
 - Replace the phrase “The Villebois Village Master Plan also recognizes the Future Study Area” with “The original Villebois Village Master Plan also recognized the Future Study Area”
- Page 10
 - Replace the sentence “Representatives of LEC have provided testimony on the proposed future uses of the LEC campus.” with “Representatives of LEC provided testimony during the original Master Plan adoption on proposed future uses of the LEC campus.”

Attachment R

- Add a statement that the LEC is no longer in operation.
- Replace the statement “not included in this document (City File 02PC07B).” with “provided with the 2013 Master Plan Amendment.”
- Page 83 List of Reference Documents
 - Remove the December 19, 2005 date after the words “Technical Appendix”
 - Add August 7, 2013 to the list of DKS Memorandum dates
 - Add Appendix H Parks Lighting Concept and Appendix I Sanitary Lift Station for Future Study Area Requirements to list of Technical Appendices. There are no changes to Appendix H, but it was not listed previously.

Master Plan Figures:

- All applicable figures
 - Remove Future Study Area label
 - Replace building footprints of former LEC buildings in the Future Study Area with the conceptual street network.

Technical Appendices:

- Update Title Page with updated adoption date.
- Table of Contents:
 - Add note Appendix B DKS Memorandums is being updated
 - Add note Appendix F Parks Capacity Analysis is being updated
 - Add to list of appendices Appendix I Future Study Area Sanitary Sewer Pump Station Requirements.
- Add the DKS Memorandum (Attachment E) to the other DKS Memoranda in Technical Appendix B.

Specific Changes

~~Below is a list of the changes to the Villebois Village Master Plan requested by the applicant. Section IIA of the applicant’s notebook (Attachment A) includes amendments to Villebois Village Master Plan text and tables, Section IIB includes amendments to Villebois Village Master Plan figures, and Section IIC includes amendments to the Master Plan Technical Appendix. A memorandum from transportation consultants, DKS Associates (Attachment E), and a memorandum regarding a sanitary sewer lift station (Attachment F) include additional Master Plan changes recommended by City staff.~~

Master Plan Text and Tables

- ~~• Cover page: to be updated for adoption date~~
- ~~• Table of Contents: to be updated for ordinance reference title and adoption date upon adoption~~
- ~~• Chapter 2 Land Use: update text regarding the Future Study Area (pages 5 and 10), Policy 2 (page 14), and Implementation Measure 5 (page 15)~~
- ~~• Chapter 3 Parks & Open Space / Off Street Trails and Pathways: update to include OS 3 Forested Wetland Preserve description (see page 28) and update for nature trail length (see page 29)~~

Attachment R

- ~~Table 1—Park Programming Matrix: update to include OS 3 Forested Wetland Preserve~~

Master Plan Figures

- ~~Figure 1—Land Use Plan: add land use plan for Future Study Area and update table~~
- ~~Figure 2—Neighborhood Concept Diagram: remove Future Study Label~~
- ~~Figure 3—Conceptual Specific Plan Boundaries: add new street plan and remove Future Study Area label~~
- ~~Figure 4—Conceptual Sequence of Development: add new street plan and remove Future Study Area label~~
- ~~Figure 5—Parks and Open Space Plan: remove label and update plan and table (only change is the length of nature trails)~~
- ~~Figure 5a—Recreational Experiences Plan: remove label and update plan~~
- ~~Figure 5b—Parks & Open Space Categories: remove label and update plan~~
- ~~Figure 6a—Onsite Stormwater Facilities: add plan information~~
- ~~Figure 6b—Onsite Rainwater Management: add plan information~~
- ~~Figure 7—Street Plan: add plan information~~

Master Plan Technical Appendix

- ~~Appendix B—Additional DKS Associates memorandum to be added~~
- ~~Appendix F—Parks Capacity Analysis Drawings: update index sheet and add Feasibility Plan 20.~~

EXPECTED RESULTS:

The applicant proposes to amend the Villebois Village Master Plan to set the stage for development of the Future Study Area with single family detached homes. The applicant's submittal includes proposed or preliminary details that may be of interest to the public and specifically the residents of Villebois but are subject to change and later review and approval by the Development Review Board. However, some of the details provided, such as number of potential units, are beyond the scope of the existing Villebois Village Master Plan and are therefore not subject to review or recommendation by the Planning Commission at this juncture. For example, the Master Plan does not specify density, but rather frames uses, in this case limiting development in the Future Study Area to single-family residential detached housing, thereby precluding development of multi-family and non-residential uses.

The proposed Villebois Village Master Plan amendment ~~does not approve a specific plan for a residential development but rather~~ will enable specific development applications to be submitted and reviewed by the Development Review Board for density, lot layout and design (including compliance with pattern book requirements), single-family homes, parks and open space, and supporting streets and other facilities. The review of the subsequent specific development applications requires a public hearing and allows for public discussion of all of the foregoing aspects of a proposed development.

TIMELINE:

Once a Master Plan amendment is adopted by City Council, more detailed plans for development

Attachment R

of the Future Study Area can be submitted by a property owner/developer for review by the City's Development Review Board.

COMMUNITY INVOLVEMENT PROCESS:

The applicant submitted an application for a Villebois Village Master Plan amendment to the City May 31, 2013. The Planning Commission held a work session on July 10, 2013. Polygon ~~Northwest~~ conducted neighborhood meetings with surrounding residents on July 11, 2013 and July 24, 2013. The Planning Commission ~~will hold~~ held a public hearing on August 14, 2013 and continued it to September 11, 2013. Following closure of the Planning Commission hearing The the City Council will ~~also~~ conduct ~~another work session and~~ public hearing, tentatively ~~on~~ scheduled for September 5/October 7, 2013. The City Council will make a final determination on the proposed Master Plan amendment. If the Master Plan amendment is approved, the applicant will be required to submit the specific development application to the Development Review Board and another public hearing and opportunity for public input and involvement will occur. Quasi judicial review of development in the Future Study Area will involve additional community involvement.

DISCUSSION TOPICS:

The Three Guiding Principles of Villebois: Connectivity, Diversity, Sustainability

As expressed in the Villebois Village Concept Plan and Villebois Village Master Plan, Villebois has three guiding principles: connectivity, diversity, and sustainability.

Connectivity: The proposed amendment includes the one internal street connection between central Villebois and the Future Study Area, as shown in the currently adopted Master Plan from SW Villebois Drive South. A series of trails connecting to the end of San Remo Ct. through the preserved forest area and to Graham Oaks Nature Park provide additional connectivity. Additional details about transportation connectivity for different travel modes can be found in the memorandum from DKS Associates, Attachment E. The street connection to the Future Study Area shown in the amended Master Plan is also consistent with the standard in Subsection 4.177 (.02) A. of Wilsonville's Development Code which states, "All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions." The connection between the Future Study Area and the rest of the Villebois Village is limited to one street identified in the current Master Plan. This places significant importance on providing for additional connectivity for non-vehicular circulation, between this property and the rest of the Village, as well as to and from the adjacent Graham Oaks Natural Area.

Diversity: The diversity in the adopted Master Plan remains constant. The proposal contains a similar mix of larger single-family lots (Land Use Category medium and above, as defined in Village Zone text) as exists in other edges of Villebois. The requirements for product diversity and rules of adjacency included in the Architectural Pattern Books will continue to apply to all development in the Villebois Village to help maintain diversity. The proposal maintains

consistency with the established pattern of higher density and greater mix within the core Village Center and lower density with less mix at the perimeter.

Sustainability: Sustainability, including preservation of natural resources, compact walkable neighborhood design, and sustainable rainwater features, remain a part of the entire Villebois Village including the Future Study Area.

The Villebois Process and Determining Number of Lots

The Villebois review process is a multi-level process, which each step giving greater definition. While numbers are used in the Figure 1- Land Use Plan showing ~~413~~ the applicant's proposed number of single-family lots in the Future Study Area, ~~this~~ This number is preliminary and approval of the proposed Master Plan amendment should not be viewed as approval of the does not allow the applicant's proposed number of development of this many lots. The exact number of lots will be determined by the Development Review Board during the City's future development review processes. If the Master Plan amendment is adopted, the next level of review will be review ~~Upcoming review~~ of a Specific Area Plan amendment by the Development Review Board that will define a narrow range of each lot type for each block. If a Specific Area Plan is approved by the DRB, The the next level of review will be subsequent a review of a Preliminary Development Plan by the DRB which will make the final determination of the number of lots.



- Step 1 – Concept Plan, adopted by City Council in 2003
- Step 2 – Master Plan, originally adopted by City Council in 2003, amendments adopted in 2004, 2005, 2006, and 2010. The original Master Plan and subsequent amendments have been adopted by the City Council after a recommendation from the Planning Commission.
- Steps 3-5 – Specific Area Plans, Preliminary Development Plans, and Final Development Plans, reviewed by the Development Review Board as developers submit development applications for smaller areas of the Master Plan. These steps address traffic impacts, architecture and design, as well as natural resource and tree preservation.

Number of Houses/Density

The preliminary lot type mix is comparable to other areas on the edges of Villebois. Other areas on the edges of Villebois with a similar pattern of lots include the adjacent area of Arbor Villebois, the area adjacent to the Tooze Rd./Grahams Ferry Rd. intersection, and the southeast corner adjacent to existing neighborhoods. All these areas have large or standard lots on the outer edge, with a mixture of lot types ranging from small to large on the immediate interior of the outer edge. Nothing in the Master Plan indicates density less than these edge areas in the Villebois Village. The requirement for product diversity and rules of adjacency included in the Architectural Pattern Books will continue to apply to all development in the Village, thus further maintaining diversity as subsequent development occurs. Additionally, the Future Study Area is unique in that over fifty percent of the area is within the City's Significant Resource Overlay

Zone (SROZ). In other residential zones in the City this allows for additional density in the developable portion of the site by transferring a portion of the zoned density from the SROZ.

Nature and Location of Parks in the Future Study Area

The Villebois Village Master Plan includes substantial information regarding the diverse network of parks and open spaces throughout the Villebois Village. As stated in the Master Plan, this information is preliminary, as design of each park occurs later in the development process. Park features listed are a minimum level of development. Location of parks is also adjustable during subsequent development review as part of the refinement process.

Beyond Open Space 3, which is already designated in the adopted Master Plan, the applicant shows an additional Pocket Park and Linear Greens within the Future Study Area. Pocket Park 16 is a key park component in the Future Study Area. The description proposed to be added on page 25 of the Master Plan states “Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. The pocket park provides nature paths, a picnic table, benches, and a play structure.”

The features listed for the pocket park (picnic tables, benches, and play structure) are similar to a number of other pocket parks such as Pocket Park 3, Pocket Park 12, and Pocket Park 6. The park is sited near the center of the Future Study Area and near the intersection where the upper and lower development sections as well as the open space meet.

During the public hearing process concern has been raised that pocket parks and linear greens are not shown within the larger residential blocks, but rather on the edge of the natural area. While some residential blocks within the Villebois Village Master plan show pocket parks within the block, they are the minority. As can be seen in Figure 5B, most residential blocks do not have a pocket park or linear green with pocket park-like features such as seating and a play structure. Builders, especially Polygon, added pocket parks and linear greens in a number of blocks in their previously approved developments as refinements during development review.

The Master Plan encourages existing natural features to be celebrated in the parks. The location shown for Pocket Park 16 and the linear greens are incorporated at the edge of a natural area to connect the area with the adjacent residential development. The experiences gained from the natural setting add to the layers of experience found in a typical pocket park. Throughout the Villebois Village compatible recreational amenities, seating, and gathering areas have been placed on the edges of natural areas to encourage the additional level of experience. Examples include amenities on the west side of the Tonquin Trail through the planned Regional Park 4. The amenities in the regional parks adjacent to the Coffee Creek wetlands, and the planned play structure and seating areas on the north side of the Upland Forest Preserve in SAP North.

Traffic Impacts

Many comments have been received regarding concerns about the impact of traffic from development on the subject site on Villebois Drive and Normandy Lane, as well as Grahams Ferry Road and other nearby streets.

~~On a Master Plan level, the proposal continues to meet applicable transportation policies. A discussion of transportation related aspects of the amended Master Plan, including the importance of connectivity, prepared by DKS Associates can be found in Attachment E. Specific findings related to transportation impacts of development in the Future Study Area will be reviewed during subsequent quasi-judicial development review.~~

~~*Quality of Architectural Details and Courtyards*~~

~~Concerns have been raised by surrounding residents about certain design elements such as quality of architectural details and the inclusion of courtyards. These details are out of the scope of the current Master Plan amendment, but will be addressed in detail during future development review processes. Interested parties are encouraged to contact City staff regarding specific design concerns or potential conditions of approval regarding construction and design, for consideration during the future development review process to permit a specific development proposal.~~

~~*Natural Resources and Tree Preservation*~~

~~In general, the proposed Master Plan amendment continues to show preservation of trees and open space, including the areas designated as Open Space 3 in the area currently labeled as Future Study Area. When a specific development is proposed, it will be reviewed for compliance with open space, tree preservation, and resource protection. This future review may change the layout of the development. Master Plan figures include a note that reads, "The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ (Significant Resource Overlay Zone) regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations."~~

PLANNING COMMISSION'S FINDINGS AND RECOMMENDATION

The Commission finds that the proposal meets the criteria for approval of an amendment to the Villebois Village Master Plan.

ATTACHMENTS

- A. Applicant's Notebook (under separate cover distributed with packet for August 14, 2013)
 - Section I) General Information
 - IA) Introductory Narrative
 - IB) Signed Application Form
 - IC) Copy of Check for Application Fee
 - ID) Copy of Mailing List for Public Notice *staff note: later revised*
 - Section II) Proposed Master Plan Amendments
 - IIA) Amendments to Master Plan Text & Tables
 - IIB) Amendments to Master Plan Figures
 - IIC) Amendments to Master Plan Technical Appendix F-Parks Capacity Analysis Drawings

Attachment R

Section III) Supporting Findings

- A1. Application Form Signed by Bo Oswald for Northwest Wilsonville Properties, LLC.
- B. Minutes from July 10, 2013 Work Session
- C. Additional changes to Master Plan suggested by City Staff including recommended new Appendix I to the Master Plan, “Sanitary Sewer Pump Station Requirements”
- D. Existing Master Plan Figures and Proposed Master Plan Figures for Comparison (Updated August 30, 2013 to include all changes proposed by the applicant as well as recommended changes from City staff and DKS Associates)
- E. DKS Memorandum dated August 7, 2013 (recommendations to be included in amended Master Plan, Memorandum to be added to Appendix B of the Master Plan)
- F. Comments Received by Staff, Planning Commission and City Council through 12 p.m. on August 7, 2013. Additional comments received prior to 2 p.m. on August 14th will be made available at the Public Hearing.
- F1. Email from Andrew James dated August 6, 2013, left out of initial published version of Attachment F.
- G. Minutes and Available Materials from Past Planning Commission Meetings Regarding the Future Study Area (available electronically only, including at www.ci.wilsonville.or.us/swvillebois).
- H. Neighborhood Meeting Notes prepared by Pacific Community Design.
 - I. Revised Figure 1. Land Use Plan dated July 26, 2013
 - J. Letter dated August 9, 2013 from Nancy Kraushaar sent to Wilsonville residents clarifying the scope of the proposed Villebois Village Master Plan Amendment in response to citizen comments to City Council.
 - K. Online Petition submitted by Jeff Williams with 207 signatures and 7 comments received August 9, 2013.
 - L. Comments received between 12:00 p.m., August 7, the deadline for the meeting packet, and 2:00 p.m., August 14, the deadline for the meeting.
 - M. Staff’s PowerPoint presentation shown at August 14, 2013 Planning Commission Public Hearing.
 - N. (Under separate cover) Entire Master Plan (Text, Tables, and Figures) showing changes proposed by applicant. Does not include Technical Appendices except for portion of Technical Appendix F proposed to be changed. See also Figure comparison in Attachment D.
 - O. Text of Subchapter 4.1 of the Villebois Village Master Plan “Sanitary Sewer” showing changes recommended by City staff. See Attachment D for recommended changes to Figure 6.
 - P. Text of Chapter 5 of the Villebois Village Master Plan “Circulation” showing changes recommended by DKS Associates in Attachment E. See Attachment D for recommended changes to Figures 5, 5A, and 7 to add Normandy trail connection from Future Study Area.
 - Q. Edited Versions of List of Reference Documents (page 83 of Master Plan) and Technical Appendix Title Page and Table of Contents.
 - R. Copy of this staff report, excluding the Conclusionary Findings, showing the changes from the version published August 7, 2013.
 - S. Draft Resolution showing changes from August 14, 2013 resolution.
 - T. Staff Response to August 14, 2013 testimony from Gary Templer.

**PLANNING COMMISSION
RESOLUTION NO. LP13-0005**

A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THAT THE WILSONVILLE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN FOR THE “FUTURE STUDY AREA” ESTABLISHING ~~A PLAN TO GUIDE SUBSEQUENT AND FUTURE DECISIONS ON DEVELOPMENT~~THE GENERAL LAND USE FRAMEWORK IN TERMS OF TYPE OR TYPES OF USES, OPEN SPACE CONSIDERATIONS, CIRCULATION AND UTILITIES.

WHEREAS, the applicant, Polygon Northwest, on May 31, 2013 submitted an application and supporting materials to the City to amend the Villebois Village Master Plan consistent with the statement on page 10 of the Villebois Village Master Plan that, “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal;” and

WHEREAS, the Wilsonville Planning Commission has held a work session on July 10, 2013, followed by a public hearing on August 14th to discuss and take public testimony concerning proposed ~~revisions~~amendment to the Villebois Village Master Plan; and

WHEREAS, the Planning Commission, determining it needed more time to review the record, deliberate and consider public testimony continued the public hearing, holding the record open, until September 11, 2013; and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted proposed Villebois Village Master Plan ~~Amendment~~amendment to the Planning Commission, along with an ~~amended Staff-staff Report~~report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 96 property owners within the City limits, a list of interested agencies, emailed to 25 people, and were posted in three locations throughout the City and on the City website, held a Public Hearing on August 14, 2013 to review the proposed Villebois Village Master Plan Amendment, and to gather additional testimony and evidence regarding the proposed Amendment; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including staff recommendations and all exhibits and testimony introduced and offered by all interested parties.

WHEREAS, the Planning Commission serves as a legislative advisory body making recommendations to the City Council related to Comprehensive Plan and general Land Use and Development regulations; and

WHEREAS, with regards to Villebois development, the Planning Commission's role is limited to making recommendations to the City Council related to amendments to the Villebois Village Master Plan and other legislative matters; and

WHEREAS, while the applicant, consistent with the level of Master Plan detail for other areas of Villebois, has preliminarily indicated a specific number of single-family lots in the Future Study Area, the Planning Commission is not recommending approval of a specific number of lots for the Future Study Area but rather recommending approval of the proposal to locate single-family lots within the medium-to-estate land use category identified in the Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report, as presented at the ~~August 14, 2013~~ September 11, 2013 public hearing, including the findings and recommendations contained therein and does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on ~~August 14, 2013~~ September 11, 2013 by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this ~~14th~~-11th day of ~~August~~-September 2013, and filed with the Planning Administrative Assistant on ~~August~~-September 15, 2013

Wilsonville Planning Commission

Attest:

Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

Chair Ben Altman: _____

Commissioner Eric Postma: _____

Commissioner Peter Hurley: _____

Commissioner Al Levit: _____

Commissioner Marta McGuire: _____

Commissioner Phyllis Millan: _____

Commissioner Ray Phelps: _____

**PLANNING COMMISSION
WEDNESDAY, AUGUST 14, 2013
6:00 P.M.**

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

Gary Templer Public Testimony Excerpt

VII. PUBLIC HEARING

A. LP13-0005 - Villebois Village Master Plan amendment relating to Future Study Area (Polygon NW, applicant) (Pauly)

Gary Templer, 11667 SW Grenoble St, Wilsonville, OR, stated the City has spent extensive time in designing the Villebois Master Plan in 2003. He noted that his comments regarded the Background History, on Page 2 of the amendment, Connectivity, Page 5, which is Subsection 4.177(2)A and the 2003 Master Street Plan, which he did not believe has changed. In 2003, the LEC mega church had grandiose commercial plans as stated in various letters from Mary Morrissey and other executives. Throughout Attachment G History, there is great detail about the LEC. Their intention was not to build 300 apartments.

Response: Mr. Templer is correct. The leadership of the former LEC did have plans for future growth and expansion of their operation to include the items listed in the Villebois Village Master Plan. The point to clarify in this testimony is that the infrastructure planning (how large to size sanitary sewer and water pipes in the project) conducted for Villebois made assumptions about the scale of development that could occur on the site. As part of those engineering assumptions, 300 multi-family units were modeled to determine the appropriate infrastructure pipe sizes to ultimately serve the subject site. The 2003 Villebois Master Plan contains the statement “The ultimate build-out of LEC will add some additional flows to the system... an analysis of potential new uses within the site determined that the maximum flow should not exceed the 158 gpm already included in the City Wastewater Master Plan.” Generally speaking, at the Master Plan level, the large, standard and medium lots contained in the applicant’s proposal can be accommodated by the infrastructure available to serve the site.

Villebois Dr South was only widened by two feet in the Master Street Plan in 2003. He asked why the Planning Department and the City allowed all of the South Arbor area streets to be standard residential, despite many LEC letters and much discussion about the LEC future plans. There is a street stub at Villebois Dr South at Normandy that was for the LEC. Does the City normally allow a commercial development to have an entrance and exit on to standard residential streets? If not, why was it done in Villebois? He believed [Mr. Neamtzu] was mentioned throughout some 300 pages in Attachment G and asked if [Mr. Neamtzu] had a response, either publicly or by contacting him personally.

Response: The Villebois Master Plan was developed over the course of several years through a citizen driven public process under the primary guidance of Costa Pacific Communities Master Planning team of professional planners, architects, civil engineers, landscape architects and other consultants with input from the city staff. Said plans, of which there were many, were then reviewed, modified and ultimately approved through additional public processes before the Planning Commission and City Council. The city was not the primary architect of the Villebois project, but was a collaborator/reviewer in the master planning process. The Villebois Village Master Plan is guided by three primary design tenets – connectivity, sustainability and diversity. At its core, the Villebois Village Center will contain retail and commercial uses that are directly connected to the residential neighborhoods that surround them.

The Villebois Drive South connection to the LEC property is similar to connections often found from institutional uses, such as churches and schools, to residential neighborhoods. For example, Lowrie Primary School is accessed by a network of residential streets in the eastern portion of the Villebos Village.

The fact that the adopted Villebois Village Master Plan contains a specific street cross section (Residential Standard – Future LEC Access) that is 2' wider than the Residential Standard street cross section demonstrates that there was transportation planning and roadway capacity constructed to accommodate the future connection. As part of the review of future development proposals before the DRB, specific analysis of the street systems Level of Service (LOS) will be evaluated. Development proposals that do not result in traffic in excess of LOS "D" at nearby intersections are found to meet the city's development standards for traffic generation.

The LEC was a regional draw, with hundreds of visitors coming from long distances to attend. That use was not commercial, but was a conditional use in the Public Facilities Zone primarily with off-peak traffic impacts (i.e. not in the PM peak). The visitors relied upon the arterial system of roads, in this case Grahams Ferry Road to access the site. Grahams Ferry Road has been classified as a Minor Arterial in the City's master plans since at least 2003 and as such is expected to carry higher levels of traffic and will continue to be a main thoroughfare on the west side of the City. Starting with the updated 2006 Villebois Village Master Plan the former LEC property has been referred to as the Future Study Area. Even if a roadway connection had not been shown in the 2003 Master Plan it would have been added into the Villebois Master Plan for the same neighborhood connectivity reasons that have been a directive of the City for many years.

Mr. Pauly clarified that Attachment G was available only electronically and included the entire record of the various Planning Commission meetings through the years that referenced the Future Study Area and LEC over the last decade or so.

Mr. Neamtzu stated he did not recall some of the specifics of Attachment G, but was glad to prepare a response, based on Mr. Templer's testimony, to both Mr. Templer and the Planning Commission.

Mr. Templer noted that the previous Assistant City Attorney, Paul Lee, made reference to the fact that Villebois inherited the transportation connection from the State for the LEC property, which he was not able to verify. He found nothing in the public record; no one really questioned him about it in any of the meetings he analyzed. He asked if the City Attorney could research and address that, or perhaps the Planning Director.

Barbara Jacobson, Assistant City Attorney, replied that Staff would look for that information.

Response: It appears Mr. Templer is referencing page 21 of 23 of the March 12, 2003 meeting minutes (found in Exhibit G on-line) where representatives of Villebois, LLC reference an easement on the former Dammasch State Hospital property that benefitted the LEC property. The testimony states that the new owners, Villebois, LLC, inherited the easement when they purchased the Dammasch State Hospital property. This easement would have provided access over what are now phases 1-4 of SAP-South (Arbor Villebois). This 60' wide easement recorded in 1997, as can be seen on a 2003 partition plat, connected 110th Avenue to the same general location as the stub connection at the edge of the LEC site today. The easement had to be later terminated as part of the subdivision process and has no relevance in the current application.

Attachment N:

Entire Master Plan (Text, Tables, and Figures) showing changes proposed by applicant. Does not include Technical Appendices except for portion of Technical Appendix F proposed to be changed. See also Figure comparison in Attachment D.

This Notebook includes the Applicant's proposed Amendments to the Villebois Village Master Plan and is divided into four (4) sections as follows, each separated by a green piece of paper.

Master Plan Text Amendments:

~~Red Strikethrough indicates text proposed to be removed~~

Red Bold & Underlined indicates text proposed to be added

Table 1 Amendments:

~~Red Strikethrough indicates text proposed to remove~~

Red Bold & Underlined indicates text proposed to be added

Master Plan Figure Amendments:

FIGURE 1 - LAND USE PLAN (Amendments in Table are Highlighted in Yellow)

FIGURE 2 - NEIGHBORHOOD CONCEPT DIAGRAM

FIGURE 2A - VILLAGE CENTER BOUNDARY AND LAND USE PLAN (No Change by Applicant)

FIGURE 3 - CONCEPTUAL SPECIFIC AREA PLAN BOUNDARIES

FIGURE 4 - SEQUENCE OF DEVELOPMENT

FIGURE 5 - PARKS & OPEN SPACE PLAN (Amendments in Table are Highlighted in Yellow)

FIGURE 5A - RECREATIONAL EXPERIENCES PLAN

FIGURE 5B - PARKS AND OPEN SPACE CATEGORIES

FIGURE 6 - CONCEPTUAL COMPOSITE UTILITIES PLAN (No Change by Applicant)

FIGURE 6A - ONSITE STORMWATER FACILITIES

FIGURE 6B - ONSITE RAINWATER MANAGEMENT

FIGURE 7 - STREET PLAN

FIGURE 8 - PROPOSED ARTERIAL & COLLECTOR SYSTEM (No Change by Applicant)

FIGURE 9A - STREET & TRAIL SECTIONS - A (No Change by Applicant)

FIGURE 9B - STREET & TRAIL SECTIONS - B

Master Plan Technical Appendix F (Parks Capacity Drawings) Amendments:

Amend the two (2) overview maps at beginning of Appendix F

Add Parks Feasibility Plan 20 to end of Appendix F

VILLEBOIS VILLAGE MASTER PLAN

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 FIGURE 9B – STREET & TRAIL SECTIONS - B

THE VILLEBOIS VILLAGE MASTER PLAN WAS FIRST ADOPTED AUGUST 18, 2003 BY ORDINANCE NO. 556 AND HAS SINCE BEEN AMENDED BY THE FOLLOWING ORDINANCES:

| ORDINANCE NO.: | DESCRIPTION | DATE ADOPTED |
|-----------------------|--|---------------------|
| <u>TBD</u> | <u>LAND USE PLAN FOR FUTURE STUDY AREA</u> | <u>TBD</u> |
| 681 | RELOCATION OF SCHOOL SITE FROM SAP-NORTH TO SAP-EAST | AUG. 2, 2010 |
| 609 | CHAPTER 3 AND CHAPTER 4 AMENDMENTS | MAY 15, 2006 |
| 594 | AMENDMENT PERTAINING TO CENTRAL SAP & SCHOOL SITE; DELETION OF REFERENCES TO LEC, & OTHER MINOR EDITS | DEC. 5, 2005 |
| 566 | FIGURE 1A AMENDMENT | JUNE 21, 2004 |

CHAPTER 1 – PURPOSE & SCOPE OF VILLEBOIS VILLAGE MASTER PLAN

1.1 PURPOSE

The *Villebois Village Master Plan* was developed in close coordination with City staff, following adoption of the *Villebois Village Concept Plan*. The *Villebois Village Master Plan* affects an estimated 480-acre area identified on *Figure 1 – Land Use Plan* as the “Village Area Boundary.”

The *Villebois Village Master Plan* is intended to implement the *Villebois Village Concept Plan* and serve as a basis for Village zone development standards. These standards in turn direct development through the build-out period of the *Concept Plan*. The *Villebois Village Master Plan* provides a detailed analysis of the framework systems identified in the *Concept Plan*, including the land use program, parks and open space system, utilities framework and circulation system. Consistency of these elements with the relevant system Master Plans is shown in the *Villebois Village Master Plan*. Compliance with the *Concept Plan* and with all other City, State and Regional applicable review criteria is presented in a separate supporting document.

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

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

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

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

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

Sustainability: *Refers to the thread of stewardship and viability – social, environmental and economic – that is woven throughout every aspect of Villebois.* The list of sustainability examples and where they are addressed are as follows:

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

1.2 SCOPE

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

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

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

The Utilities Chapter is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the proposal, a technical analysis of the proposal's compliance with the relevant City Master Plan, and an analysis of the proposal's compliance with the City's implementation measures of the relevant Master Plan. The *Villebois Village Master Plan* is consistent with the City's Wastewater Collection System Master Plan and the City's Water System Master Plan. The *Villebois Village Master Plan* is consistent with the City's Stormwater Master Plan, and exceeds the standards of City's Stormwater Master Plan with the addition of the proposed Rainwater Management Program. The City's Stormwater Master Plan was recently updated to comply with Metro Title 13 for the entire city and including Villebois.

The Circulation Chapter compares the proposed street system for Villebois with the provisions of the City's Transportation Systems Plan (TSP). The analysis contained in the Circulation Chapter identifies the consistencies and differences between the *Villebois Village Master Plan* and the City's TSP. This Chapter recommends implementation measures that will assure that identified differences are addressed through the appropriate review process for the alternatives proposed with the Villebois street system.

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

CHAPTER 2 – LAND USE

2.1 INTRODUCTION / PROPOSAL

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

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

The **original** Villebois Village Master Plan also recognizes the Future Study Area, formerly known as the Living Enrichment Center (LEC), which represents approximately 8% of the total acreage of the Residential – Village area. **The 2013 Master Plan Amendment provides a land use plan for the Future Study Area.**

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

The Neighborhoods of Villebois Village

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

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

The *Villebois Village Master Plan* provides three distinct neighborhoods, each within a quarter-mile radius of the Village Center, as shown in *Figure 2 – Neighborhood Concept Diagram*. The extensions of Boeckman Road and Barber Street form the internal edges of these neighborhoods. A Neighborhood Commons is a public open space that defines the center of each neighborhood, and may include a Neighborhood Center with convenient retail, transit stop and postal services. It is about a five-minute walk from each Neighborhood Commons to the Village Center - forming a human-scale, pedestrian-oriented environment.

Convenient retail uses at the Neighborhood Center are intended to serve the basic needs of neighborhood residents and are small in scale (no more than 3,500 square feet in area), compared to the larger retail development within the Village Center.

Figure 1 – Land Use Plan

Figure 2 – Neighborhood Concept Diagram

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

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

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

The Village Center

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

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

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

The Village Center is intended to create the opportunity for the core area of Villebois to have a higher concentration of employment uses than may be allowed with the underlying Village zone. This area is designated for mixed-use (residential, retail, civic, and office development) and related employment uses. The transportation framework - including the Barber Street extension, Villebois Drive, the Loop Road and transit stops - provides access for cars, pedestrians and bicyclists in this high-density area. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

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

Figure 2A – Village Center Boundary & Land Use Plan

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

The Elementary School

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

Future Study Area – (Formerly LEC)

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

Representatives of LEC ~~have~~ provided testimony **during the original Master Plan adoption** on ~~the~~ proposed future uses of the LEC campus. In their March 31, 2003 letter, a representative of LEC proposed the following uses (which include expansion of some or all current uses):

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

The LEC campus is no longer in operation. A land use plan for the Future Study Area is provided with the 2013 Master Plan Amendment, consistent with the Residential – Village Comprehensive Plan designation.

The *Villebois Village Master Plan* recognizes the Future Study Area as part of the Residential – Village Comprehensive Plan land use designation and illustrates this area within the boundaries of the Master Plan. Full analysis of the Future Study Area’s compliance with the City’s Comprehensive Plan and its various sub-elements ~~is not included in this document (City File 02PC07B);~~ **provided with the 2013 Master Plan Amendment.**

Figure 3 – Specific Area Plan Boundaries is amended to include the Future Study Area in Specific Area Plan-South. ~~A Specific Area Plan (SAP)~~ **An amendment to Specific Area Plan-South** will be submitted ~~for this property in the future~~ **to include the Future Study Area as Plan Area 2** and as a part of this SAP ~~approval~~ **amendment**, compliance must be demonstrated with the *Villebois Village Master Plan*, the City’s Comprehensive Plan and its sub-elements, the City’s Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

The Next Step

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

Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Area Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area Plans will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are conceptually identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. SAP boundaries will be refined with the adoption of SAPs. Specific Area Plans will include a Pattern Book and Community Elements Book, as well as other items as specified in the implementing Village zone. The pattern book will depict the architectural character of the Specific Area Plan. The Community Elements Book will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.

Villebois will be developed over a period of 7 to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of utilities and infrastructure, and timing of road improvement approval and funding (see *Figure 4 – Sequence of Development*).

Figure 3 – Conceptual Specific Area Plan Boundaries

Figure 4 – Sequence of Development

2.2 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

GENERAL – LAND USE PLAN

Goal

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

Policies

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

Implementation Measures

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

4. The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.
5. The Specific Area Plan (SAP) **Amendment to SAP South for** the Future Study Area shall demonstrate compliance with the *Villebois Village Master Plan*, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

RESIDENTIAL NEIGHBORHOOD HOUSING

Goal

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

Policies

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

10. Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.

Implementation Measures

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

VILLAGE CENTER

Goal

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

Policies

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

Implementation Measures

1. Establish a review process for the Village Center with the implementing Village zone ordinances. This review process shall guide development in the Village Center and recognize that uses may evolve over time as this area matures.
2. Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

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

ELEMENTARY SCHOOL

Goal

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

Policies

1. The Plan for Villebois Village shall provide an elementary school site in a location that provides safe and convenient access and complements the surrounding neighborhood.
2. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school.

Implementation Measure

1. The school site shall be developed in the location noted on *Figure 1 – Land Use Plan*.
2. Architectural and community elements associated with the school shall be addressed in the forthcoming SAP East application. If these details are not available at the time of SAP East application, a SAP amendment may be filed to address these elements when the school is ready to develop.

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

3.1 INTRODUCTION / PROPOSAL

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

Parks and open spaces in Villebois will offer a wide variety of experience intensities. Experiences can be highly active, such as three-on-three basketball, or highly passive, such as reading on the grass in Hilltop Park. Areas of tranquility and areas of intense activity are distributed throughout the community, with care taken to minimize conflict between the two. On any given day, a resident or visitor to Villebois can choose to join the game of basketball going on near West Park or just as easily take a quiet walk through a wooded area.

Park experiences are connected to one another through an interconnected trail and pathway system within Villebois. Residents and visitors to Villebois can easily access miles of trails, pathways, sidewalks and bike lanes throughout the community, as shown on Figure 5. Paths and trails connect through developed parks, meander along natural areas and connect destination points within Villebois and connect to the larger Wilsonville community.

Existing natural features are celebrated in the parks, and enhanced through tree planting, wetland improvements, and the establishment of plantings as wildlife forage and habitat. Many of the edges of Villebois abut preserved natural areas, such as Coffee Lake Natural Area and the Graham Oaks Natural Area. Trails along and into these areas are provided as well as overlook points with seating for opportunities to stop and appreciate the natural areas.

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

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

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

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

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

Neighborhood Parks (PRMP Category)

Neighborhood parks are typically smaller than five acres and serve the surrounding neighborhood. They generally consist of both active and passive recreational activities.

NP-1: Oak Park (1.53 acres)

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

NP-2: Cedar Park (1.00 acres)

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

NP-3: West Neighborhood Park (1.80 acres)

This park is the pivotal link between the Villebois Greenway and the Village Center Promenade, which leads to the Central Plaza. It also hosts a section of the Tonquin Trail. The southeast corner of the park will feature a neighborhood commons plaza space with a transit stop, restrooms, a drinking fountain, and a shelter with a barbeque, all adjacent to a large pond which will serve as an amenity for the park. The plaza will support seating (with benches located on the plaza and around the pond) and gathering spaces. The western side of the park will have two play structures, a water jet play fountain, picnic tables, a large open lawn area (160'x150') with views both north up the Greenway and southeast down the Greenway. This area will support informal active play areas as well as providing an opportunity for larger gatherings and may incorporate a rainwater feature.

NP-4: Hilltop Park (2.90 acres)

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

Figure 5 – Parks and Open Space Plan

Figure 5A – Recreational Experiences Plan

Figure 5B – Parks and Open Space Categories

Table 1 – Parks Programming Matrix

NP-5: Fir Park (1.00 acres)

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

NP-6: East Neighborhood Park (1.60 acres)

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

NP-7: Village Center Plaza (0.52 acres)

The plaza will be the heart of Villebois. The plaza is intended to promote community activities, such as festivals, outdoor movies, music and dining, children playing and people watching, all things that bring a mix of age groups together in public, and thus contribute to a greater sense of community. The plaza design will provide such elements as benches, shelter-covered tables, a drinking fountain, a water feature, a creative play area, bocce ball court, a transit stop, restrooms, and may include a stormwater/rainwater feature. A prominent architectural feature such as a bell tower with an overlook located on the opposite side of Barber Street will be a visual focal point from the plaza. The plaza design will help support pedestrian-scaled forms of retail and restaurants, with tables and display carts spread into the square. The plans for the plaza allow for the streets surrounding the plaza to be closed off, allowing large festivals or events to spill over into the streets, making the adjacent streets become a part of the plaza area. During such events, the functional size of this plaza space will be greatly expanded.

Pocket Parks

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

PP-1 & 2 (0.51 & 0.40 acres)

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

PP-3: South Pocket Park (0.51 acres)

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

PP-4, PP-5, PP-14, PP-15 (0.18, 0.18, 0.25 & 0.13 acres)

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

PP-6 (0.43 acres)

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

PP-7 (0.41 acres)

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

PP-8 (0.32 acres)

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

PP-9 (0.21 acres)

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

PP-10 & 11: Garden Parks (0.68 & 0.34 acres)

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

PP-12 (0.60 acres)

Pocket Park 12 is located east of Hilltop Park. This park space includes a swing set, a play structure, benches, and existing trees.

PP-13 (0.42 acres)

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

PP-16 (0.26 acres)

Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. This pocket park provides nature paths, a picnic table, benches, and a play structure.

Linear Greens

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

LG-5A/B/C: Village Center Promenade (0.69 acres)

This linear green will link the Village Center Plaza with West Neighborhood Park and the Villebois Greenway. This Promenade will provide benches along the walkway and may provide stormwater/rainwater elements. Homes will front onto the Promenade, continuing the “eyes on

the street” concept that occurs in the Village Center and other more urban areas. The Promenade will thus become an extension or ‘spur’ of the Tonquin Trail in the Villebois Greenway leading pedestrians into the Village Center.

Miscellaneous Linear Greens (LG-1 through LG-4 and LG-6 through LG-22) (Total 4.81 acres)

These linear green spaces provide important pedestrian connectivity through small appealing “back routes” strategically located around the community. They highlight the locations of important pathways like the Villebois Loop Trail and other trails that connect through the middle of blocks into surrounding neighborhoods and open spaces. Some linear green spaces include lawn areas, benches, drinking fountains, and may include rainwater elements. Some of these spaces will incorporate existing trees and rainwater features into their designs.

Miscellaneous Linear Greens (Future Study Area) (Total 0.29 acres)

These linear greens offer visual and physical linkages to open space areas and areas adjacent to existing landscaping. Some linear green spaces include lawn areas, benches, and existing trees where feasible.

Community Parks (PRMP Category)

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

CP-1: Elementary School Community Park (Minimum 3.00 acres)

This Community Park facility will be a minimum of 3 acres and will be provided at the elementary school site in Specific Area Plan East. The elementary school and Community Park will be built out by the West Linn/Wilsonville School District, who is in review of the Master Plan. This facility will include space for soccer fields that could be arranged to include one adult sized field (U-12 to adult) and one youth field (U-10 to U-12) or alternately three youth fields (U-9) and one youth field (U-10 to U-12) or two youth fields (U-10) and one youth field (U-10 to U-12). There is also a youth softball/little league baseball field (200’x200’), benches, picnic tables, a drinking fountain, and appropriately landscaped areas. A play structure and a multipurpose sport court will be located with the school. Potential community use of the school gym and classrooms and restrooms is under discussion and pending a cooperative agreement with the school district.

Regional Park (PRMP Category) (Total 33.45 acres)

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

RP-1 (0.59 acres)

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

RP-2 (2.33 acres)

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

RP-3 (4.01 acres)

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

RP-4 (6.14 acres)

Regional Park component 4 is contiguous to the Upland Forest Preserve (OS-2). The Villebois Loop Trail traverses the park. This park includes a creative play area, a basketball court, a multipurpose sport court, a horseshoe pit, and a large lawn area (160'x300'). In addition, the park includes a shelter with a barbeque, benches, picnic tables, a drinking fountain, and may have stormwater / rainwater features.

RP-5 (2.24 acres)

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

RP-6 (5.93 acres)

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

RP-7 (3.01 acres)

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

RP-8 North/Middle/South (9.20 acres)

Regional Park component 8 provides a continuation of the Villebois Greenway and a transition area between the residential areas of Villebois, the Coffee Lake Natural Area, and the Tonquin Geologic Area to the north. The eastern side of the Villebois Loop Trail will run through the park and connect to the Tonquin Trail in the north end of the park. This park will provide opportunities for both passive and active recreation. A basketball court, play structures and creative play, an adult recreation soccer field (100yds. x 50yds.) and lawn play areas (130'x430') will be available for active play. An interpretive area will be located within this park with

numerous overlooks (several of which are shelters), benches, tables, and drinking fountains providing opportunities for seating and informal gatherings. There will also be restrooms associated with the interpretive area and porta-potties associated with the soccer field for convenience. The design of this park will incorporate 2 wetlands with boardwalks as well as a series of stormwater/ rainwater features.

Open Spaces

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

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

OS-1: Forested Wetland Preserve (5.07 acres)

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

OS-2: Upland Forest Preserve (10.60 acres)

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

OS-3: *Forested Wetland Preserve (Future Study Area SROZ) (23.20 23.05 acres)*

This area will be further defined by the developer of the Future Study Area during future planning for that property. This site contains intact and functioning wetlands within forested areas. While the plan does not include restoration or expansion of the wetlands in this site, any work or impacts within the forested wetland preserve shall comply with SROZ regulations as applicable. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Benches will be located along nature trails in forested areas, and will be distanced from residential areas and play areas. These areas will offer opportunity for wildlife viewing and quiet contemplation that complements the undeveloped nature of this open space. This open space will also include a creative child play area, benches, and picnic tables. Additionally, connections to trails in Graham Oaks Natural Area will be provided.

OS-4/5/6: Coffee Lake Natural Area (62.59 acres)

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

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

Trails and Pathways***Nature Trails***

Nature Trails will be located within two of the large natural open spaces at Villebois. There are approximately ~~1.85~~ ~~0.71~~ miles of nature trails within Villebois. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections.

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

Forested Wetland Preserve (OS-3, 4, 5 and 6): The *Villebois Village Master Plan* includes ~~700~~ **5,998** lineal feet of nature trails around the edge of the forested wetland, connecting the Future Study Area with the West Neighborhood Park and Greenway via a short sidewalk.

Minor Pathways

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

Major Pathways**Tonquin Trail / Villebois Loop Trail / Coffee Lake-Wood Trail**

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

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

Sidewalks and Bike Lanes

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

3.2 PARKS & RECREATION MASTER PLAN COMPLIANCE ANALYSIS

The park areas in Villebois have been evolving since 1997, the time of DATELUP (Dammasch Area Transportation-Efficient Land Use Plan). At that time, the park area for the 520 acre study area included 12 acres of Neighborhood Parks, 100 acres in the Coffee Lake Greenway and 13 acres of a Wildlife Corridor. The park areas totaled approximately 25% of the gross project area. In 2003, the Villebois Village Concept Plan was approved. This plan furthered the parks planning effort started with DATELUP, further defining specific park spaces and increasing the overall acreage of park areas to approximately 32% of the gross project area. In August of 2003, the Villebois Village Master Plan was approved. This plan maintained approximately 32% of the gross Villebois planning area in parks and open spaces and expanded upon the park detail that had been provided in the Concept Plan

The Villebois Village Master Plan originally included an analysis of the parks and open space areas in comparison to the 1994 Wilsonville Parks and Recreation Master Plan. The City's Parks and Recreation Master Plan did not include the Villebois planning area, therefore the compliance analysis relied on standards of park acreage per population. This analysis determined that the Villebois Village Master Plan satisfied the recommended standards contained in the City's 1994 Parks and Recreation Master Plan for the categories of neighborhood parks, minor limited use/minor multi use recreation centers, nature trails, and minor and major pathways but did not fully satisfy the recommended standards for community parks, regional parks, major limited use and major multi use recreation centers. In 2005/2006, the City has been working on a Parks and Recreation Master Plan update that will address the categories that were not fully satisfied.

After adoption of the original Master Plan, an effort began to further detail and define the park and open space areas. This effort reflects the desire of all parties involved to have greater clarity regarding parks and amenity requirements. Through a collaborative process between the Master Planner, City, Developers and various consultants, the focus shifted away from categorizing and comparing the park areas to those in the City's existing Parks and Recreation Master Plan, as originally done, to an experiential approach to the unique Villebois parks system. The experiential approach focuses on the park user, in an effort to create park spaces that are engaging to all of their senses and provide a broad range of intensities of activity, through the provision of programming elements that allow for a myriad of different experiences. With this change in approach, it was no longer logical to continue to use the standards in the 1994 Parks and Recreation Master Plan as guidelines to determine the adequacy of the park spaces in Villebois, although the plan uses some of the City's 1994 Parks and Recreation Master Plan terminology and categories.

3.3 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

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

Policies

1. Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.
2. An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.
3. Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.
4. Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.
5. Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).
6. Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.
7. Naturalization and enhancement of the Coffee Lake wetland complex is desirable to be achieved overtime. This land is currently under a combination of public and private ownership.
8. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City, and affected property owners throughout subsequent planning and development stages relating to the elementary school to ensure the establishment of 3 acres of community park that includes sports fields, within the 10-acre elementary school site and to discuss the possibility of a joint school/community facility at the school site.
9. Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.
10. Integrated pest management practices, and other similar measures, shall be specified for the operation and maintenance of sports fields and other park uses in and adjacent to the floodplain.

11. On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.

Implementation Measures

1. Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).
2. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 3 – Parks and Open Space of the Villebois Village Master Plan related to the detailed indoor and outdoor parks and recreation programming, and amenity package no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approvals.
3. Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.
4. Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.
5. Artwork is encouraged to be incorporated into parks.
6. The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.
7. The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.
8. Indoor/outdoor recreation areas and facilities associated with apartments and condominiums will be specified with each Preliminary Development Plan that includes apartments and/or condominiums and shall comply with the requirements of the Village zone.
9. The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” and “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.

10. Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.
11. Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan.
12. Through time, the Developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake wetland complex. These wetlands are adjacent to Coffee Creek and within the boundary of Villebois. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village.
13. The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.
14. A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).
15. Each child play area shall include uses suitable for a range of age groups.
16. Storage for seasonal activity equipment, as appropriate to the HOA, will be located with the Community Center, Homeowners Association buildings, or with restroom facilities in or near the Neighborhood Commons.
17. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school. Recreational amenities associated with the school shall be addressed in the SAP East application. If these details are not available at the time of SAP East application, a SAP amendment may be filed to address these elements when the school is ready to develop.
18. The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.
19. Include the Villebois Master Plan area in all future updates of the 1994 Parks Master Plan.
20. The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.
21. In the Central SAP, the estimated cost of parks not within a PDP that are required to serve a PDP shall be bonded or otherwise secured on a pro rata, dwelling unit basis.

22. The location of the Pocket Park in the general vicinity of Barber Street and Grahams Ferry Road in SAP North shall be further defined in the SAP North application. The park shall be located in the general vicinity of the child play icon on Figure 5A - Recreational Experiences Plan and be at least 0.50 acres in area.

23. The half-court basketball facility located in Regional Park 2 will be subject to review one year after construction is complete on the facility. With this review, the Parks Board will assess, with input from the applicable Homeowners Association, the suitability of this facility within the neighborhood, taking into consideration use patterns, noise, and other issues as identified.

CHAPTER 4 – UTILITIES

4.1 SANITARY SEWER

4.1.1 INTRODUCTION / PROPOSAL

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

Figure 6 – Conceptual Composite Utilities Plan conceptually depicts the proposed sanitary system for Villebois and shows its points of connection into the City’s United Disposal Interceptor system. The larger portion of the project site will discharge sanitary wastewater to the United Disposal Interceptor (UDI) at or near its intersection with Barber Street through a proposed trunk sewer line identified in the City Wastewater System Master Plan as CIP-UD2. A smaller portion will discharge to the existing line in Evergreen Drive, and thence to the UDI. The remaining very small portion of the site is physically too low in elevation to reach either of the two other locations and must be discharged through existing facilities in the Park at Merryfield, and thence to the Wood School Interceptor.

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

The City has indicated that flow from this area, subsequent to a future expansion of the Urban Growth Boundary, should be discharged through existing facilities in the Park at Merryfield. This project proposes that future service to the this area, as well as the Future Study Area, be through the Barber Main on the Villebois site, in exchange for the small portion of Villebois which must be discharged through Park at Merryfield.

As a part of the development of Villebois, sanitary facilities will be extended along Tooze Road to serve the UPA-3 area north of Tooze Road.

4.1.2 WASTEWATER COLLECTION SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

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

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

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

Figure 6 – Conceptual Composite Utility Map

RELEVANT DOCUMENTS

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

METHODOLOGY

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

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

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 1-4

Wastewater flows

When fully built-out, estimations shown in City Wastewater Collection System Master Plan Table 4-6 anticipate that UPA-2 will generate an average wastewater flow of 0.59 million gallons per day (mgd) and that UPA-3 will generate an average flow of 0.20 mgd. When combined, with peaking factor and Infiltration/Inflow (I/I) amounts added, the total flow from these areas is estimated to be 2.36 mgd, or about 1,641 gallons per minute (gpm).

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates that 122 gpm is to be anticipated from future development of the area west of Grahams Ferry Road, that 99 gpm is currently discharged into Evergreen Road and 81 gpm from Park at Merryfield. In addition, the City has requested capacity in the Barber main be provided for the 158 gpm from the Future Study Area (formerly LEC). Therefore, the total flow anticipated in the Study Area is 2002 gpm.

Points of Discharge

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

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

Flow Routing

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

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

Proposed routing:

| | |
|----------------|---|
| Barber Street: | 1,829 gpm (minimum from UPA-2 & 3 + 158 from Future Study Area + 122 from Grahams Ferry area) |
|----------------|---|

| | |
|---------------------|---|
| Evergreen Road: | 114gpm (maximum = 99 existing flows + 15 from UPA-2) |
| Park at Merryfield: | <u>129 gpm</u> (81 from Park at Merryfield + 48 from UPA-2) 2,072gpm |

Impacts

UDI system:

All discharge points, described above, ultimately connect into the UDI, in which the City Wastewater Collection System Master Plan has identified deficiencies under build-out conditions at UD_5,9,11,12,14,15,18 and 28. Because build-out will occur over an unknown length of time, most of the required remedial improvements can be deferred, and completed on an as needed basis. Some of these improvements are already funded or under construction. The Finance Plan will reflect planned project phasing and address the timing and sequence of specific improvements.

Barber Street:

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

Evergreen Road:

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

Park at Merryfield:

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

COMPLIANCE ANALYSIS CONCLUSION

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

4.1.3 WASTEWATER COLLECTION SYSTEM MASTER PLAN POLICY ANALYSIS

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

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

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

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

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

Response: All sanitary sewers in the project will be public lines and included in the City’s inspection program.

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

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

Response: All proposed systems will operate within acceptable performance standards as defined in the City Wastewater Collection System Master Plan.

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

Response: No such opportunities have been identified.

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

Response: This proposal uses the modeling techniques described in the City Wastewater Collection System Master Plan.

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

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

Response: This proposal assumes ultimate build-out conditions for the study area.

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

Response: This proposal will serve UPA-2 and UPA-3 from existing interceptors within the existing service area.

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

Implementation Measure 4.1: “The City will assess current system conditions according to current water usage in order to provide an accurate picture of current average dry weather flows. The current conditions unit flow factors will be determined by water usage according to

broad categories, i.e. residential, commercial, and industrial. These unit flow factors will be verified based on flow monitoring results.”

Response: This criteria has been met and documented in the City Wastewater Collection System Master Plan, June 2001.

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

Response: No such uses are anticipated within the Villebois Village.

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

Response: This requirement continues to be met by the City Public Works Department.

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

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

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

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

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

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

Response: All projects will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction.

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

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

Implementation Measure 7.1: Flow Generation

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

- *Peak Flow and peaking factor.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.2: Hydraulic Evaluation

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.3: Evaluate Recommended System Improvements

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.4: Identify Needed System Improvements

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.5: Prepare Addendum to the Master Plan

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.6: Planning Commission Approval

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

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.7: City Council Approval

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

Response: No out-of basin transfers have been proposed.

4.1.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate sanitary sewer service.

Policy

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

Implementation Measures

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

4.2 WATER

4.2.1 INTRODUCTION / PROPOSAL

The Villebois Village project is comprised of the Dammasch State Hospital site and that portion of Urban Planning Area 41 south of Tooze Road as shown on Figure 2-2 in the City of Wilsonville Water System Master Plan (hereafter referred to as the City Water System Master Plan).

Figure 6 – Conceptual Composite Utilities Plan conceptually depicts the proposed water system for Villebois and shows its points of connection to the City’s existing system. It consists of a network of 12-inch to 48-inch transmission mains, which will deliver water for domestic and fire protection purposes for the Villebois Village and adjacent areas.

4.2.2 WATER SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

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

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

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

RELEVANT DOCUMENTS

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

METHODOLOGY

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

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

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 1 & 2
CAPITAL IMPROVEMENT PROJECTS

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

2005 CIP

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

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

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

The Villebois proposed water plan includes:

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

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

2010 CIP

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

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

The Villebois proposed water plan:

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

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

2015 CIP

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

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

The Villebois proposed water plan:

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

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

2020 CIP

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

SUMMARY - CAPITAL IMPROVEMENT PROJECTS

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

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 3 THROUGH 10

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

For the current elementary school site (City property) in SAP-North (proposed to be converted into residential) and for the proposed elementary school site in SAP-East, “Methodology” Items 6, 8, and 9, “materials of construction, construction methods, and future maintenance requirements for the City,” these items are not addressed directly by the City Water System Master Plan. However, these items will be addressed and accommodated by the construction plans and specifications, which will be prepared to the satisfaction of the City and in accordance with the City’s Public Work Standards. Therefore, by virtue of the City’s plan check and permitting procedures being in compliance with the City Water System Master Plan, the project will meet or exceed all requirements of the City Water System Master Plan.

Concerning “Methodology” Items 4, 5, 7, and 10, “Water quality, Fire flow adequacy, right-of-way acquisition, and Water storage capacities, pumping capacities, system design (pressure zone arrangement),” the City of Wilsonville Water System Master Plan anticipated land uses for the project area which match the demand resulting from the proposed project. Therefore; water quality, fire flow adequacy, right-of-way acquisition, water storage capacities, pumping capacities, system design (pressure zone arrangement), have not been affected. Consequently, the project will meet or exceed all requirements of the City Water System Master Plan.

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

COMPLIANCE ANALYSIS CONCLUSION

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

4.2.3 WATER SYSTEM MASTER PLAN POLICY ANALYSIS

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

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

Response: The City Water System Master Plan, which incorporates existing City codes, establishes criteria for water conservation, water infrastructure and source supply that were used as the basis for those provisions in this project.

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

Response: The City Water System Master Plan, specifically Figure ES-3 and Figure 9-1, titled "Capital Improvement Program Pipelines" specify a pipe layout of proposed transmission water mains, and existing transmission and distribution water mains, which comprise an integrated plan of existing and proposed water pipeline systems. The *Villebois Village Master Plan* for this project complies with the requirements of the City Water System Master Plan. Therefore, this project meets the requirements of Policy 2.

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

Response: The City of Wilsonville Water System Master Plan includes proposed transmission water mains transmitting treated water, connected to existing water mains outside this project, through this project, and extending out the far side of our project to serve the farthest reaches of the service area, with provisions to serve areas outside the present service area that may possibly be annexed into the service area in the future. The City's Water System Master Plan has been used as the basis of the project Water Plan, and, therefore, this project meets the requirements of Policy 3.

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

Response: The City Water System Master Plan has generated appropriate demand patterns based on historical data, which have been used as the basis for the projected demands of this project.

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

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

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

Response: All projects will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction.

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

Response: The Water System Master Plan proposed for Villebois Village has not proposed changes in planning areas, service areas or main sizes.

4.2.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate water service.

Policy

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

Implementation Measures

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

4.3 STORM DRAINAGE

4.3.1 INTRODUCTION / PROPOSAL

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

- 1) Onsite water quality and onsite stormwater detention facilities to provide treatment and maintain predevelopment runoff levels up to the 25 year storm for the Arrowhead Creek and Mill Creek basins;
- 2) Onsite water quality facilities to provide treatment for stormwater for the Coffee Lake Creek basin;
- 3) Stormwater release without detention for the Coffee Lake Creek basin, and
- 4) Construction of Project CLC-10 within the Graham Oaks Natural Area.

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

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

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

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

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

Figure 6A – Onsite Stormwater Facilities

Figure 6B- Onsite Rainwater Management

Figure 6B – Onsite Rainwater Management shows the area included in the Villebois Village Rainwater Management Program.

4.3.2 STORMWATER MASTER PLAN COMPLIANCE ANALYSIS

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

RELEVANT DOCUMENTS

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

METHODOLOGY

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

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

COMPLIANCE ANALYSIS – METHODOLOGY ITEM 1 THROUGH 5

Concerning “Methodology” Item 1, the study area for the City Stormwater Master Plan was determined using existing topography and boundaries. The Villebois site encompasses an area within the City limits and a designated Urban Growth Area for the City and was therefore included in the study area for the City’s Stormwater Master Plan. This study identified drainage basins, wetlands and riparian corridors, geological hazards, soils and land uses. The existing natural conditions of the Villebois site remain the same today as at the time of the study. Land use designations for the site have evolved to the uses proposed with the *Villebois Village Master Plan*, but maintain the essential mix discussed in the City’s Stormwater Master Plan. Therefore, the *Villebois Village Master Plan* is in compliance with this Methodology.

Concerning “Methodology” Item 2, the methods for hydrologic analysis, runoff modeling, conveyance system modeling and water quality analysis used by the City in developing the City Stormwater Master Plan remain standard in the industry. Thus, where the *Villebois Village Master Plan* draws conclusions based on these methods those conclusions are valid and inherently in compliance with the City’s Stormwater Master Plan.

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

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

SUMMARY – METHODOLOGY ITEMS 1 THROUGH 4

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

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 5 THROUGH 7

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

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

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

Many decades ago, construction of the Dammasch State Hospital created a drainage basin transfer from Arrowhead Creek and Coffee Lake Creek to Mill Creek. CLC-10 partially corrects this transfer with the installation of a diversion structure on the existing 36” storm drain. This structure would return a portion of the runoff to its historic Arrowhead Creek drainage basin. This diversion would have the benefit of recharging the wetlands and reducing erosion in the Mill Creek basin.

At a minimum, the *Villebois Village Master Plan* will comply with CLC-10 as presented in the City Stormwater Master Plan. However, there are options that have the potential to improve upon the intent of CLC-10. The *Villebois Village Master Plan* proposes the following options to modify CLC-10 in Arrowhead Creek for further evaluation and consideration:

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

Option B, a blend of CLC-10 and Option A, seeks to restore as much of the historic flows as possible. Potential elements of this option include detention on the Graham Oaks Natural Area, additional detention within Villebois, and continued discharge at reduced rates to Mill Creek.

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

| Table 2: Components of Basin Transfer | | | |
|--|--|--|--|
| | CLC-10 (minimum standard) | CLC-10 modified by Option A | CLC-10 modified by Option B |
| Location | Graham Oaks Natural Area | Graham Oaks Natural Area | Graham Oaks Natural Area, |
| Receiving Drainage Basin | Arrowhead Creek and Mill Creek | Arrowhead Creek and Coffee Lake Creek | Arrowhead Creek, Coffee Lake Creek and Mill Creek |
| Stormwater Improvements | Diversion structure for low flows to Arrowhead Creek; install two 30" culverts | Diversion structure not necessary due to redirection of full historic flows; install appropriate sized culverts downstream | Analyze need for diversion structure; detention basins on Graham Oaks Natural Area and/or Villebois; install appropriate sized culverts downstream |
| Expanded Wetlands | Expand wetlands with CLC-10 restoration project | Expand wetlands per CLC-10 restoration project | Expand wetlands per CLC-10 restoration project |
| Mill Creek Outfall | Restore surrounding area but do not remove outfall | Remove outfall and restore surrounding area | Analyze ability to remove outfall and restore surrounding area |

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

The *Villebois Village Master Plan* proposes to further analyze these options and determine their potential. The final determination will be coordinated with the City of Wilsonville/Villebois and Metro, will be made in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).

Concerning "Methodology" Item 7, the City Stormwater Master Plan rates the items recommended in Section 6 and estimates costs for these improvements. Project CLC-10 is established as a low priority and "Dammasch Stormwater Improvements" are not included in the City's funding program. The *Villebois Village Master Plan* will comply with the City Stormwater Master Plan by implementing CLC-10 or one of the options outlined above.

SUMMARY – METHODOLOGY ITEMS 5 THROUGH 7

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

COMPLIANCE ANALYSIS CONCLUSION

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

4.3.3 STORMWATER MASTER PLAN POLICY ANALYSIS

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

9.1 Current Regional Standards

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

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

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

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

9.2 General Stormwater Management Policies

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

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

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

Response: Stormwater management for this project will follow the City guidelines and standards set by the City of Wilsonville. In addition, Villebois will be undertaking a new development standard referred to as “Rainwater Management.” The Rainwater Management Program will prescribe guidelines and goals for reducing the increase in runoff from the 90th percentile rain event, 0.50” in a 24-hr period. By addressing the 90th percentile storm event, Villebois Village will succeed in minimizing the development “footprint” on the hydrological cycle. The Villebois Rainwater Management Program will be defined and implemented as part of the Specific Area Plan. With these goals, the *Villebois Village Master Plan* meets and exceeds the requirements of this policy.

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

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

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

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

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

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

Fish Passage Culverts:

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

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

Development Review:

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

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

Erosion Control Policies:

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

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

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

9.3 Stormwater Quality Policies:

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

Design Standards:

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

Response: Stormwater facilities in the Villebois Village are being given extra attention in the design process to create a facility that emulates a natural system both in function and appearance. The design of these facilities will meet or exceed the design criteria contained in the City's Public Works Standards and these facilities will comply with monitoring and enforcement policies developed by the City. Therefore, the *Villebois Village Master Plan* meets the requirements of this policy.

Onsite Water Quality Facilities:

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

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

Response: The Villebois storm system will utilize a variety of onsite water quality facilities for treatment. Large greenway corridors are being master planned into the site for the purpose of providing treatment, detention and open space. In addition to these, smaller facilities will be dispersed throughout the site to provide more localized treatment. Facilities utilized by Villebois Village will range from elaborate “stream and pond” systems to more traditional swales and ponds to planter boxes and other new technologies. In addition, master planning for water quality treatment has been based on historic flow regimes for the site and will support restoration of historic flows to pre-development basins. This variety of treatment measures meets and exceeds the requirements of this policy.

Source Controls for Development

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

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

Shading of Water Bodies

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

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

9.4 Landscaping Policies:

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

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

9.5 Stormwater Quantity Policies**Design Standards:**

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

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

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

Stormwater Master Plan and Public Works Standards. Therefore, the *Villebois Village Master Plan* is in compliance with this policy.

Onsite Stormwater Detention:

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

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

Response: Policy 9.5.2 includes two Implementation Measures regarding detention. Implementation Measure 9.5.2.1 specifies design standards for onsite detention facilities. The Arrowhead Creek and Mill Creek basins will provide onsite detention and will follow the design requirements identified in this policy. Implementation Measure 9.5.2.2 allows for exemptions to onsite detention for situations where properties discharge directly to open water bodies that have no capacity limitations, areas where detention in downstream reaches could increase peak stormwater flow rates, and other areas or unique circumstances as identified by the City Engineer. Per the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005, onsite detention facilities for Villebois are not required for the Coffee Lake Creek basin. These documents conclude that releasing stormwater from Villebois without detention will have no significant impact on water levels in Coffee Lake Creek or downstream facilities and may actually have a negative impact on the wetlands due to lower magnitude, longer duration flows. These conclusions meet the criteria identified in 9.5.2.2 to remove the requirement for onsite detention in the Coffee Lake Creek basin.

In addition to stormwater detention, the Rainwater Management Program will strive to reduce the increased runoff from the 90th percentile of rainfall. Villebois Villager will develop design guidelines for achieving this goal as part of each Specific Area Plan, thereby meeting and exceeding the requirements of this policy.

9.6 Property Acquisition Policies

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

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

REVIEW OF IMPLEMENTATION PLAN CONCLUSION

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

4.3.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

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

Policy

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

Implementation Measures

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

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

4. Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality and detention into the site’s natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking pre-development hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.
5. Construct CLC-10 as defined or implement Option A or B as proposed. Construction of CLC-10, or selection of an option to modify CLC-10, is to occur in accordance with the

- terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).
6. Incorporate the construction of CLC-10 or as modified by Option A or B into the Finance Plan.
 7. Insure that on-going costs to maintain rainwater systems in public rights-of-way are included in Finance Plan.
 8. The City shall prepare a study of Coffee Lake Creek drainage basin in conjunction with the Barber Street and Boeckman Road extension projects.
 9. The City shall prepare design for fish passage culverts in the Barber Street and Boeckman Road extension projects.
 10. Historic flows will be redirected to the Coffee Lake Creek basin without detention. This is supported by conclusions drawn in the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005. This requirement shall be addressed with the next SAP or PDP application that includes the Coffee Lake Creek basin.
 11. Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village.
 12. Complete the study of Options A and B with regard to CIP Project CLC-10 in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). The study shall consider at least the following actions, which are required to obtain approval of the City Engineer:
 - Coordinate design of culvert at Arrowhead Creek/ Wilsonville Road crossing with the Wilsonville Road Capital Improvement Project and the City of Wilsonville.
 - Prepare additional study of culvert at Jobsey Lane crossing of Arrowhead Creek and identify construction recommendations to mitigate capacity and erosion problems.
 - Design plan for removal, reconstruction or abandonment of Dammasch 36-inch outfall at Mill Creek.
 - Coordinate with and obtain approval of Metro and the City of Wilsonville for integration of a potential detention facility into the design of the Graham Oaks Natural Area. Obtain appropriate easements as required for said facility.
 - Prepare additional study of Arrowhead Creek to locate where Arrowhead Creek flows into Seely Ditch.
 - Prepare additional detailed study of impact of added flows on functioning of wetlands and prevention of overflow onto Wood Middle School and forested wetlands.
 - Obtain overall approval of drainage report.
 13. The City shall include the *Villebois Village Master Plan*, including the finalized concept of CLC-10, in future updates of the City of Wilsonville Stormwater Master Plan.

CHAPTER 5 – CIRCULATION

5.1 INTRODUCTION / PROPOSAL

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

5.2 TRANSPORTATION SYSTEMS PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

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

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

RELEVANT DOCUMENTS

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

METHODOLOGY

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

- Retains the north-south Collector through the site in a modified alignment of Brown Road-110th Avenue;
- Retains the east-west Arterial connection on the northern boundary of the site by providing a through connection from Kinsman Road to Grahams Ferry Road;
- Maintains a hierarchy of streets within and adjacent to Villebois, while providing the TSP required spacing of Arterial, Collector, and Residential streets;
- Provides acceptable levels of service at all street intersections;
- Adheres to the City’s access spacing policy on all streets, with minor exceptions as discussed below; and
- Provides safe movements for all travel modes, by complying with City policies and standards including AASHTO standards.

Figure 7 – Street Plan

Figure 8 – Proposed Arterial/Collectors Street System

Figure 9A – Street and Trail Sections - A

Figure 9B – Street and Trail Sections - B

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

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

COMPLIANCE ANALYSIS

Street Designations

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

Implementation

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

Roundabouts

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

Implementation

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

Parking on Collectors

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

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

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

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

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

Implementation

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

Access Control on Minor Arterials

Implementation

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

Continuity of Streets and Trails

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

Implementation

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

Curb Extensions

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

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb street width for public streets should be 22 feet, in order to accommodate delivery and garbage truck movements.

- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Implementation

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

5.3 TRANSPORTATION SYSTEMS PLAN POLICY ANALYSIS

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

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

Response: The *Villebois Village Master Plan* provides enhanced mobility and connectivity for all travel modes. For motor vehicle circulation, all public streets are connected without dead-ends or cul-de-sac's except in those rare cases where required by topography or natural features. The *Villebois Village Master Plan* includes a hierarchical system of Arterial, Collector and Residential streets within and through the site that meets the intent and long-term needs of the Wilsonville TSP. The streets and intersections in Villebois will provide acceptable levels of service as defined in the Wilsonville TSP (LOS "D" or better).

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

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

Table 4: Functional Classification Comparison

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

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

TSP Section 4.7 Implementation Measures

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

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

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

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

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

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

Table 5: Street Cross-Section Standards Comparison

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

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

Implementation

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

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

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

- Increase planter to 8' and median to 15' on Major Collector (VVMP Street Section D), which increase right-of-way to 92' and curb-to-curb to 65'.

Planter strip and median widths are increased on the portion of Barber Street between 110th Avenue and Coffee Lake Creek Drive and on Villebois Drive between the Loop Road and Coffee Lake Creek Drive. The wider planter strips and medians will allow larger canopied trees to be planted throughout the Village. Larger canopied trees will contribute to reductions in “heat island effect.” Wider planter areas also will allow for greater variety in street trees by increasing size options. Thus, wider planter strips will contribute to the sustainability and diversity of the community.

- Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP Street Section G), which increases curb-to-curb and right-of-way widths.

The wider planter strip will allow larger canopied trees to be planted (see above discussion). Parking and bike lanes will be striped due to the high level of activity expected along this street.

- Increase sidewalk widths on Residential Streets (VVMP Street Sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP Street Sections I, J, K and L).

Sidewalk widths on these streets will be increased due to the higher levels of pedestrian activity anticipated on these streets. The wider planter strips will allow larger canopied trees to be planted (see above discussion).

- Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP Street Sections J, K and M).

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

TSP Figure 4.8 through 4.12: Major Street System Improvements.

Response: *Figure 8 – Proposed Arterial/Collector Street System* shows the proposed street system in Villebois. This street system provides the east-west and north-south Arterials and

Collectors as is prescribed in the TSP Figure 4.8, with the following additions. The alignment of Barber Street (Major Collector) between Brown Road and 110th Avenue is slightly altered with the *Villebois Village Master Plan* and the link between 110th Avenue and Grahams Ferry Road (Minor Collector) is shown. The alignment of Villebois Drive (Major Collector) between 110th Avenue and Boeckman/Tooze Road is slightly altered with the *Villebois Village Master Plan*.

Proposed lanes on all Villebois Streets and intersections will provide acceptable traffic operations and safety as required in the Wilsonville TSP. Therefore, the planned capacity and connectivity of the Wilsonville TSP is retained in the proposed *Villebois Village Master Plan*.

The Wilsonville TSP mentions many of the street treatments that are included in the Villebois Village, and are the fundamental premise upon which the Villebois Village circulation plan is based. Particular discussion about these street types is quoted directly below from the City's TSP:

“Green Street”, “Livable Street”, “Skinny Street” or similar concepts are viable alternatives to the roadway standards that follow. Green streets specifically address stormwater runoff issues. Though narrow in scope, the concept has an overall effect on transportation planning and road design by focusing attention on the protection, enhancement, and restoration of the environment. Livable streets are those that promote community livability by considering all modes of transportation, the surrounding land uses, and economic growth when designing transportation facilities. Skinny streets are those that seek to reduce the overall width of the street section in order to decrease the amount of impervious surface and enhance the livability of the urban environment.”

Implementation

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

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

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

Implementation

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

5.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

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

Policy

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

Implementing Measures

1. Include the *Villebois Village Master Plan* Arterial and Collector street system (*Figure 8*) and bicycle/pedestrian system (*Figure 5*) in future updates of the 2003 TSP.
2. The *Villebois Village Master Plan* includes the following alternative street sections. Any proposed alternative street sections not included in the list below shall follow the review procedure established in the 2003 TSP.
 - On-street parking on Major Collector (VVMP street section D) and Minor Collector (VVMP street section E).
 - Increase planter to 8' and median to 15' on Major Collector (VVMP street section D), which increase right-of-way to 65' and curb-to-curb to 92'.
 - Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP street section G), which increases curb-to-curb and right-of-way widths.
 - Increase sidewalk widths on Residential Streets (VVMP street sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP street sections I, J, K and L).
 - Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP street sections J, K and M).
3. Roundabout options at intersections not already identified on *Figure 7 – Street Plan* of the *Villebois Village Master Plan* shall be reviewed through the major alternative process.
4. Requests for major alternatives for access spacing less than 600 feet on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). If this major alternative request is approved, access standards shall be resolved. For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include, but are not limited to, changing the number of lanes, moving a sidewalk from the property line to the curb line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include, but are not limited to, moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

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

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

Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

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

GLOSSARY

Glossary

Circulation Framework:

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

Community Elements Book:

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

Community Housing:

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

Connectivity:

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

DATELUP:

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

Design:

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

Design Principles:

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

Design Standards:

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

Development Standards:

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

Diversity:

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

Environmental Sustainability:

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

Estate:

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

Flex-Space:

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

Future Study Area:

The area of the former Living Enrichment Center. **Future Study Area label replaced by land use plan and additional plan information provided with 2013 Master Plan Amendment.**

Governor's Quality Development Objectives:

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

Integrated Pest Management:

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

Large:

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

Little League Baseball/Youth Softball field:

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

Master Planner:

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

Major Water Feature:

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

Medium Detached:

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

Minor Water Feature:

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

Mixed-use Development:

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

Multi-Modal Transportation:

A circulation system that accommodates a wide range of user groups including bicycles, vehicles, pedestrians and buses.

Neighborhood Apartments:

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

Neighborhood Center:

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

Neighborhood Commons:

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

Open Space:

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

ORS 426.508:

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

Pattern Book:

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

Plaza:

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

Power of Ten:

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

Rainwater Management Systems:

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

Residential-Village (R-V) Comprehensive Plan Designation:

The area within which the *Villebois Village Master Plan* applies.

Row House:

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

Significant Resource Overlay Zone (SROZ):

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

Specific Area Plan (SAP):

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

Small Detached:

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

Standard Detached:

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

Stormwater/Water Quality/Rainwater Element (Features, Ponds and Swales):

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

Sustainability:

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

Village Center:

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

Village (V) Zone:

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

Villebois Village Concept Plan (VVCP):

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

Villebois Village Master Plan (VVMP):

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

LIST OF REFERENCE DOCUMENTS

City of Wilsonville Final Draft Wastewater Collection System Master Plan, June 2001.

City of Wilsonville Final Draft Wastewater Collection System Appendix, June 2001.

City of Wilsonville Parks & Recreation Master Plan, Final Report, December 1994.

City of Wilsonville Stormwater Master Plan, June 2001.

City of Wilsonville Transportation Systems Plan (TSP), April 17, 2003 Public Draft.

City of Wilsonville Water System Master Plan – Ordinance No. 531, Adopted January 24, 2001.

Creating Livable Streets: Street Design Guidelines for 2040, Metro, and June 2002.

Memorandum to Eldon Johansen, City of Wilsonville from Ransford S. McCourt, P.E., DKS Associates, April 6, 2004.

Villebois Village Master Plan Technical Appendix, December 19, 2005

Appendix A: Capital Improvement List and Cost Estimate

Appendix B: DKS Memorandums dated:
February 28, 2003
January 6, 2003
April 6, 2004
June 15, 2005

Appendix C: Memorandum of Understanding between Villebois/City of Wilsonville and Metro, Metro Contract #926225

Appendix D: Bus Stop Exhibit

Appendix E: Memorandums regarding 100-year Flood Plan and Stormwater from HDR and inter-fluve

Appendix F: Parks Capacity Analysis Drawings

Appendix G: Parks PowerPoint Print-out

Table 1: Park Programming Matrix (revised May 12, 2010 July 26, 2013 DRAFT Amendment)

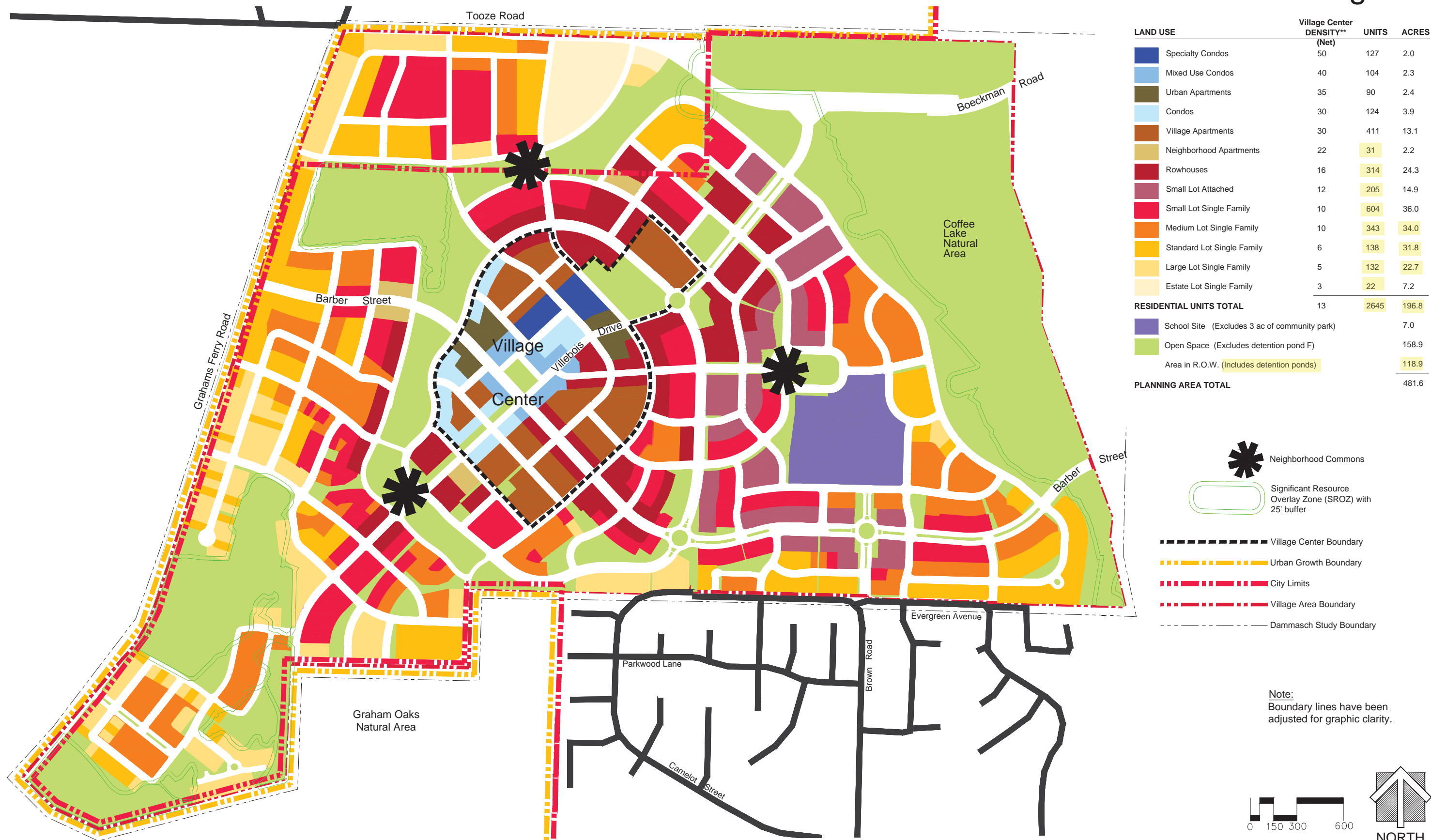
| 7/14/2006 | NP 1 - Oak Park | NP 2 - Cedar Park | NP 3 - Sofia Park | NP 4 - Collina Park | NP 5 - Fir Park | NP 6 - East Neighborhood Park | NP 7 - Piazza Villebois | PP 1 | PP 3 | PP 6 | PP 8 | PP 10 | PP 13 | PP - Various | PP-16 | LG 5 A,B,C - The Promenade | LG - Various | CP 1 - School Community Park *** | RP 1 - Villebois Greenway | RP 2 - Palermo Park | RP 3 - Villebois Greenway | RP 4 - Villebois Greenway | RP 5 - Villebois Greenway | RP 6 - Villebois Greenway | RP 7 - Villebois Greenway | RP 8 - Villebois Greenway | OS 1 - Forested Wetland Preserve | OS 2 - Upland Forest Preserve | OS 3 - Forested Wetland Preserve | Study Area SROZ | OS 4, 5, 6 - Coffee Lake Natural Area | TOTAL AMENITIES (dots represent presence, not quantities) | Units | | | | |
|---|-----------------|-------------------|-------------------|---------------------|-----------------|-------------------------------|-------------------------|------|------|------|------|-------|-------|--------------|-------|----------------------------|--------------|----------------------------------|---------------------------|---------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|----------------------------------|-------------------------------|----------------------------------|-----------------|---------------------------------------|---|-------|-------|--------|--------|--------|
| Park Area (acres) | 1.53 | 1.00 | 1.80 | 2.90 | 1.00 | 1.60 | 0.52 | 0.51 | 0.51 | 0.43 | 0.32 | 0.68 | 0.42 | 2.70 | 0.26 | 0.69 | 4.81 5.10 | 3.00 | 0.59 | 2.33 | 4.01 | 6.14 | 2.24 | 5.93 | 3.01 | 9.20 | 5.07 | 10.60 | 23.20 23.05 | 62.59 | 159.33 159.73 | Acres | | | | | |
| Amphitheater | | | | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | | | | |
| Barbeque | | | . | . | | . | | | | | | | | | | | | | | | . | . | | | | | | | | | | | | 5 | | | |
| Child Play: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| structure | | | . | . | | . | | . | . | . | . | . | . | . | . | | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | 19 | | | |
| creative | . | . | | | | . | . | | | | | | | | . | | | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | 19 | | | |
| Community Garden | | | | | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | 34 | Plots | | | |
| Drinking Fountain | | | . | . | . | . | . | | | | | | | | | | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | 15 | | |
| Lawn Play, general | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | 10.85 | Acres | |
| Lawn Play, sport field: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| little league baseball & youth/adult softball | | | | | | | | | | | | | | | | | | . | | | | | | | | | | | | | | | | 1 | Fields | | |
| soccer | | | | | | | | | | | | | | | | | | . | | | | | | | | | | | | | | | | 3-5 | Fields | | |
| Lawn Play, dog park | | | | | | | | | | | | | | | | | | | | | | | . | | | | | | | | | | | 1 | | | |
| Mailboxes ** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Neighborhood Commons | | | . | | | . | | | | | | | | | | | | | | | | | . | | | | | | | | | | | | 3 | | |
| Overlook | | | | . | | . | | | | | | | | | | | | . | | | | | . | | | | | | | | | | | | 12 | | |
| Seating: benches | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | | |
| Tables, seating | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | | |
| Tables, game | | | | | | | | | | | | | . | | | | | | | | | | | | | | | | | | | | | 2 | Tables | | |
| Parking: On-street | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | | |
| Private recreation: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| swimming pool (outdoor) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | | |
| weight room | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | | |
| meeting room | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 | | |
| Restrooms | | | . | . | | . | | | | | | | | | | | | | | | | | . | | | | | | | | | | | | | 5 | |
| School Gym | | | | | | | | | | | | | | | | | | . | | | | | | | | | | | | | | | | | 1 | | |
| Shelter | | | . | . | | . | . | | | | | | | | | | | | | | | . | . | | . | . | | | | | | | | | | 12 | |
| Sport Court: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| half court basketball | | | | | | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | Courts | |
| full court basketball | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | Court | |
| tennis courts | | | | | | | | | | | | | | | | | | | | | | | . | | | | | | | | | | | | | 2 | Courts |
| volleyball court | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | Courts | |
| bocce ball | | | | | | | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 | Court | |
| horseshoe pit | | | | | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 2 | Pits | |
| multipurpose court* | | | | | . | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | Courts | |
| skate plaza | | | | | | | | | | | | | | | | | | | | | | | . | | | | | | | | | | | | 1 | | |
| putting green | | | | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Transit Stop | | | . | | | . | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4 | |
| Water experiences: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| storm / rainwater elements | . | | . | . | | . | . | . | . | | | . | | . | | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | | |
| minor water feature | | | | . | | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| major water feature | | | . | | | . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

* Multipurpose court consists of wall ball, four square, tether ball, other similar facilities able to function within approx. 1,000 sf area.

** Location and grouping of mailboxes to be determined.

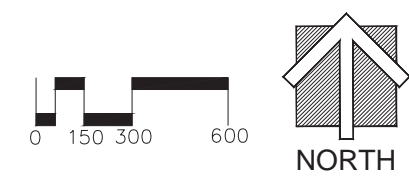
*** Ammenities to be determined pending discussions with school district.



| LAND USE | Village Center DENSITY** (Net) | UNITS | ACRES |
|---|--------------------------------|-------------|--------------|
| Specialty Condos | 50 | 127 | 2.0 |
| Mixed Use Condos | 40 | 104 | 2.3 |
| Urban Apartments | 35 | 90 | 2.4 |
| Condos | 30 | 124 | 3.9 |
| Village Apartments | 30 | 411 | 13.1 |
| Neighborhood Apartments | 22 | 31 | 2.2 |
| Rowhouses | 16 | 314 | 24.3 |
| Small Lot Attached | 12 | 205 | 14.9 |
| Small Lot Single Family | 10 | 604 | 36.0 |
| Medium Lot Single Family | 10 | 343 | 34.0 |
| Standard Lot Single Family | 6 | 138 | 31.8 |
| Large Lot Single Family | 5 | 132 | 22.7 |
| Estate Lot Single Family | 3 | 22 | 7.2 |
| RESIDENTIAL UNITS TOTAL | 13 | 2645 | 196.8 |
| School Site (Excludes 3 ac of community park) | | | 7.0 |
| Open Space (Excludes detention pond F) | | | 158.9 |
| Area in R.O.W. (Includes detention ponds) | | | 118.9 |
| PLANNING AREA TOTAL | | | 481.6 |

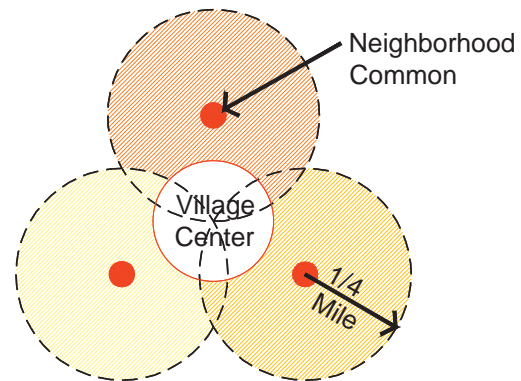
- Neighborhood Commons
- Significant Resource Overlay Zone (SROZ) with 25' buffer
- Village Center Boundary
- Urban Growth Boundary
- City Limits
- Village Area Boundary
- Dammasch Study Boundary

Note:
Boundary lines have been adjusted for graphic clarity.

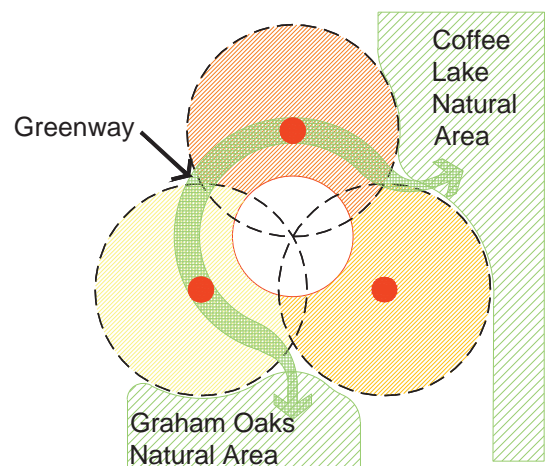


NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments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

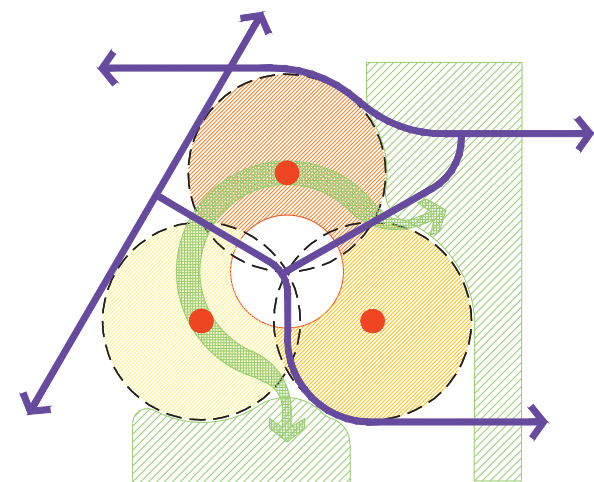
** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.



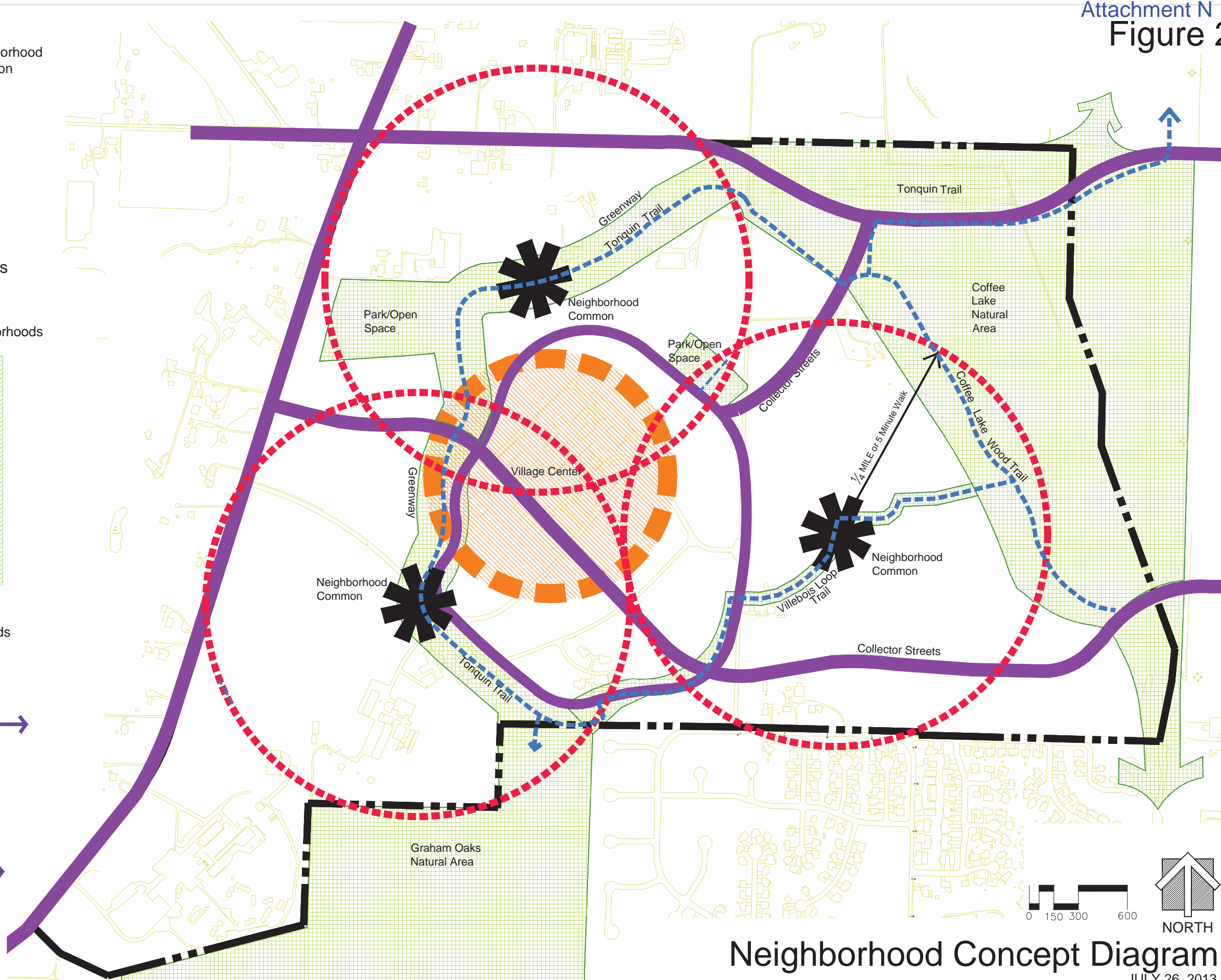
Conceptual Diagram - Neighborhoods
 - 1/4 mile radius neighborhood = 5 minute walking distance
 - Commons at neighborhood center
 - Village Center at the confluence of neighborhoods



Conceptual Diagram - Greenway
 - Connection to adjacent open spaces
 - Open space linkage between neighborhoods

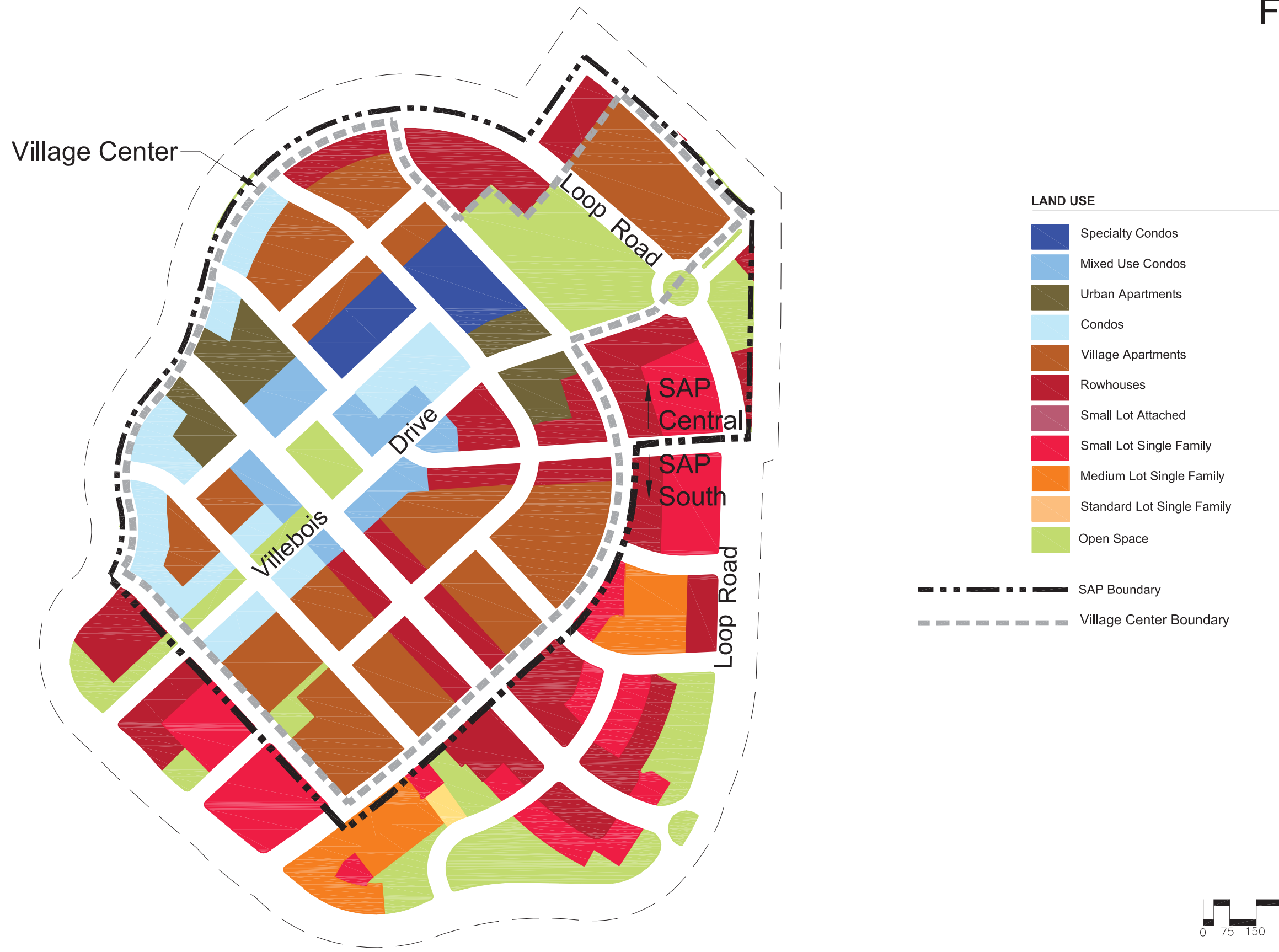


Conceptual Diagram - Roadways
 - Roadway system defines neighborhood edges



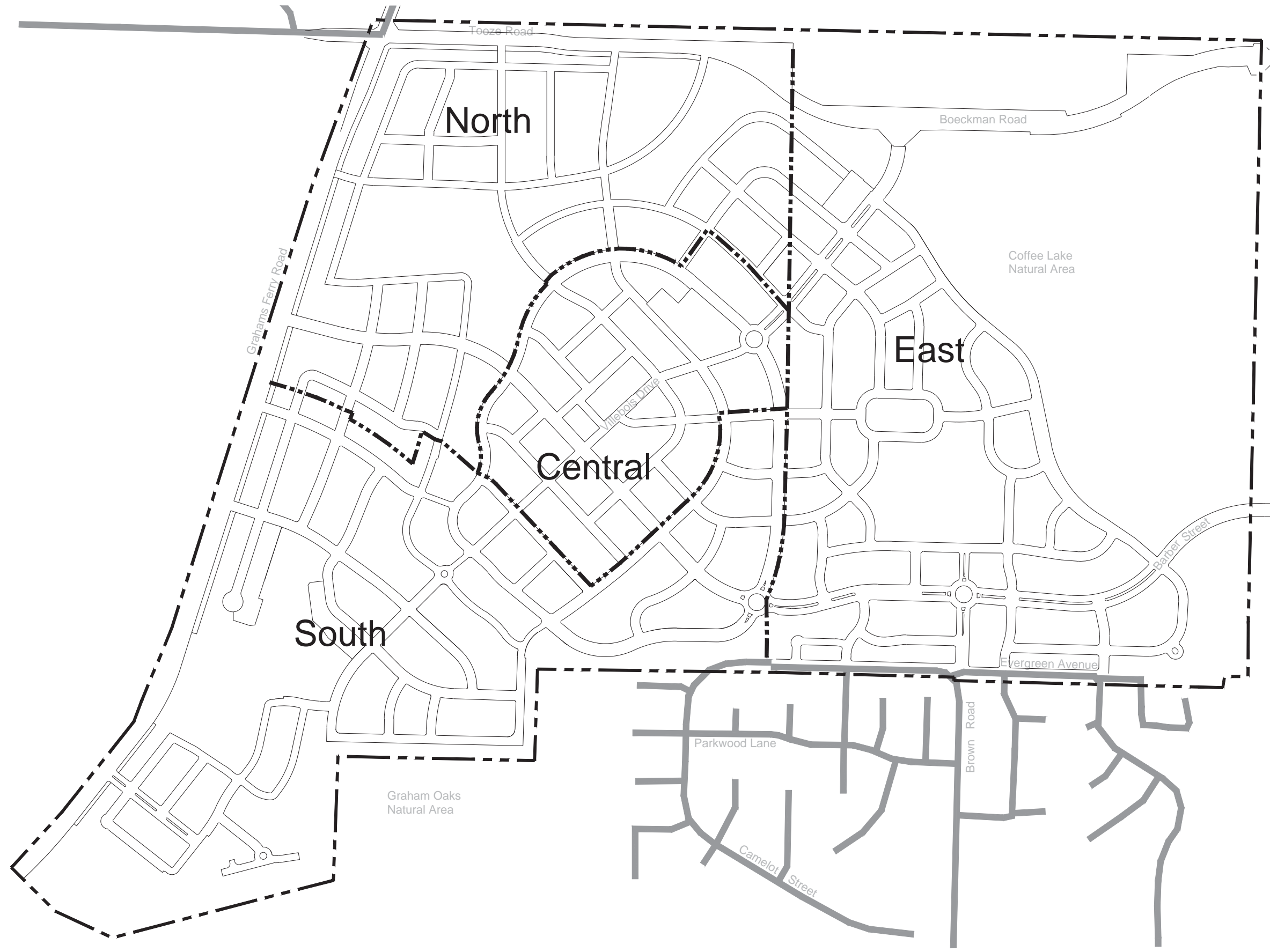
Neighborhood Concept Diagram

JULY 26, 2013



Village Center Boundary and Land Use Plan

AUGUST 15, 2005



Legend

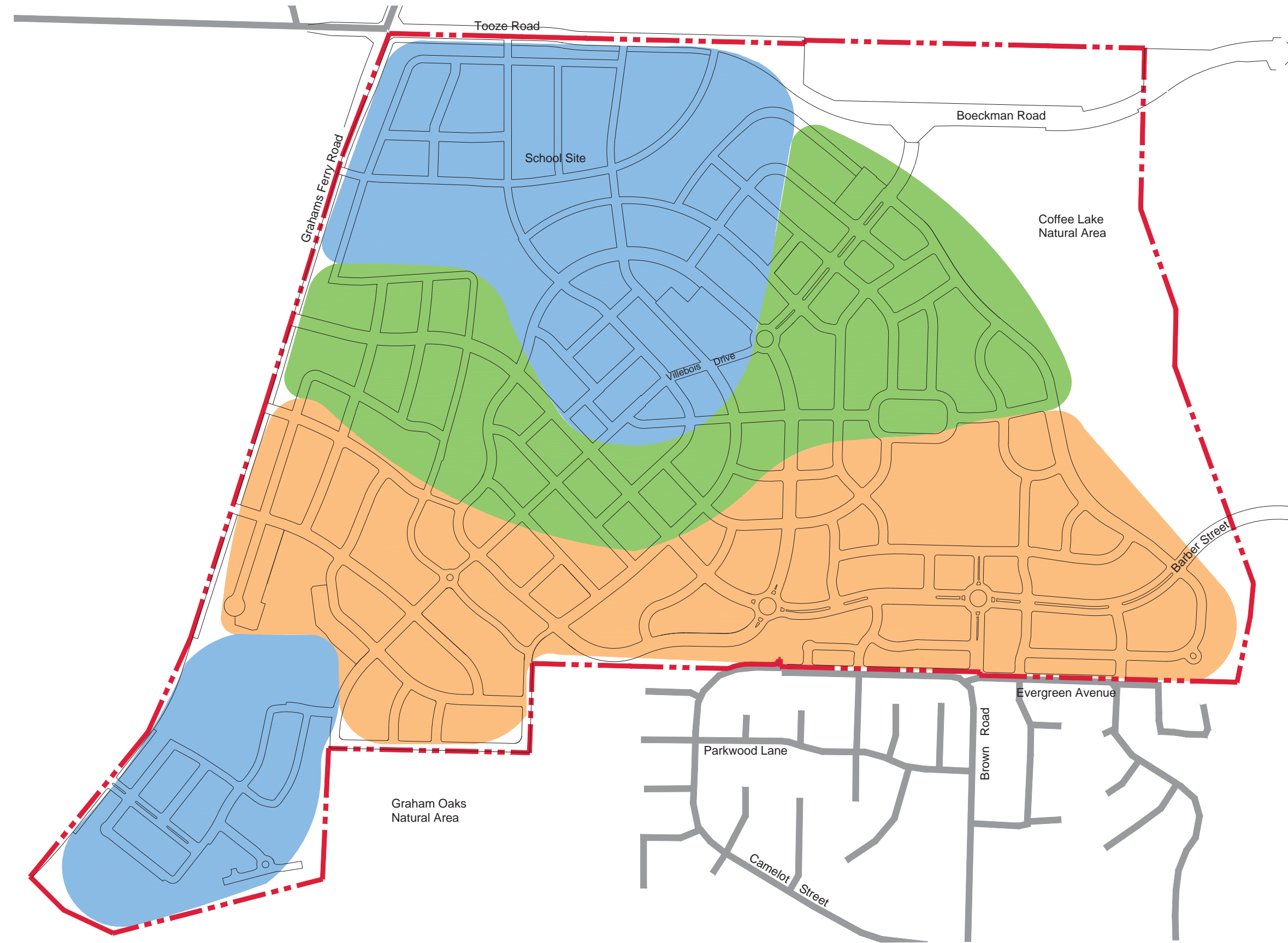
- S.A.P. Boundary
- Village Area Boundary
- Dammasch Study Boundary

Note:
Boundary lines have been adjusted for graphic clarity.

0 150 300 600

NORTH

Conceptual Specific Area Plan Boundaries
JULY 26, 2013



Legend

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

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

0 150 300 600
NORTH

Legend

- Neighborhood Commons
- PP
- LG
- UP
- Villebois Proposed Major Pathways
- Villebois Proposed Minor Pathways
- Villebois Proposed Nature Trails
- Wetland Delineation
- Tentative 100 Year Flood Line
(pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)
- Significant Resource Overlay Zone (SROZ) with 25' buffer

Elementary School Site: includes minimum 3 acre Community Park

Tree Rating

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

NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.

Classification Method:

Trees were rated based on the following considerations:

1. Health
2. Species (natives with habitat and ecosystem value)
3. Compatibility with development
4. Form / Visual Interest / Mature Size

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

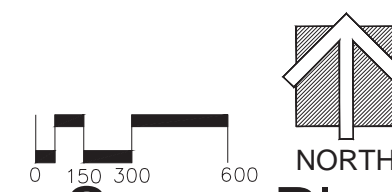
NOTES:

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



- Neighborhood Parks - 21.97 acres**
- East Neighborhood Park - 1.60 acres
- Cedar Park - 1.00 acre
- Oak Park - 1.53 acre
- Fir Park - 1.00 acre
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 5.83 acres
- (LG)Linear Greens with Pathways- 5.10 acres
- (LG)Village Center Promenade- 0.69 acres
- Community Parks - minimum 3.00 Acres**
- Elementary School
Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres**
- Villebois Greenway - 33.45 acres
- Open Space - 101.31 acres**
- Forested Wetland Preserve - 5.07 acres
- Forested Wetland Preserve (Future Study Area) - 23.05 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.59 acres
- Total amount of Parks= 58.42 acres
- Total amount of Open Space= 101.31 acres
- Total amount of Parks & Open Space= 159.73 acres
- Trails and Pathways - 50.38 miles**
- Nature Trail - 1.85 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles
(Tonquin Trail/Villebois Loop Trail/
Coffee Lake-Wood Trail)
- Bike Lane - 9.90 miles
- Sidewalks - 34.53 miles

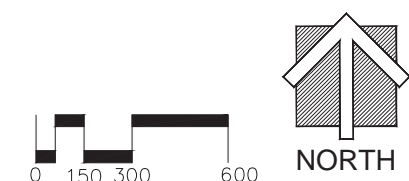
- Park Legend**
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA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



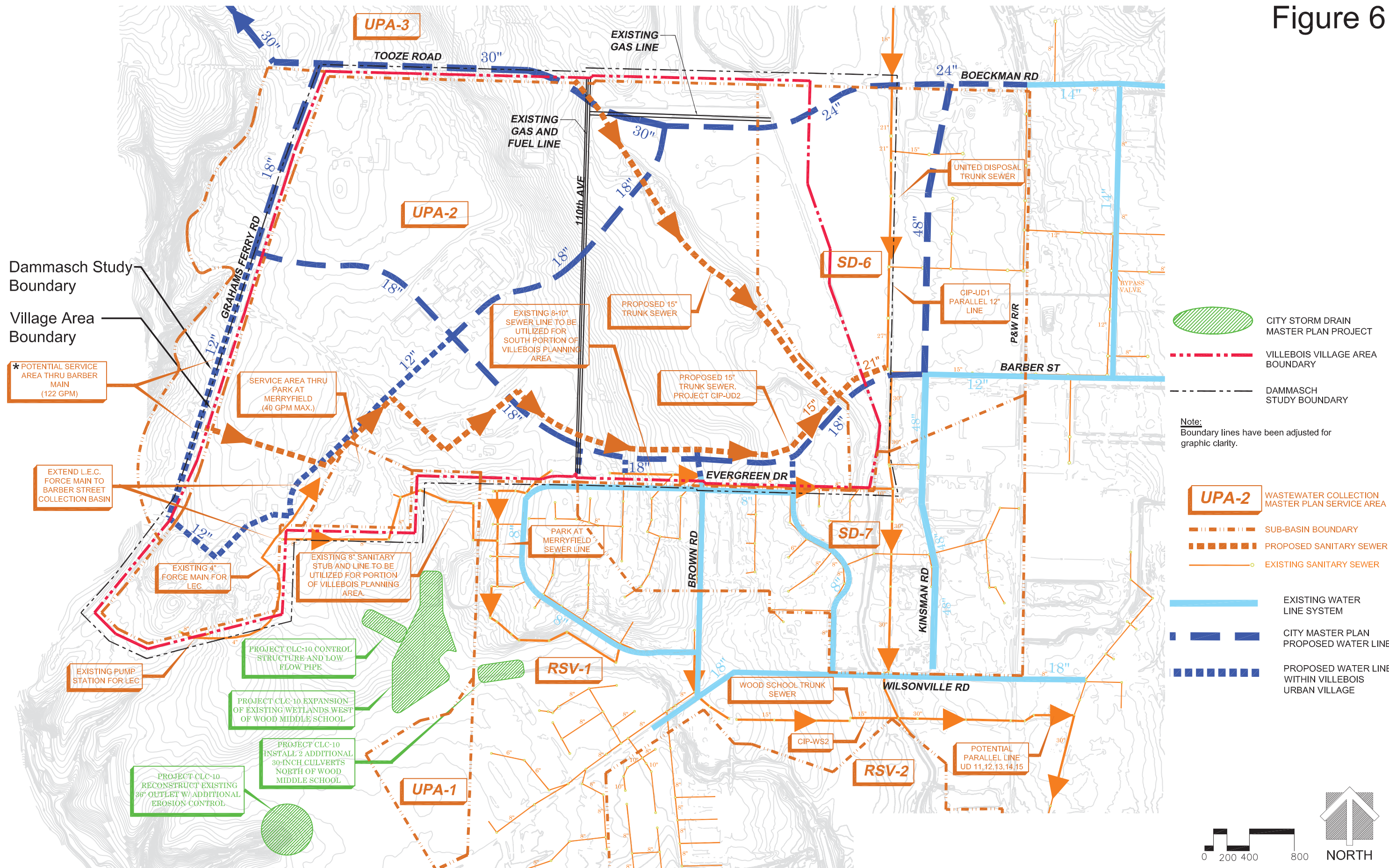
Parks and Open Space Plan
JULY 26, 2013

LEGEND

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



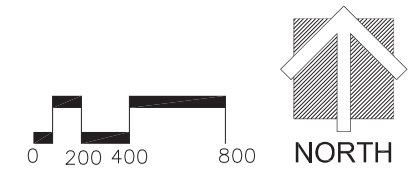
Parks & Open Space Categories
JULY 26, 2013

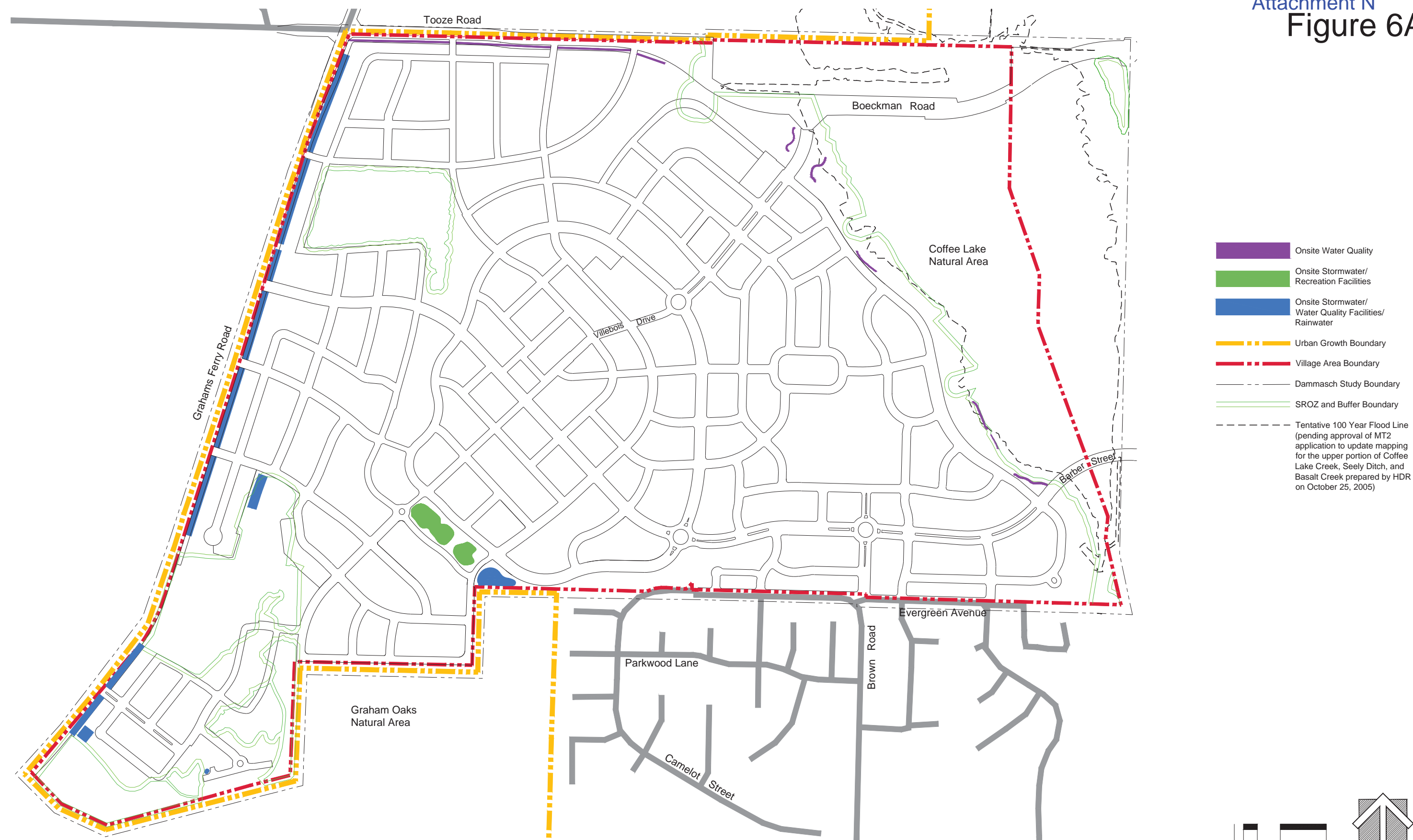


* City will not serve these areas until the UGB expands to cover these properties and they are annexed into the City.

Note:
Boundary lines have been adjusted for graphic clarity.

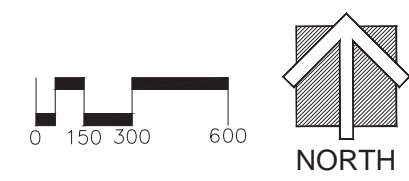
- CITY STORM DRAIN MASTER PLAN PROJECT
- VILLEBOIS VILLAGE AREA BOUNDARY
- DAMMASCH STUDY BOUNDARY
- UPA-2 WASTEWATER COLLECTION MASTER PLAN SERVICE AREA
- SUB-BASIN BOUNDARY
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE SYSTEM
- CITY MASTER PLAN PROPOSED WATER LINE
- PROPOSED WATER LINE WITHIN VILLEBOIS URBAN VILLAGE

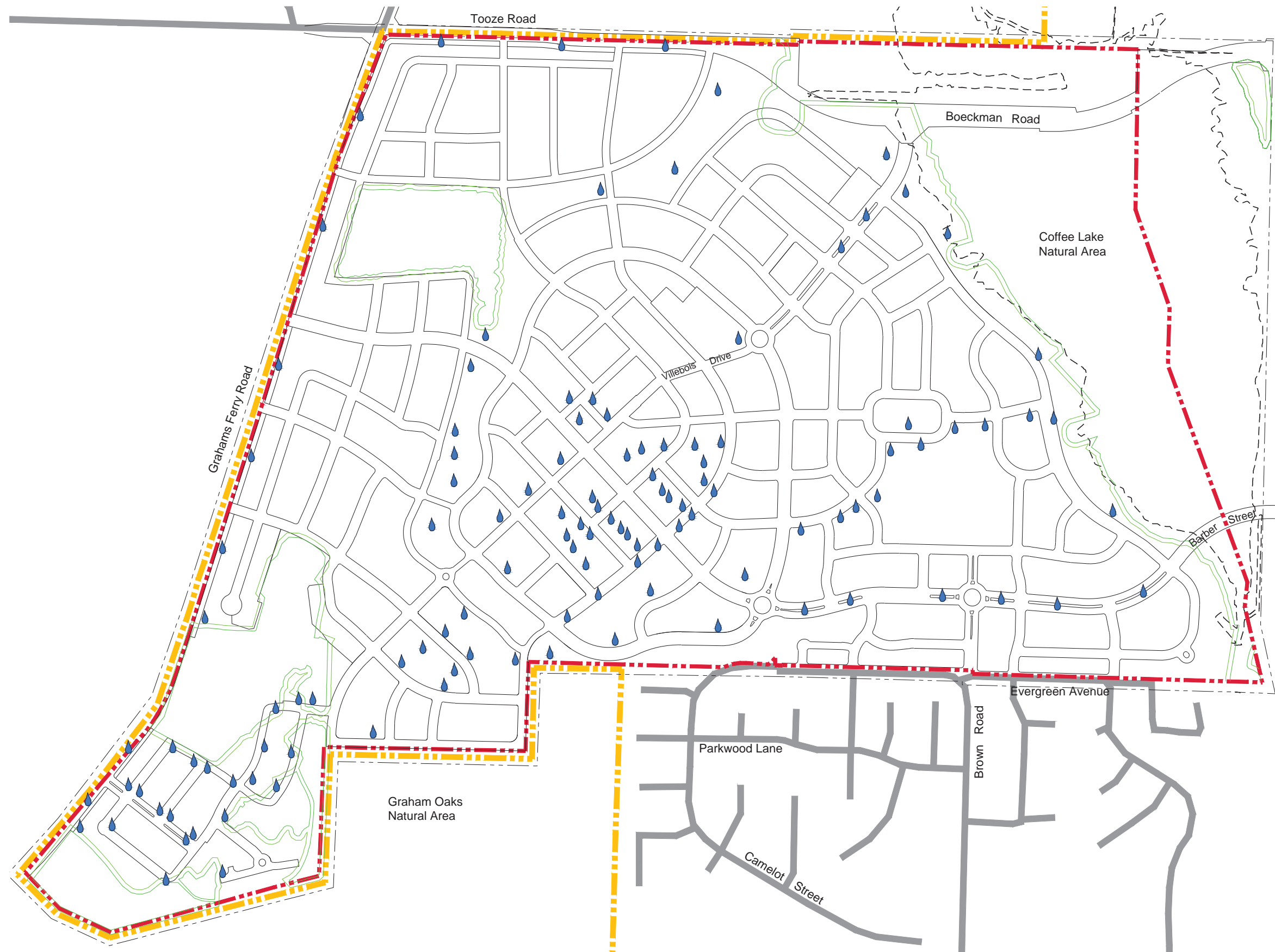










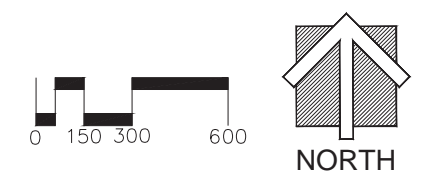
- Onsite Water Quality
- Onsite Stormwater/ Recreation Facilities
- Onsite Stormwater/ Water Quality Facilities/ Rainwater
- Urban Growth Boundary
- Village Area Boundary
- Dammasch Study Boundary
- SROZ and Buffer Boundary
- Tentative 100 Year Flood Line (pending approval of MT2 application to update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

NOTES:
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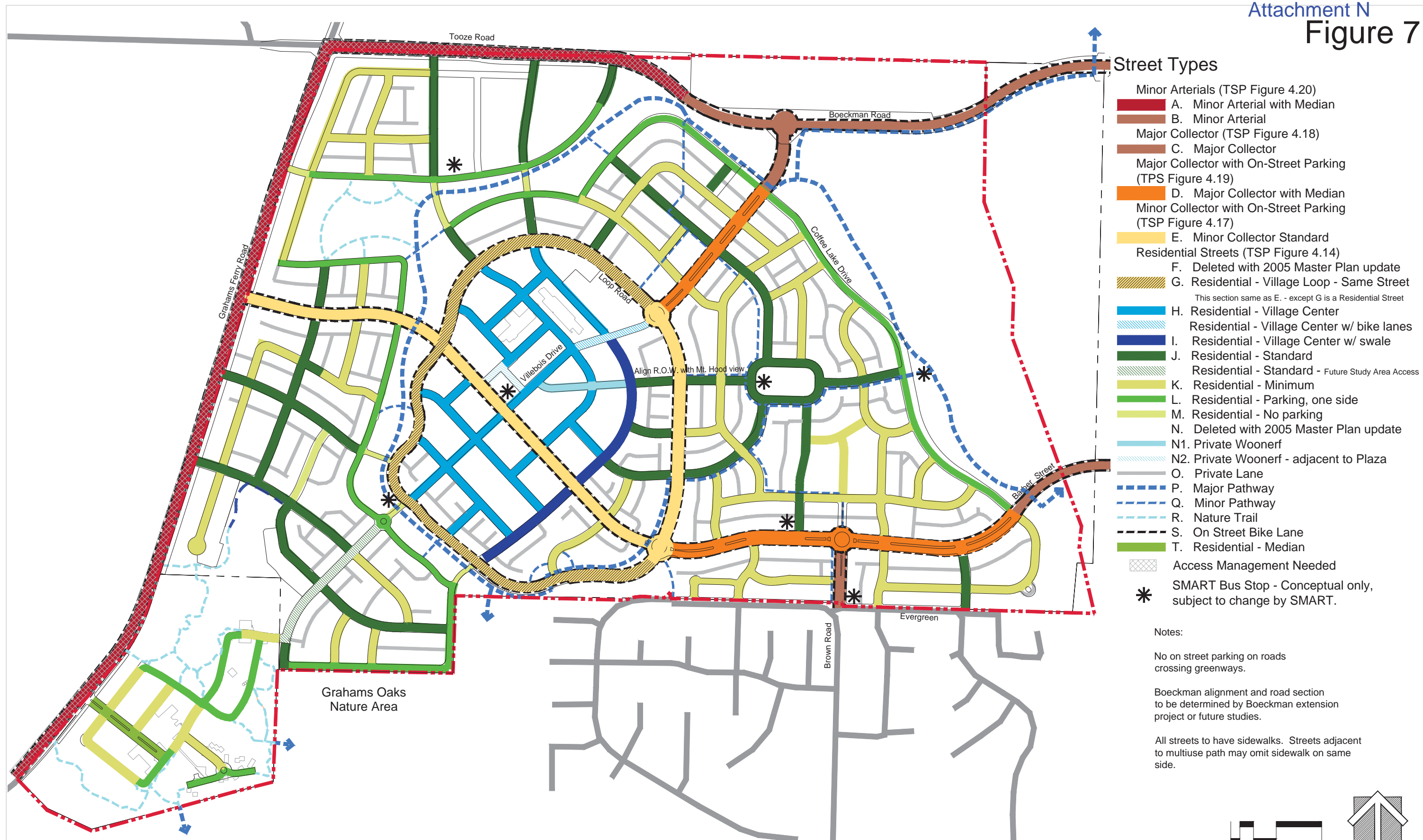


-  Opportunities for Rainwater Management Components
-  Urban Growth Boundary
-  Village Area Boundary
-  Dammasch Study Boundary
-  SROZ and Buffer Boundary
-  Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch,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



NOTES:
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Onsite Rainwater Management
JULY 26, 2013

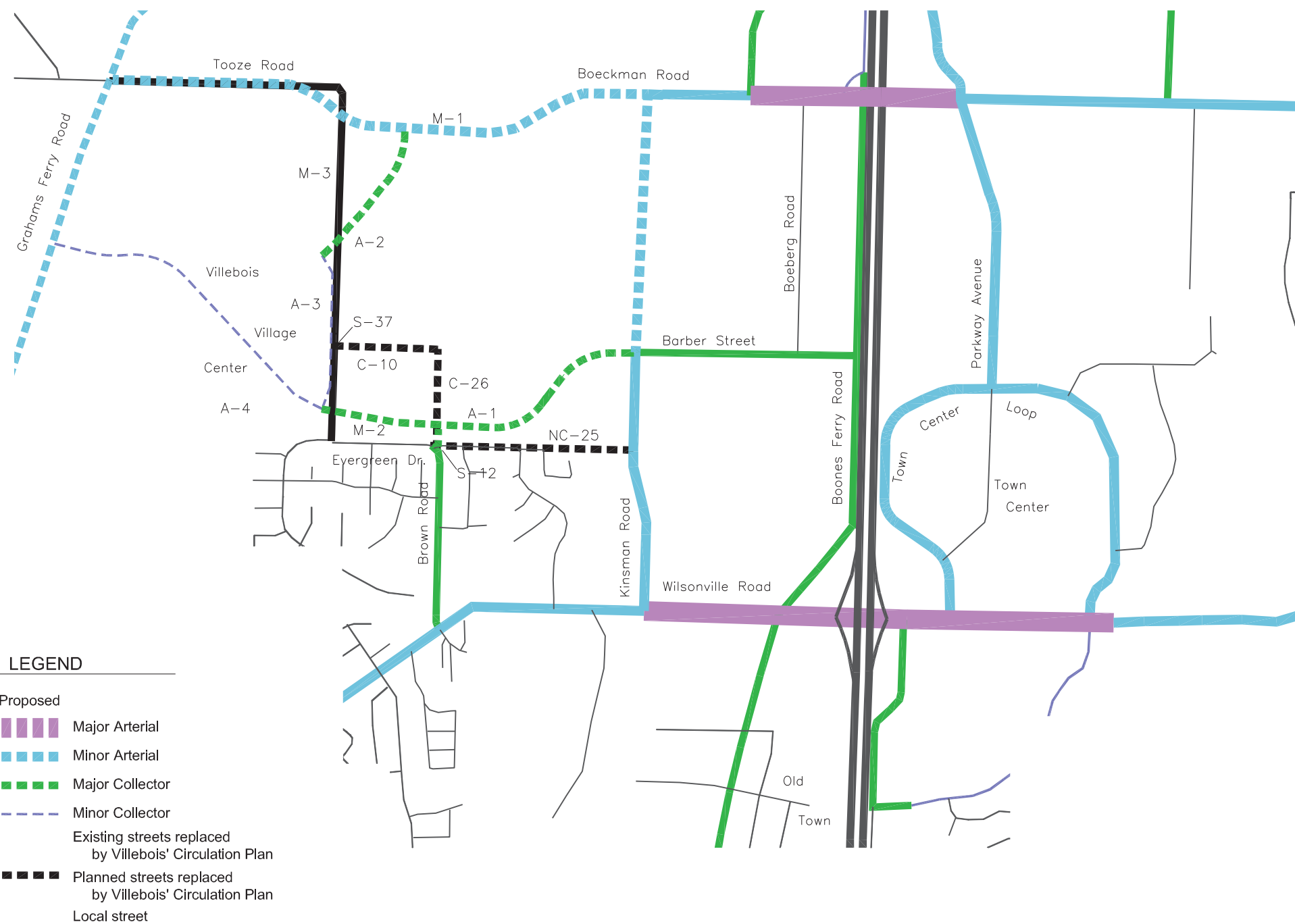


- ### Street Types
- Minor Arterials (TSP Figure 4.20)
 - A. Minor Arterial with Median
 - B. Minor Arterial
 - Major Collector (TSP Figure 4.18)
 - C. Major Collector
 - Major Collector with On-Street Parking (TPS Figure 4.19)
 - D. Major Collector with Median
 - Minor Collector with On-Street Parking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

Notes:

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

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

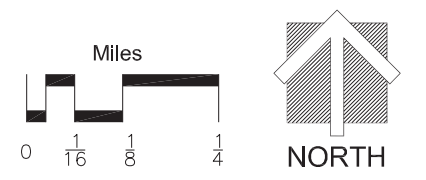


LEGEND

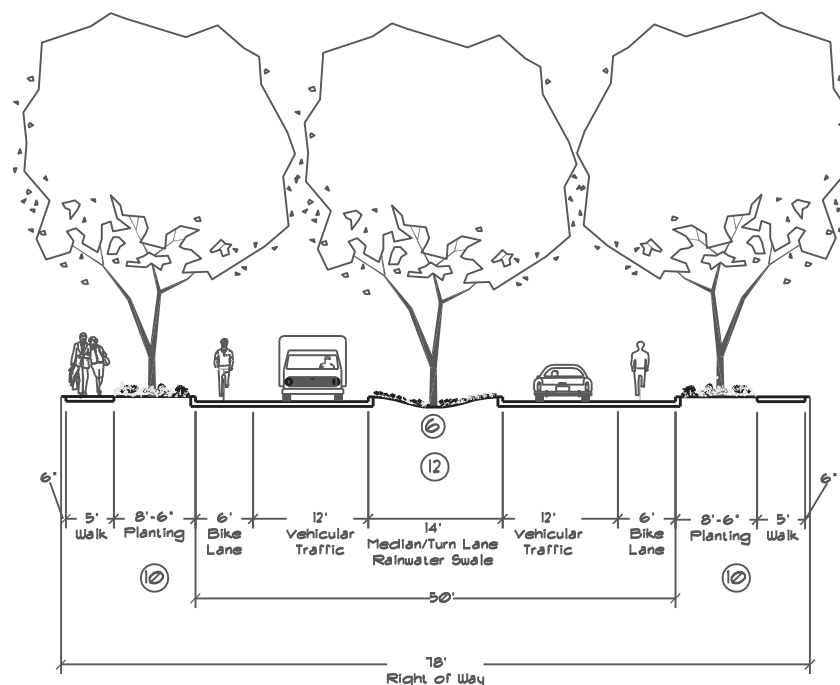
| Existing | Proposed | |
|----------|----------|--|
| | | Major Arterial |
| | | Minor Arterial |
| | | Major Collector |
| | | Minor Collector |
| | | Existing streets replaced by Villebois' Circulation Plan |
| | | Planned streets replaced by Villebois' Circulation Plan |
| | | Local street |

Note:
See Villebois Street Sections for specific Collector / Arterial configurations

(Source: 2003 TSP and Villebois Village Plan)

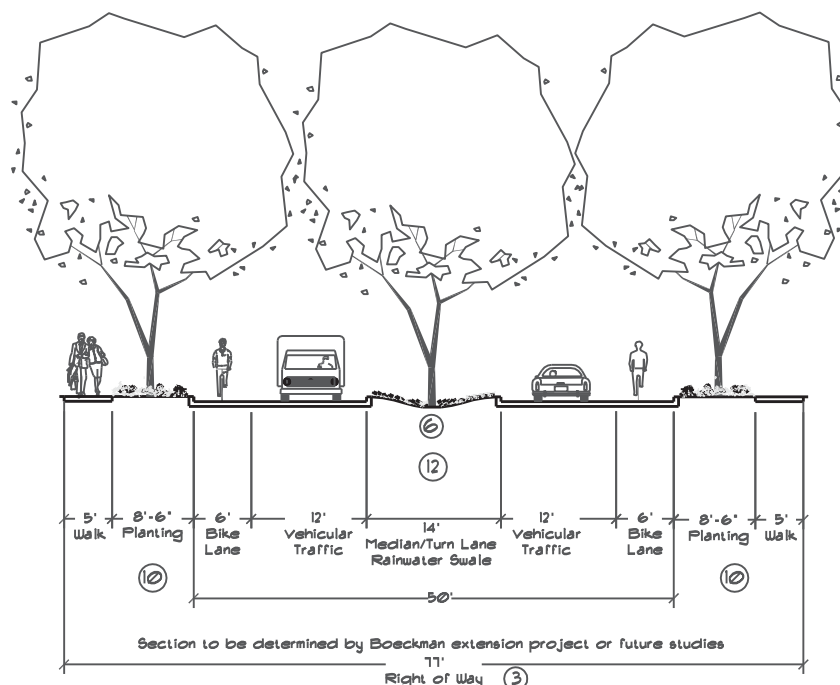


Proposed Arterial/Collectors Street System
FEBRUARY 23, 2005



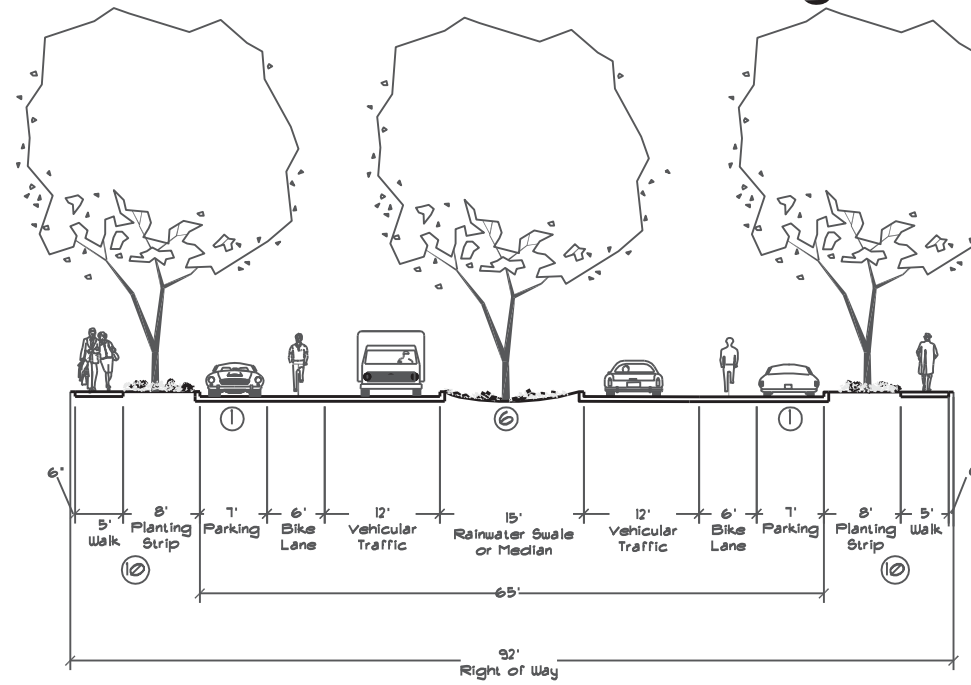
A. Minor Arterial with Median

Scale: 1" = 20'
(TSP Figure 4.20)



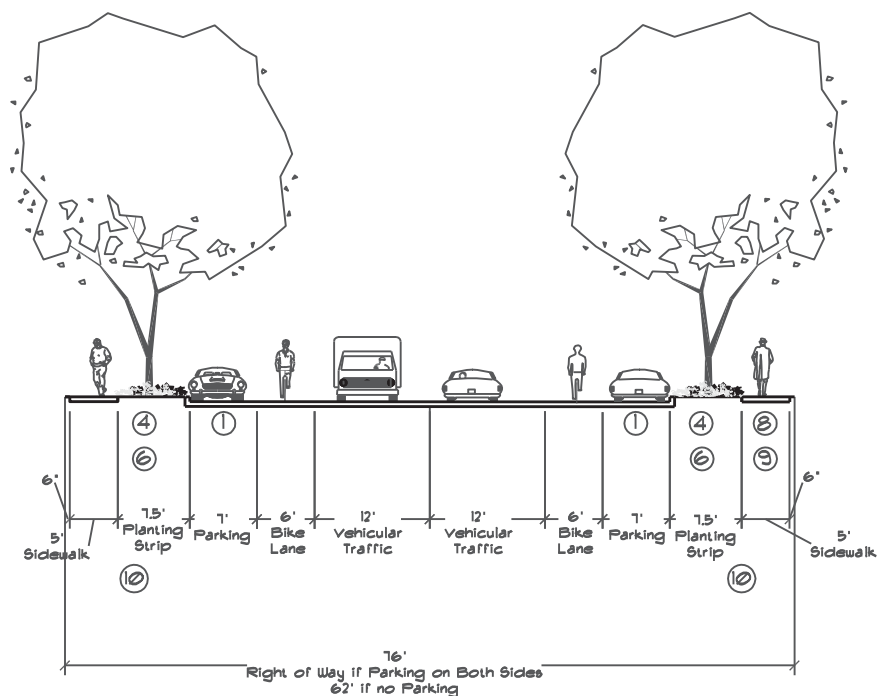
B. & C. Minor Arterial / Major Collector

Scale: 1" = 20'
(TSP Figure 4.20 / 4.18)
Minor Arterial at Boeckman Road
Major Collector at Barber Street



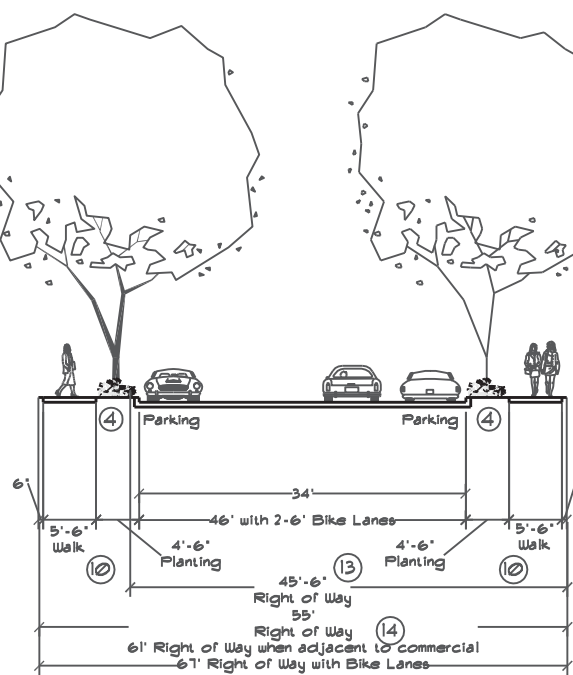
D. Major Collector with Median

Scale: 1" = 20'
(TSP Figure 4.19)



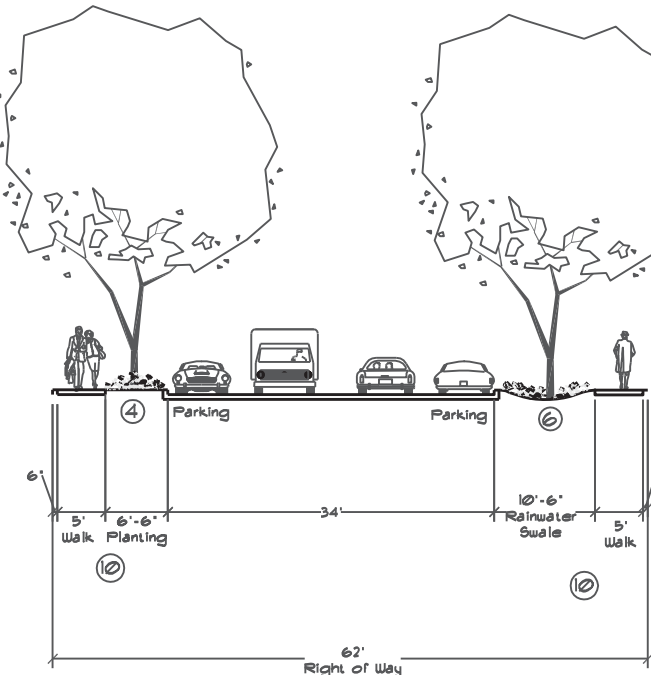
E. & G. Minor Collector Standard / Residential - Village Loop

Scale: 1" = 20'
(TSP Figure 4.17)
(TSP Figure 4.14)
Residential Village Loop - same street section as
Minor Collector - Standard but is a Residential Street



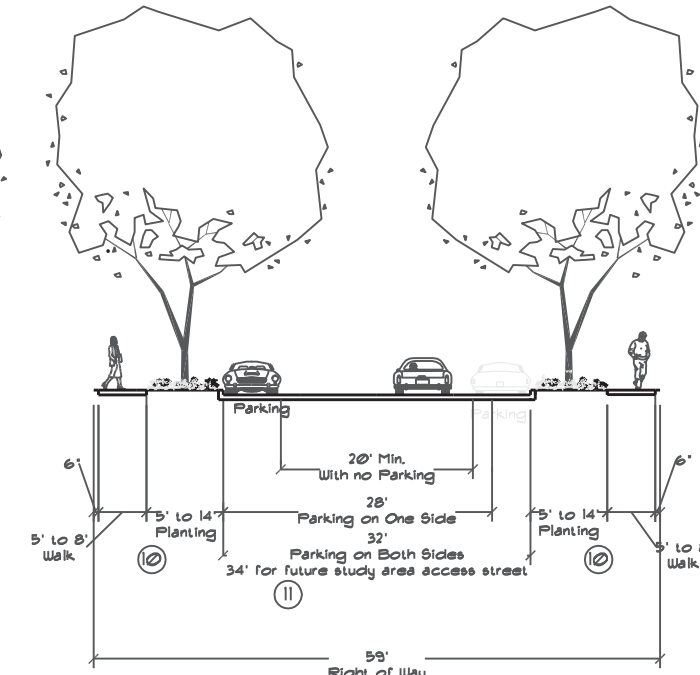
H. Residential - Village Center

Scale: 1" = 20'
(TSP Figure 4.14)



I. Residential - Village Center w/ swale

Scale: 1" = 20'
(TSP Figure 4.14)

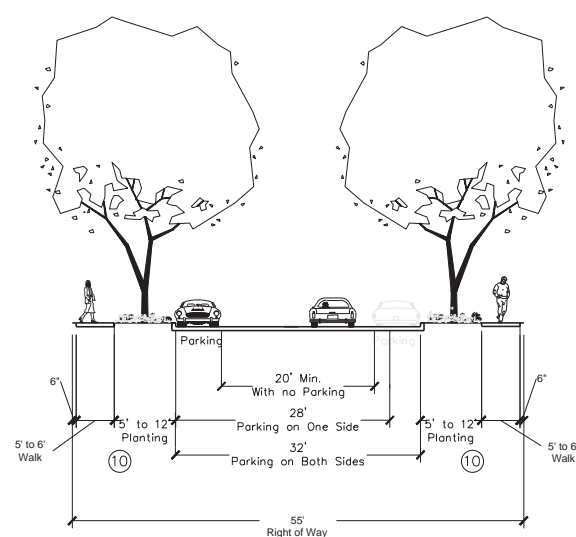


J. Residential - Standard - FSA Access

Scale: 1" = 20'
(TSP Figure 4.14)

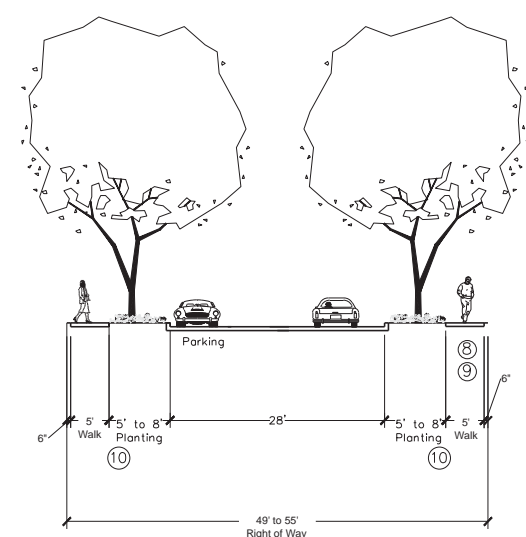
NOTES:

- No parking where turn lanes are required at intersections or at Graham's Ferry Road.
- Rainwater swales are not required for streets with grades in excess of 8%.
- Section to be determined by Boeckman extension project or future studies.
- In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
- Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20 feet clear for vehicle passing on Queuing streets.
- See 06A Submission for swale locations.
- No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
- Walkway and planting strip optional when adjacent to multi-use trail.
- The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
- Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
- 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
- Continuous turn lane at Graham's Ferry Road.
- 46' width when adjacent to Linear Green.
- Sidewalk becomes 13.5'; planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
- Section F deleted with 2005 Master Plan update.
- Section N deleted and replaced with Sections NI & N2.



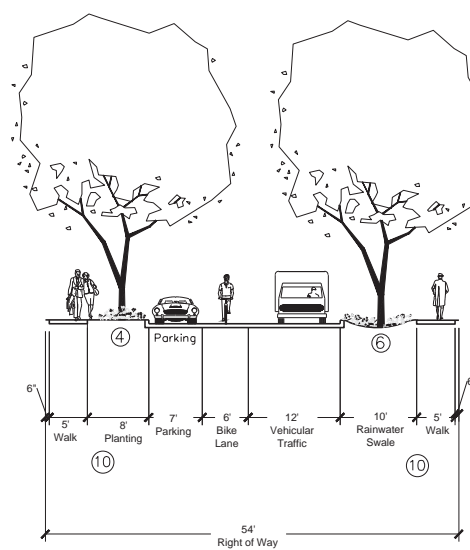
K. Residential - Minimum

Not To Scale
(TSP Figure 4.14)



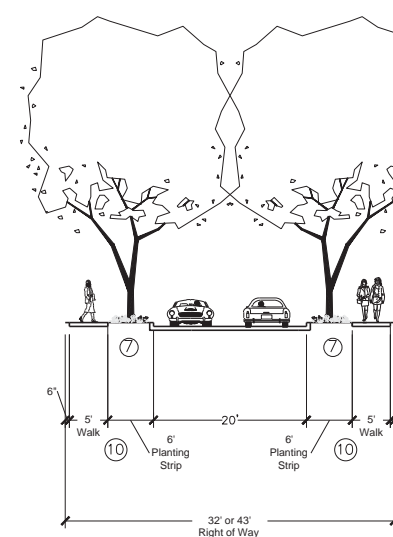
L. Residential - Parking One Side

Not To Scale
(TSP Figure 4.14)



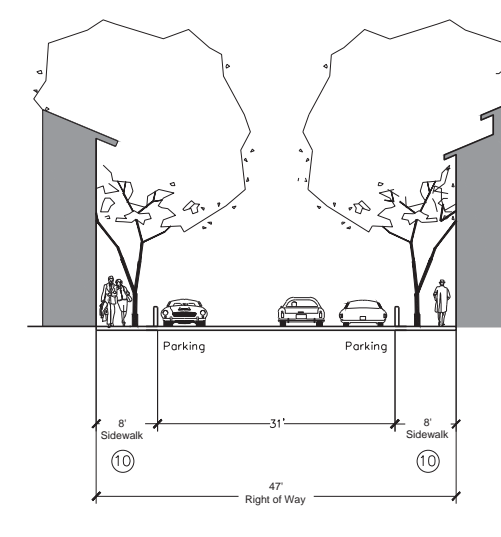
L. Residential - Parking One Side, One-way Traffic

Not To Scale
(TSP Figure 4.14)



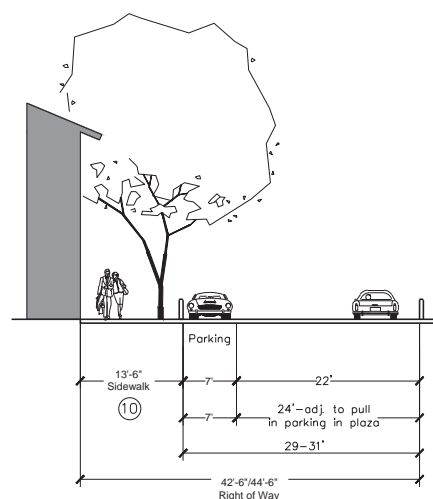
M. Residential - No Parking

Not To Scale
(TSP Figure 4.14)



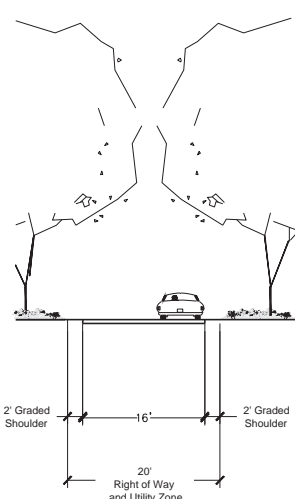
N1. Private Woonerf

Not To Scale



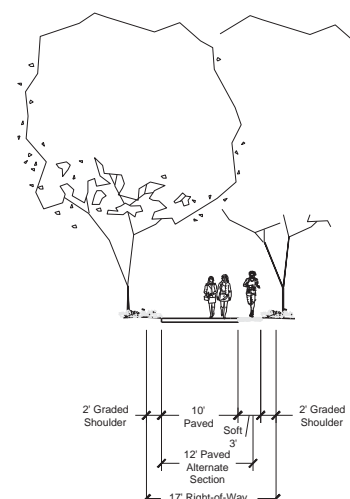
N2. Private Woonerf - adjacent to Plaza

Not To Scale



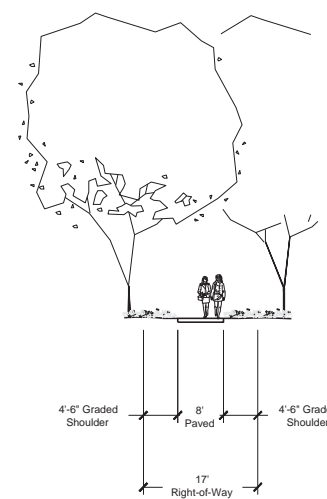
O. Private Lane

Not To Scale



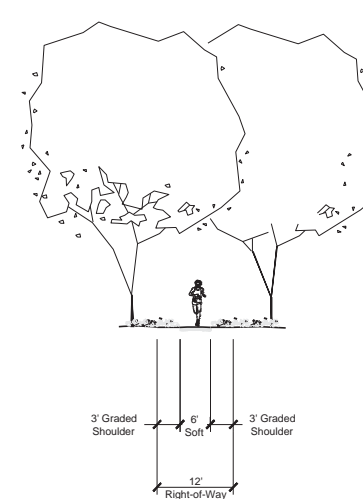
P. Major Pathway

Not To Scale



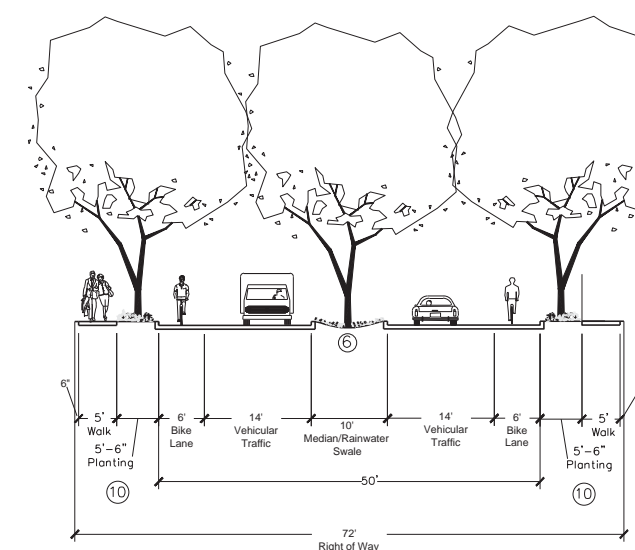
Q. Minor Pathway

Not To Scale



R. Nature Trail

Not To Scale









T. Residential - Median

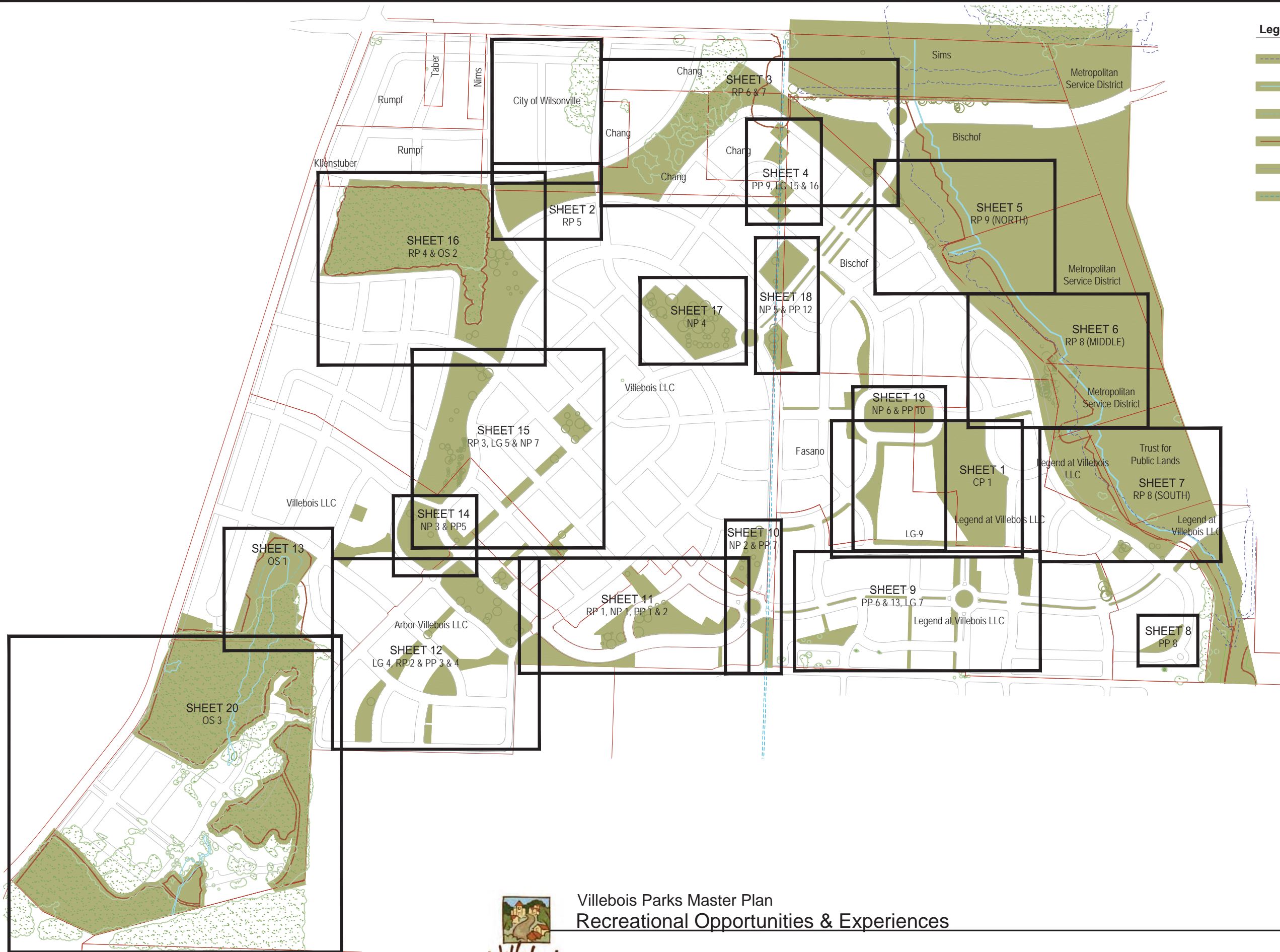
Not To Scale

NOTES:

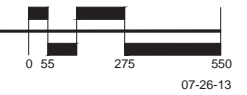
- No parking where turn lanes are required at intersections or at Graham's Ferry Road.
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- Section to be determined by Boeckman extension project or future studies.
- In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
- Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20 feet clear for vehicle passing on Queuing streets.
- See 06A Submission for swale locations.
- No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
- Walkway and planting strip optional when adjacent to multi-use trail.
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- Sidewalk becomes 13.5', planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
- Section F deleted with 2005 Master Plan update.
- Section N deleted and replaced with Sections N1 & N2.

Legend

-  Floodplain
-  Existing Wetland
-  Proposed Wetland
-  SROZ
-  Property Line
-  10' Fuel Line Easement



Villebois Parks Master Plan
Recreational Opportunities & Experiences






















Tonquin
Geologic Area








Coffee Lake
Natural Area

Graham's Oaks
Natural Area

Legend

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

Circulation

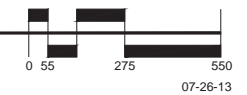
-  Major Path
-  Minor Path
-  Nature Trail
-  Major Pedestrian Connections
-  Minor Pedestrian Connections
-  Sidewalks
-  On Street Bike Lane



NORTH



Villebois Parks Master Plan
Recreational Opportunities & Experiences



07-26-13

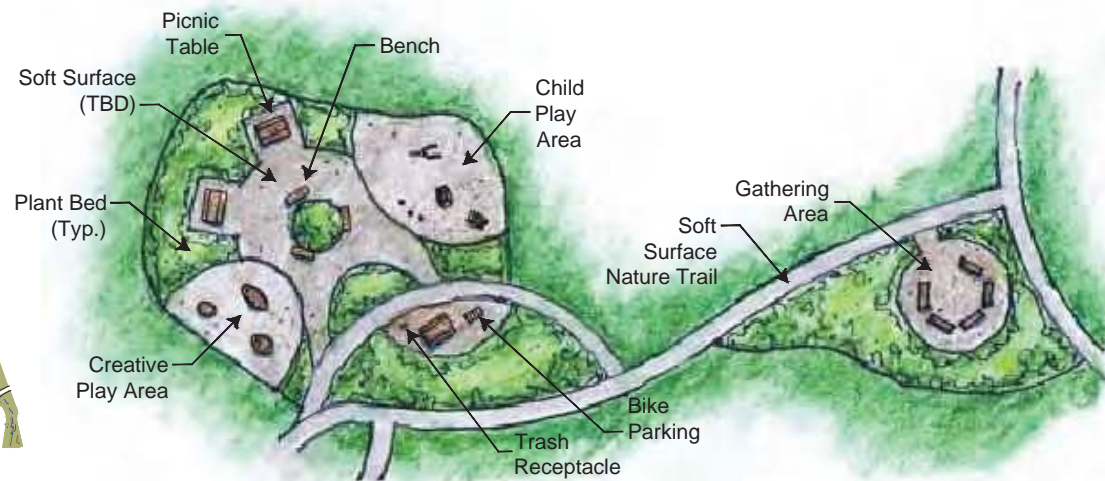
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Open Space 3 (22.40 AC)

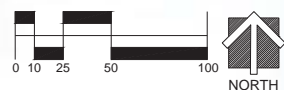
- Benches
- Picnic Tables
- Child Creative Play: 1

Pocket Park 16 (0.26 AC)

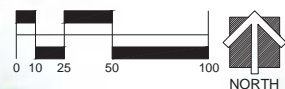
- Benches
- Picnic Tables
- Child Play Structure: 1
- Child Creative Play: 1



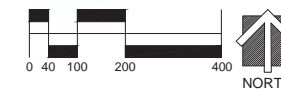
AREA 1



AREA 2



Villebois Parks Master Plan
Open Space 3





City of Wilsonville

PLANNING COMMISSION MEETING

WEDNESDAY, SEPTEMBER 11, 2013

6:00 PM

VII. PUBLIC HEARING

- A. **UR13-0001 - Creation of a 5-Parcel Tax Increment Finance (TIF) Zone.** (Retherford) *The Planning Commission action is in the form of a recommendation to the City Council.*



PLANNING COMMISSION MEETING STAFF REPORT

| | |
|--|---|
| <p>Meeting Date:</p> <p>September 11, 2013</p> | <p>Subject:</p> <p>Wilsonville Planning Commission recommendation to the City Council that five proposed Tax Increment Finance Zone (TIF Zone) Urban Renewal Areas are in conformance with the Wilsonville Comprehensive Plan.</p> <p>Staff Member: Kristin Retherford, Economic Development Manager</p> <p>Department: Community Development</p> |
| <p>Action Required</p> <p><input type="checkbox"/> Motion</p> <p><input checked="" type="checkbox"/> Public Hearing Date:</p> <p><input type="checkbox"/> Ordinance 1st Reading Date:</p> <p><input type="checkbox"/> Ordinance 2nd Reading Date:</p> <p><input type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Information or Direction</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Council Direction</p> <p><input type="checkbox"/> Consent Agenda</p> | <p>Advisory Board/Commission Recommendation</p> <p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>Comments: On March 12, 2013 the citizens of Wilsonville voted in support of creating Tax Increment Finance Zones.</p> |
| <p>Staff Recommendation: Staff recommends that the Planning Commission find the attached urban renewal plans to be in conformance with the City of Wilsonville's Comprehensive Plan and recommend that Wilsonville City Council create the urban renewal areas described in the attached plans and reports.</p> | |
| <p>Recommended Language for Motion: "I move that the Wilsonville Planning Commission finds that the Urban Renewal Plans and Reports identified in Exhibits 1 through 5 are in conformance with the City of Wilsonville's Comprehensive Plan and recommend that the Wilsonville City Council adopt an ordinance to create the five new urban renewal areas described in these Urban Renewal Plans."</p> | |
| <p>PROJECT / ISSUE RELATES TO:</p> | |
| <p><input checked="" type="checkbox"/> Council Goal: Economic Development</p> | <p><input type="checkbox"/></p> |

ISSUE BEFORE THE PLANNING COMMISSION:

The Wilsonville Planning Commission is being asked to review the five proposed Tax Increment Finance Zone (TIF Zone) Urban Renewal Area Plans (the “Plans”) and make a recommendation to the City Council regarding the Council’s consideration and adoption of the proposed Plans. The focus of the Planning Commission’s review is the conformance of the Plans with the Wilsonville Comprehensive Plan. While this recommendation to City Council does not require a public hearing as the Planning Commission is not being asked to approve the action, staff is requesting a public hearing be held prior to issuance of a recommendation to allow additional opportunity for public input.

This Staff Report is nearly identical to the Staff Report presented to the Planning Commission at their Work Session on August 14, 2013. Notable changes have been underlined.

EXECUTIVE SUMMARY:

On April 15, 2013 the Urban Renewal Agency approved URA Resolution 230 recommending that City Council create multiple single-property urban renewal districts to be called Tax Increment Finance Zones (TIF Zones) and authorizing staff to begin work necessary to create the TIF Zones. On March 12, 2013 the citizens of Wilsonville voted in favor of creating Tax Increment Financing Zones to incentivize capital investment and job creation by manufacturers. This election was the result of nearly a year of public process that began with the creation of an Economic Development Advisory Committee in the spring of 2012, the City Council adoption of an Economic Development Strategy in August of 2012, and the convening of an Economic Development Task Force in November 2012 to further examine the issues of business incentives and attributes.

Staff and consultants have developed draft Urban Renewal Plans and Reports accompanying the Plans (“Plans” and “Reports”), attached hereto as Exhibits 1-5, for five separate TIF Zones consisting of the following properties:

1. 26755 SW 95th Avenue, Wilsonville
2. 9805 SW Boeckman Road, Wilsonville
3. 25600 SW Parkway Center Drive, Wilsonville
4. 27255 SW 95th Avenue, Wilsonville
5. 29899 SW Boones Ferry Road, Wilsonville

The attached Reports differ from those reviewed at the August 14, 2013 Planning Commission Work Session. They have been revised just before Table 2 to reflect a recommendation made at the Work Session and now include the following added language:

“This results in approximately \$12 million in maximum indebtedness, and represents the maximum investment anticipated in the building. Lower investment levels will result in lower actual tax rebates and lower actual maximum indebtedness used. When a developer negotiates an agreement with the City, the projected rebate and revenue sharing numbers will be reevaluated, but may not exceed the \$12 million maximum indebtedness established in this Plan.”

URBAN RENEWAL DISTRICT CREATION PROCESS:

State law includes a number of limitations and restrictions on the use of urban renewal.

1. No more than 25% of a city’s land or 25% of its assessed valuation can be in urban renewal areas at any given time.
 - The City is currently under both the acreage and assessed value limitations for urban renewal areas. However, acreage is approaching the upper limit. In conjunction with creating these new TIF Zones, the City is also developing an Urban Renewal Strategic Plan to make recommendations regarding existing districts and possible future districts. As an intermediary step, staff will be moving forward with a Minor Amendment to the City’s Year 2000 Urban Renewal Plan (East Side Plan) to remove the parcel containing the Wilsonville High School located at 6700 SW Wilsonville Road, which is 60.52 acres. At the Planning Commission Work Session held on August 14, 2013, staff indicated that 20.7 acres known as Murase Plaza located at 7910 SW Wilsonville Road would also be removed from the Year 2000 Urban Renewal Plan Boundary. Since that meeting, it was determined that removal of this additional acreage is not necessary to stay under statutory limits and that the parcel would remain in the Year 2000 Urban Renewal Area pending completion of the Urban Renewal Strategic Plan.

2. Preparation of an urban renewal plan and report with opportunities for citizen involvement.
 - The City undertook a year-long process that involved an Economic Development Advisory Committee, focus groups, interviews, and Economic Development Summit, an Economic Development Task Force focused on the issue of incentives, and an Advisory Vote held on March 12, 2013 where voters approved the creation of TIF Zones.
 - Staff has retained Elaine Howard who has partnered with ECONorthwest to prepare five draft Urban Renewal Plans and Reports for the five proposed TIF Zones. The opportunity for public input includes a Planning Commission public hearing, and open house, and a City Council public hearing.

- The Urban Renewal Plans and Reports will meet the criteria established by the Economic Development Task Force and approved by voters in March of 2013. They will also meet statutory requirements concerning termination and amendment.
3. The Urban Renewal Agency must review the proposed Plans and accompanying Reports and recommend that they be forwarded to the City Council for adoption.
 - The Urban Renewal Agency recommendation was made at their meeting on September 5, 2013.
 4. The Planning Commission must review the proposed Plans and accompanying Reports and recommend that they be forwarded to the City Council for adoption.
 - Staff is seeking a recommendation from the Planning Commission for Council creation of the TIF Zones at this evening's public hearing.
 5. Notice to all citizens of Wilsonville of a hearing before the City Council.
 - Notice will be provided by mail to all mailing addresses within the 97070 ZIP code and all postal patrons within the municipality per statutory notification requirements prior to the October 21, 2013 public hearing before the City Council.
 6. The City must notice and confer with other taxing jurisdictions to assure that their interests have been communicated and considered.
 - Letters, including copies of the five Plans and Reports, were mailed to the other taxing districts on October 6, 2013. Meetings with the other taxing districts are being scheduled as necessary.
 7. There will be a public hearing before the City Council prior to their adoption of the proposed Plans and accompanying Reports by a non-emergency ordinance.
 - The hearing by City Council is scheduled for October 21, 2013.
 - The date set for a City Council vote on the ordinance is November 4, 2013.
 - The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Wilsonville voters if a sufficient number of signatures are obtained on a referral petition.

ROLE OF THE PLANNING COMMISSION:

ORS 457.085(4), the Oregon Revised Statute which governs the requirement for Planning Commission review, is not specific about the role of the Planning Commission in review of an urban renewal plan. ORS 457.085(4) states: “An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendations prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095.”

The general understanding is that the Planning Commission reviews a proposed urban renewal plan for conformance with the comprehensive plan. This staff report identifies the comprehensive plan sections as they relate to the proposed Plans and has summarized the basic findings of fact. The staff report also references the pertinent sections of the Wilsonville Code: Planning and Development and the Wilsonville Transportation Systems Plan.

I. Summary of the Plans and Conformance with the Wilsonville Comprehensive Plan

The Plan relates to local planning and development objectives contained within the City of Wilsonville’s Comprehensive Plan and Wilsonville Code: Planning and Development. This Section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies.

Each of the proposed Plans have a Comprehensive Plan designation of Industrial use and a Development Code designation of PDI (Planned Development – Industrial). The numbering of the goals and policies will reflect the numbering which occurs in the original document. The wording in these sections, in bold text, comes directly from the respective documents so it cannot be changed. The wording in *italicized text* is text that has **not** been taken directly from an original planning document, but is how the urban renewal plan relates to the original document.

While each plan consists of a separate property, the issues relating to conformance with the Comprehensive Plan are consistent among all five proposed urban renewal areas (the “Areas”), and will be addressed collectively.

II. Plan Projects

The primary project within each Area will be the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plans.

The purpose of each Plan’s project is to use urban renewal funds as an incentive to the private sector to convert under-utilized industrial buildings into higher value manufacturing sites in each of the Areas, and ultimately spur industrial redevelopment, capital investment and job creation. These projects will provide tax rebates of a portion of incremental property tax increases to qualifying investments in each of the Areas. These projects are consistent with the Wilsonville

Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of each Plan.

III. Property Tax Rebate Mechanics

The projects will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

The following recitations are not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by these Plans. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by these Plans.

IV. Related City Policies

Section A: Citizen Involvement

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

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

The Plans conform with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.

Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.

The Plans conform with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.

Section C: Urban Growth Management

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

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

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City's policies for urbanization and maintain needed public services and facilities.

Policy 2.1.1 The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

The Plans conform with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.

Section D: Land Use and Development

Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land.

Policy 4.1.1 The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

The Plans conform with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balance land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

The Plans conform with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to site where they can take advantage of existing transportation corridors and other infrastructure.

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community

provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

The projects in the Plans conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.

Wilsonville Development Code - Planning and Land Development

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. The Plans are not proposing any new zones or code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plans will comply with all requirements of the existing zoning.

Section 4.135. PDI- Planned Development Industrial Zone.

(.01) Purpose: The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.

PLANNING COMMISSION OPTIONS:

When these proposed Urban Renewal Plans come before the Planning Commission for public hearing and recommendation in September, the options for the Planning Commission are:

- to take no action,
- to pass a motion that the proposed urban renewal plans do not conform with the Wilsonville Comprehensive Plan,
- to request more information.
- to pass a motion that the proposed urban renewal plans conform with the Wilsonville Comprehensive Plan,
- to pass a motion that the proposed urban renewal plans conform with the Wilsonville Comprehensive Plan and that the Planning Commission further recommends the Wilsonville City Council adopt the proposed urban renewal plans.

ATTACHMENTS

- Exhibit 1 - 26755 SW 95th Avenue Plan and Report
- Exhibit 2 - 9805 SW Boeckman Road Plan and Report
- Exhibit 3 - 25600 SW Parkway Center Drive Plan and Report
- Exhibit 4 - 27255 SW 95th Avenue Plan and Report
- Exhibit 5 - 29899 SW Boones Ferry Road Plan and Report

26755 SW 95th Avenue Urban Renewal Plan



Prepared for the City of Wilsonville
August 5, 2013

City of Wilsonville

List of Participants

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I. DEFINITIONS

“Area” means the properties and rights of way located within this 26755 SW 95th Avenue Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means this 26755 SW 95th Avenue Urban Renewal Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

II. INTRODUCTION

In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.

The Agency has prepared the 26755 SW 95th Avenue Urban Renewal Plan based on the recommendations of the Task Force. This Plan establishes one of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of the 26755 SW 95th Avenue Urban Renewal Area. The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 9.76 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency. Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

III. GOALS AND OBJECTIVES

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

Goal 1: PUBLIC INVOLVEMENT

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

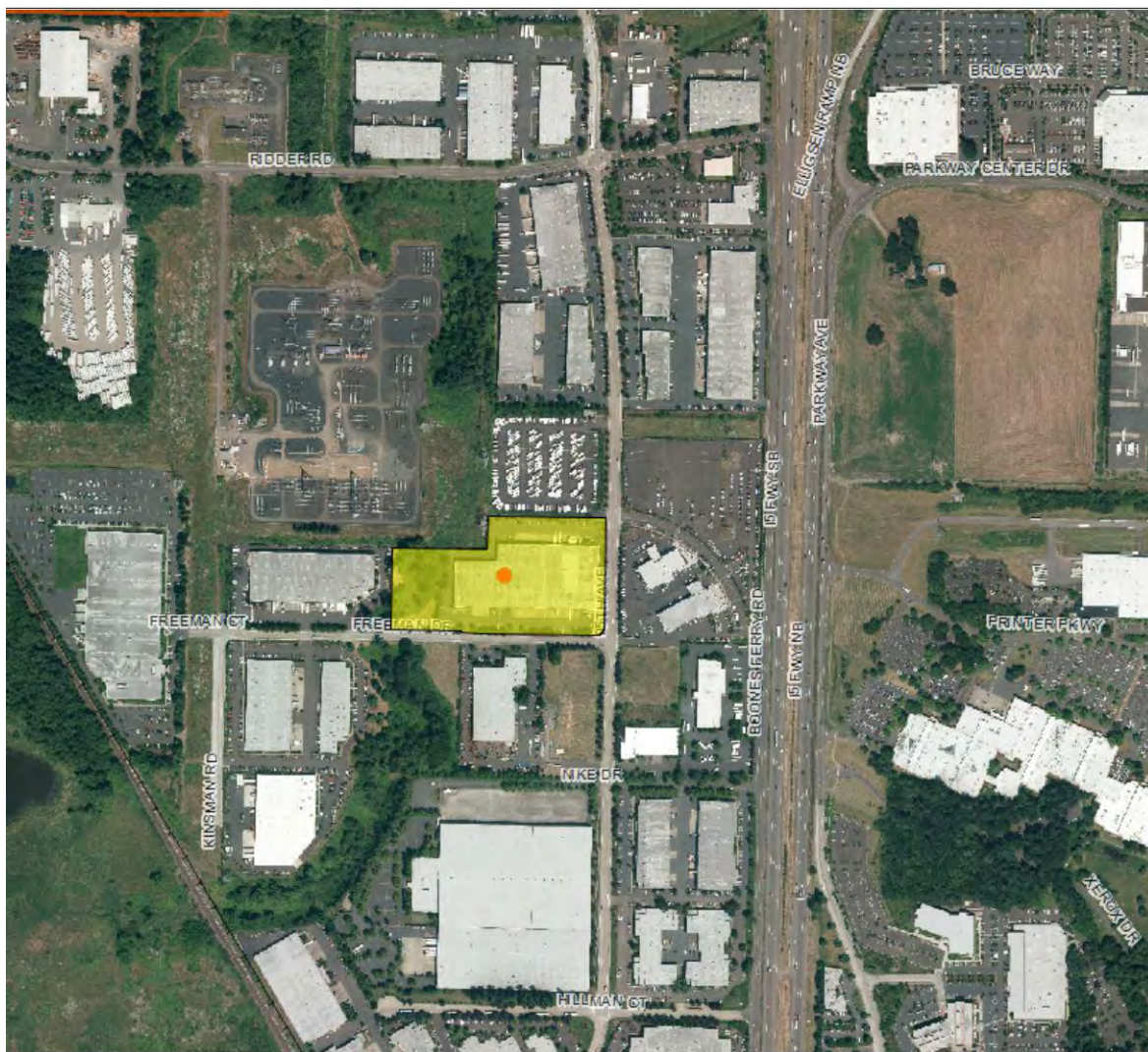
Goal 2: ECONOMY

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.

Figure 1 – 26755 SW 95th Avenue Urban Renewal Area Boundary



Source: City of Wilsonville

IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Property tax rebate mechanics

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above

minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

B. Debt repayment and project administration

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

VI. PROPERTY ACQUISITION AND DISPOSITION

The Plan does not authorize the acquisition and disposition of property.

VII. RELOCATION METHODS

No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

VIII. LAND USES

The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

C. Prior indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts

that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

X. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

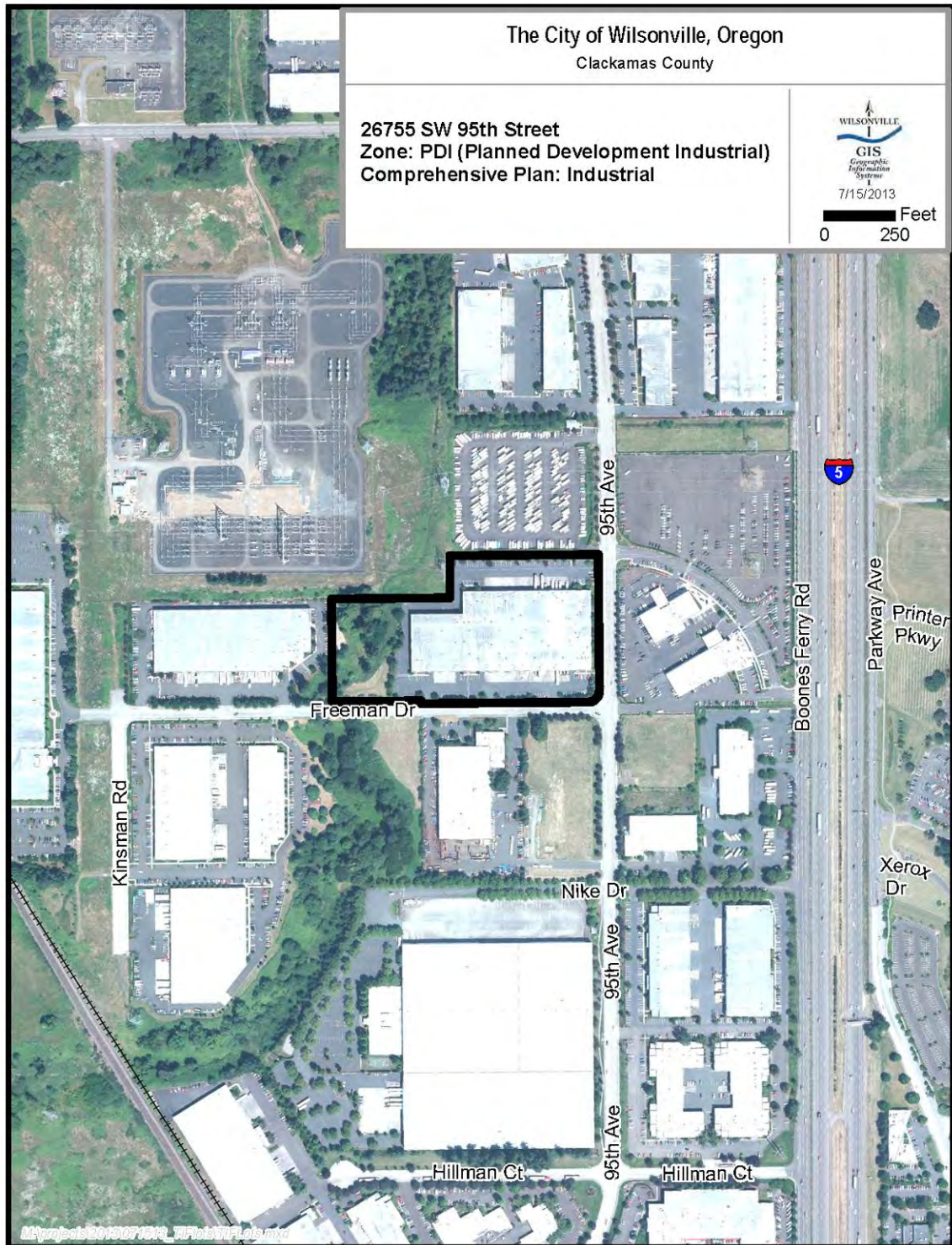
B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

Section A: Citizen Involvement

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

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine

that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.

Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.

The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.

Section C: Urban Growth Management

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

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

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

Policy 2.1.1 The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.

Section D: Land Use and Development

Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land.

Policy 4.1.1 The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.

B. Wilsonville Economic Development Strategy

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

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C. Wilsonville Development Code

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

D. City of Wilsonville Transportation Systems Plan

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

SW 95th Avenue is designated as a minor arterial, a truck route and a bicycle route.¹ The TSP Executive Summary identifies 95th Avenue Sidewalk Infill as a priority project to fill in gaps in the sidewalk network on the east side of 95th Avenue from Boeckman Road to Hillman Court, and construct transit stop improvements.² SW 95th Avenue also has a designated cross section deficiency.³ SW 95th Avenue is served by transit.

The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and SW 95th Avenue will be used as designated in the TSP. SW 95th Avenue is classified as a minor arterial, anticipating truck travel.

¹ City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

² City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

³ City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.

APPENDIX A: LEGAL DESCRIPTION

26755 SW 95TH AVENUE URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing that lot or parcel of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

BEGINNING at a point which bears South 01°34'29" West, 1501.90 feet, more or less, from the corner common to Sections 2 and 11, said point being the most Northerly Northwest corner of Parcel 1, Partition Plat 2001-119, records of said county, Assessor's Plat 3 1W 11;

1. Thence East along the North line of said Parcel 1, 525 feet, more or less, to the point of intersection of said North line with the West right-of-way line of 95th Avenue;
2. Thence South along said West right-of-way line and the extension thereof, 520 feet, more or less, to the point of intersection of said West right-of-way line with the Easterly extension of the North right-of-way line of Freeman Drive;
3. Thence West along said Easterly extension of said North right-of-way line and said North right-of-way line, 955 feet, more or less, to the Southwest corner of said Parcel 1;
4. Thence North along the West line of said Parcel 1, 362 feet, more or less, to the most Southerly Northwest corner of said Parcel 1;
5. Thence East along the North line of said Parcel 1, 418 feet, more or less, to a point which bears South 01°34' 29" West, 148 feet, more or less, from the Point of Beginning;
6. Thence North, 148 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **ten (10)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's Tax Maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

REPORT ACCOMPANYING 26755 SW 95TH AVENUE URBAN RENEWAL PLAN



Prepared for the City of Wilsonville

August 5, 2013

**REPORT ACCOMPANYING
26755 SW 95TH AVENUE
URBAN RENEWAL PLAN**

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I. INTRODUCTION

The Report on the 26755 SW 95th Avenue Urban Renewal Plan (Report) contains background information and project details that pertain to the 26755 SW 95th Avenue Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 26755 SW 95th Avenue Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

Figure 1 – 26755 SW 95th Avenue Urban Renewal Plan Area Boundary



II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the 26755 SW 95th Avenue Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

Land Use

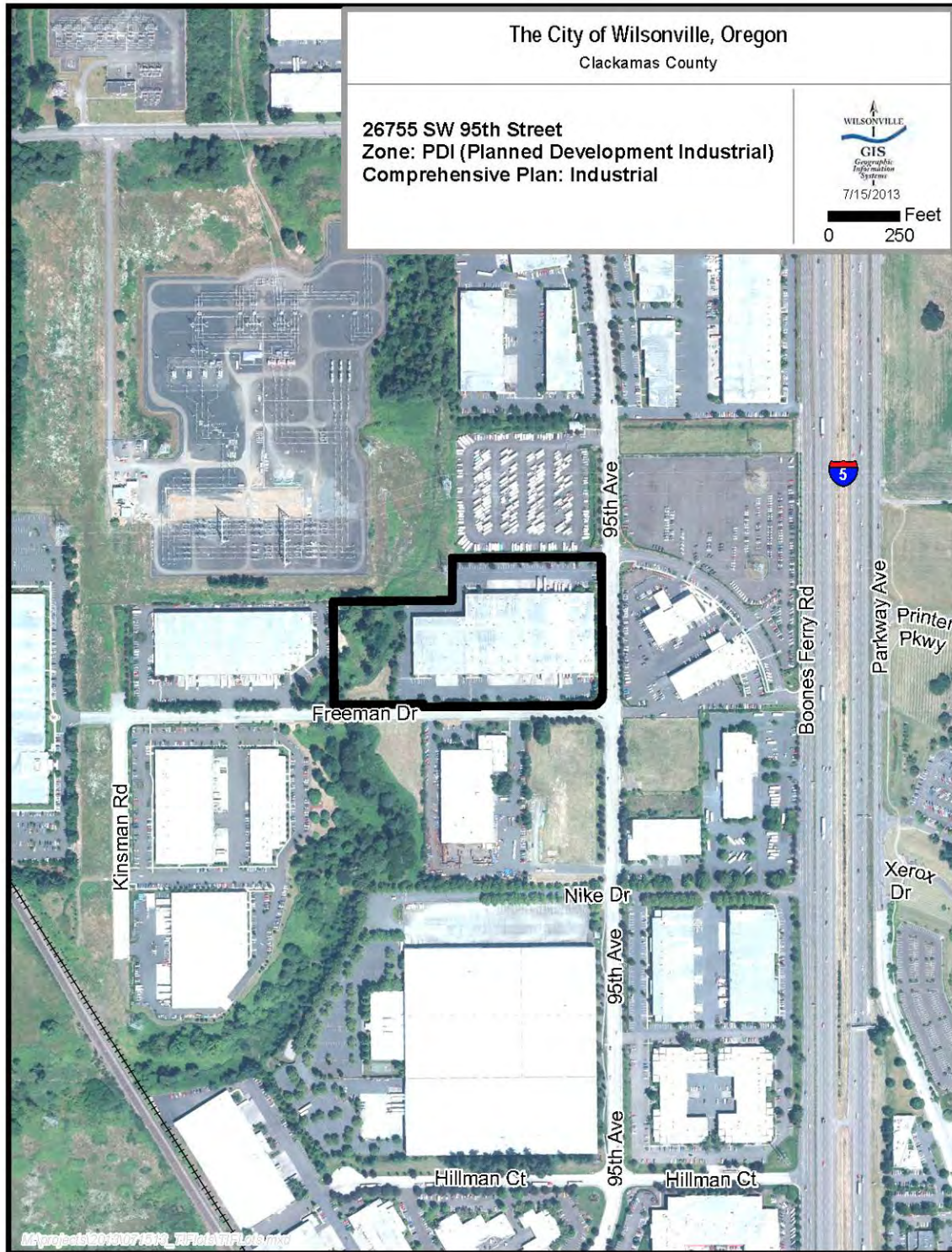
According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 1 industrial use parcel that has 165,810 square feet of building space on 9.76 acres.

Zoning and Comprehensive Plan Designations

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcel is Industrial, and the zoning is Planned Industrial Development (PDI).

Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

B. Infrastructure: Existing Conditions

Infrastructure

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only one parcel, this section will instead evaluate the infrastructure directly serving this parcel, along with an evaluation of the conditions of the infrastructure on the parcel itself. Information was obtained from documentation by City of Wilsonville staff.

1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the property, SW 95th Avenue, is a minor arterial that is in good condition and meets City standards. SW 95th Avenue has adequate streetscape, sidewalks, curbs, and bike lanes.

There are currently no planned projects for SW 95th Avenue in the Capital Improvement Plan (CIP) or other planning documents.

2. Water

The water pipe serving the Area is a 2" domestic/2" irrigation that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents.

3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.

6. Public Parking

There is no public parking in the Area, but there is a bank of private head-in parking along the south, west, and north ends of the building that should provide parking for over 150 vehicles.

7. Wetlands

Approximately 92,315 SF along the Area's western boundary along the Basalt Creek tributary is identified as wetland and within the City's Significant Resource Overlay Zone.

8. Conditions of Buildings

The building has 165,810 square feet of space. It has been mostly vacant and is considered underutilized.

C. Social Conditions

There is only one industrial parcel in the Area and there are no residents that reside within the Area.

D. Economic Conditions

Taxable Value of Property Within the Area

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$6,800,000. The total assessed value including personal property is \$7,064,499. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$7,064,499.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows

the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

A. Property Tax Rebates

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Existing Conditions:

This parcel is currently vacant and/or underutilized. It has 165,810 square feet of building space on 9.76 acres.

B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 26755 SW 95th Avenue Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

Existing Conditions:

As there is currently no urban renewal program for this Area, these activities do not exist.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

Table 1 – Estimated Project Allocations

| TIF Use | Amount |
|--------------------|--------------|
| URA Administration | \$141,367 |
| Rebate | \$11,821,851 |
| Total | \$11,963,218 |

Source: ECONorthwest, TIF: Tax Increment Funds

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 27655 SW 95th Avenue Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency. This results in approximately \$12 million in maximum indebtedness, and represents the maximum investment anticipated in the building. Lower investment levels will result in lower actual tax rebates and lower actual maximum indebtedness used. When a developer negotiates an agreement with the City, the projected rebate and revenue sharing numbers will be reevaluated, but may not exceed the \$12 million maximum indebtedness established in this Plan.

Table 2. Investment Schedule

| Year | Investment Amount | | |
|------|-------------------|-------------|-------------|
| | Schedule 1 | Schedule 2 | Schedule 3 |
| 2013 | | | |
| 2014 | | | |
| 2015 | 137,000,000 | | |
| 2016 | | 135,000,000 | |
| 2017 | | | 135,000,000 |
| 2018 | | | |

Source: ECONorthwest

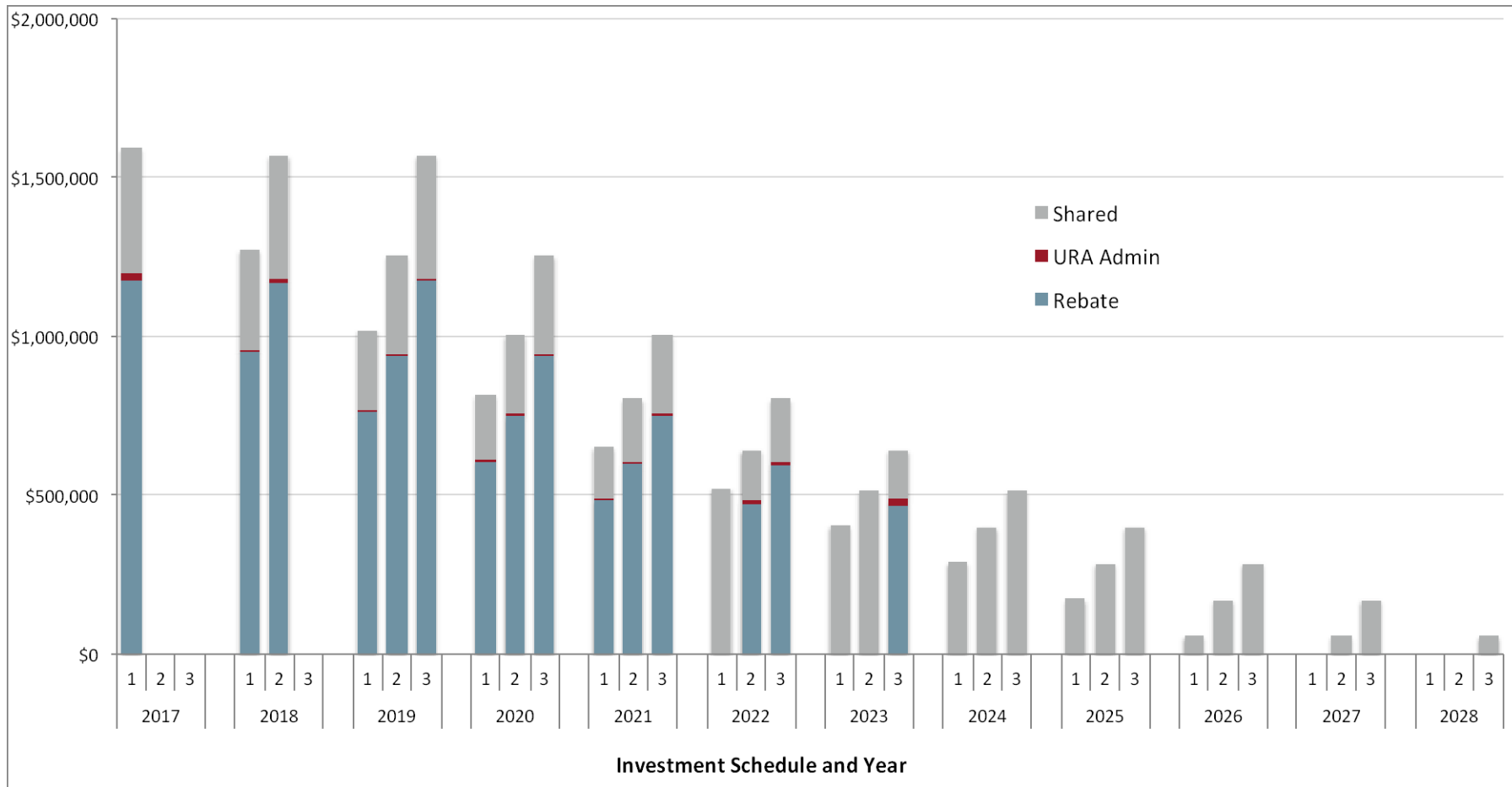
The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 3, the term of the rebate expires before all of the manufacturer's

investment in equipment has depreciated. The result of this is the taxing jurisdictions begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6th year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.

Chart 1. Investment, Amortization, and Rebate Schedule



Source: ECONorthwest

There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario

| FYE | URA Admin | Rebate | Shared | Total |
|--------------|------------------|---------------------|--------------------|---------------------|
| 2013 | - | - | - | - |
| 2014 | - | - | - | - |
| 2015 | - | - | - | - |
| 2016 | - | - | - | - |
| 2017 | \$28,883 | \$1,172,736 | \$390,911 | \$1,592,530 |
| 2018 | \$17,390 | \$2,119,437 | \$706,479 | \$2,843,306 |
| 2019 | \$17,912 | \$2,869,511 | \$956,504 | \$3,843,927 |
| 2020 | \$18,449 | \$2,292,519 | \$764,173 | \$3,075,141 |
| 2021 | \$19,002 | \$1,830,780 | \$610,260 | \$2,460,042 |
| 2022 | \$19,572 | \$1,069,956 | \$878,472 | \$1,968,000 |
| 2023 | \$20,159 | \$466,912 | \$1,075,757 | \$1,562,828 |
| 2024 | - | - | \$1,204,211 | \$1,204,211 |
| 2025 | - | - | \$859,716 | \$859,716 |
| 2026 | - | - | \$515,223 | \$515,223 |
| 2027 | - | - | \$228,592 | \$228,592 |
| 2028 | - | - | \$57,192 | \$57,192 |
| 2029 | - | - | - | - |
| 2030 | - | - | - | - |
| Total | \$141,367 | \$11,821,851 | \$8,247,490 | \$20,210,708 |

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.

However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

| FYE | Assessed Value | Frozen Base | Excess Value | Tax Rate | TIF |
|-------|----------------|-------------|---------------|----------|--------------|
| 2013 | \$7,064,499 | \$7,064,499 | \$0 | 13.0968 | - |
| 2014 | \$7,064,499 | \$7,064,499 | \$0 | 13.0936 | - |
| 2015 | \$7,064,499 | \$7,064,499 | \$0 | 13.0793 | - |
| 2016 | \$7,064,499 | \$7,064,499 | \$0 | 12.9159 | - |
| 2017 | \$130,364,499 | \$7,064,499 | \$123,300,000 | 12.9159 | \$1,592,530 |
| 2018 | \$227,204,499 | \$7,064,499 | \$220,140,000 | 12.9159 | \$2,843,306 |
| 2019 | \$304,676,499 | \$7,064,499 | \$297,612,000 | 12.9159 | \$3,843,927 |
| 2020 | \$245,154,099 | \$7,064,499 | \$238,089,600 | 12.9159 | \$3,075,141 |
| 2021 | \$197,530,699 | \$7,064,499 | \$190,466,200 | 12.9159 | \$2,460,042 |
| 2022 | \$159,434,799 | \$7,064,499 | \$152,370,300 | 12.9159 | \$1,968,000 |
| 2023 | \$128,064,799 | \$7,064,499 | \$121,000,300 | 12.9159 | \$1,562,828 |
| 2024 | \$100,299,299 | \$7,064,499 | \$93,234,800 | 12.9159 | \$1,204,211 |
| 2025 | \$73,627,099 | \$7,064,499 | \$66,562,600 | 12.9159 | \$859,716 |
| 2026 | \$46,955,099 | \$7,064,499 | \$39,890,600 | 12.9159 | \$515,223 |
| 2027 | \$24,762,999 | \$7,064,499 | \$17,698,500 | 12.9159 | \$228,592 |
| 2028 | \$11,492,499 | \$7,064,499 | \$4,428,000 | 12.9159 | \$57,192 |
| 2029 | \$7,064,499 | \$7,064,499 | \$0 | 12.9159 | - |
| 2030 | \$7,064,499 | \$7,064,499 | \$0 | 12.9159 | - |
| Total | | | | | \$20,210,708 |

Source: ECONorthwest, FYE: Fiscal Year End, TIF Revenue: Tax Increment Revenue

Table 5 – Projected Investments and Depreciation Schedules

| Calendar Year | FYE | Investment Schedule 1 | | | Investment Schedule 2 | | | Investment Schedule 3 | | | Total RMV |
|---------------|------|-----------------------|--------------|---------------|-----------------------|--------|---------------|-----------------------|--------|---------------|---------------|
| | | Value | Depreciation | RMV | Value | Depr. | RMV | Value | Depr. | RMV | |
| 2013 | 2015 | | | | | | | | | | |
| 2014 | 2016 | | | | | | | | | | |
| 2015 | 2017 | \$137,000,000 | 10.00% | \$123,300,000 | | | | | | | \$123,300,000 |
| 2016 | 2018 | | 18.00% | \$98,640,000 | \$135,000,000 | 10.00% | \$121,500,000 | | | | \$220,140,000 |
| 2017 | 2019 | | 14.40% | \$78,912,000 | | 18.00% | \$97,200,000 | \$135,000,000 | 10.00% | \$121,500,000 | \$297,612,000 |
| 2018 | 2020 | | 11.52% | \$63,129,600 | | 14.40% | \$77,760,000 | | 18.00% | \$97,200,000 | \$238,089,600 |
| 2019 | 2021 | | 9.22% | \$50,498,200 | | 11.52% | \$62,208,000 | | 14.40% | \$77,760,000 | \$190,466,200 |
| 2020 | 2022 | | 7.37% | \$40,401,300 | | 9.22% | \$49,761,000 | | 11.52% | \$62,208,000 | \$152,370,300 |
| 2021 | 2023 | | 6.55% | \$31,427,800 | | 7.37% | \$39,811,500 | | 9.22% | \$49,761,000 | \$121,000,300 |
| 2022 | 2024 | | 6.55% | \$22,454,300 | | 6.55% | \$30,969,000 | | 7.37% | \$39,811,500 | \$93,234,800 |
| 2023 | 2025 | | 6.56% | \$13,467,100 | | 6.55% | \$22,126,500 | | 6.55% | \$30,969,000 | \$66,562,600 |
| 2024 | 2026 | | 6.55% | \$4,493,600 | | 6.56% | \$13,270,500 | | 6.55% | \$22,126,500 | \$39,890,600 |
| 2025 | 2027 | | 3.28% | - | | 6.55% | \$4,428,000 | | 6.56% | \$13,270,500 | \$17,698,500 |
| 2026 | 2028 | | | | | 3.28% | - | | 6.55% | \$4,428,000 | \$4,428,000 |
| 2027 | 2029 | | | | | | | | 3.28% | - | \$0 |
| 2028 | 2030 | | | | | | | | | | |

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation

Source: ECONorthwest

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education, there was approximately

\$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.¹

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Tables 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

¹ Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)

| FYE | Clackamas County | Tualatin Valley Fire & Rescue | City of Wilsonville | Port of Portland | Metro | COUNTY EXTENSION & 4-H | COUNTY LIBRARY | COUNTY SOIL CONS | VECTOR CONTROL | Subtotal |
|--------------|---------------------|----------------------------------|------------------------|---------------------|-----------------|---------------------------|-------------------|---------------------|-------------------|--------------------|
| 2013 | - | - | - | - | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - | - | - | - | - |
| 2017 | (223,673) | (141,896) | (234,502) | (6,522) | (8,987) | (4,652) | (36,972) | (4,652) | (605) | (662,461) |
| 2018 | (397,755) | (252,332) | (417,012) | (11,597) | (15,982) | (8,272) | (65,746) | (8,272) | (1,075) | (1,178,043) |
| 2019 | (537,473) | (340,967) | (563,494) | (15,671) | (21,595) | (11,178) | (88,841) | (11,178) | (1,453) | (1,591,850) |
| 2020 | (430,170) | (272,895) | (450,997) | (12,543) | (17,284) | (8,946) | (71,105) | (8,946) | (1,163) | (1,274,049) |
| 2021 | (344,323) | (218,435) | (360,994) | (10,040) | (13,835) | (7,161) | (56,915) | (7,161) | (931) | (1,019,795) |
| 2022 | (202,808) | (128,659) | (212,627) | (5,913) | (8,149) | (4,218) | (33,523) | (4,218) | (548) | (600,663) |
| 2023 | (90,665) | (57,517) | (95,054) | (2,644) | (3,643) | (1,886) | (14,986) | (1,886) | (245) | (268,526) |
| 2024 | - | - | - | - | - | - | - | - | - | - |
| 2025 | - | - | - | - | - | - | - | - | - | - |
| 2026 | - | - | - | - | - | - | - | - | - | - |
| 2027 | - | - | - | - | - | - | - | - | - | - |
| 2028 | - | - | - | - | - | - | - | - | - | - |
| 2029 | - | - | - | - | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | - | - | - | - | - |
| Total | (2,226,867) | (1,412,701) | (2,334,680) | (64,930) | (89,475) | (46,313) | (368,088) | (46,313) | (6,020) | (6,595,387) |

Source: ECONorthwest.

Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)

| FYE | COM COLL CLACK (perm) | ESD CLACKAMAS | SCH WLINN/WILS (perm) | Education Subtotal | General Government Subtotal | Total |
|--------------|--------------------------|------------------|--------------------------|-----------------------|--------------------------------|---------------------|
| 2013 | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - |
| 2017 | (51,932) | (34,302) | (452,927) | (539,161) | (662,461) | (1,201,622) |
| 2018 | (92,349) | (60,998) | (805,436) | (958,783) | (1,178,043) | (2,136,826) |
| 2019 | (124,789) | (82,425) | (1,088,359) | (1,295,573) | (1,591,850) | (2,887,423) |
| 2020 | (99,876) | (65,969) | (871,075) | (1,036,920) | (1,274,049) | (2,310,969) |
| 2021 | (79,944) | (52,804) | (697,240) | (829,988) | (1,019,795) | (1,849,783) |
| 2022 | (47,087) | (31,102) | (410,677) | (488,866) | (600,663) | (1,089,529) |
| 2023 | (21,050) | (13,904) | (183,592) | (218,546) | (268,526) | (487,072) |
| 2024 | - | - | - | - | - | - |
| 2025 | - | - | - | - | - | - |
| 2026 | - | - | - | - | - | - |
| 2027 | - | - | - | - | - | - |
| 2028 | - | - | - | - | - | - |
| 2029 | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | - |
| Total | (517,027) | (341,504) | (4,509,306) | (5,367,837) | (6,595,387) | (11,963,224) |

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$7,064,499. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are two existing urban renewal areas, as shown in Table 7. These two areas, plus the 27655 SW 95th Avenue Area, total 2.86% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 27655 SW 95th Avenue Area has 9.76 acres, including right-of-way, and the City of Wilsonville has 4,712 acres; the other two existing urban renewal areas total 1,023 acres. Therefore, 21.92% of the City's acreage is in an urban renewal area, below the 25% state limit.

Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

| Urban Renewal Area | Assessed Value | Acres |
|--|-----------------|--------|
| 26755 SW 95 th Avenue | \$7,064,499 | 9.76 |
| Year 2000 Plan | \$44,087,806 | 567 |
| West Side Plan | \$16,526,288 | 456 |
| City of Wilsonville | \$2,368,094,165 | 4,712 |
| Percent of Assessed Value in Urban Renewal | 2.86% | |
| Percent of Acreage in Urban Renewal | | 21.92% |

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.

9805 SW Boeckman Road Urban Renewal Plan



Prepared for the City of Wilsonville
August 5, 2013

City of Wilsonville

List of Participants

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I. DEFINITIONS

“Area” means the properties and rights of way located within this 9805 SW Boeckman Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means this 9805 SW Boeckman Road Urban Renewal Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

II. INTRODUCTION

In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.

The Agency has prepared the 9805 SW Boeckman Road Urban Renewal Plan (Plan) based on the recommendations of the Task Force. This Plan establishes the second of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of the 9805 SW Boeckman Road Urban Renewal Area (Area). The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 24.98 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency.

Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

III. GOALS AND OBJECTIVES

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

Goal 1: *PUBLIC INVOLVEMENT*

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

Goal 2: *ECONOMY*

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.



Source: City of Wilsonville

IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Property tax rebate mechanics

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

B. Debt repayment and project administration

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

VI. PROPERTY ACQUISITION AND DISPOSITION

The Plan does not authorize the acquisition and disposition of property.

VII. RELOCATION METHODS

No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

VIII. LAND USES

The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

C. Prior indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

X. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided

to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

Section A: Citizen Involvement

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

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and

helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.

Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.

The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.

Section C: Urban Growth Management

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

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

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

Policy 2.1.1 The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.

Section D: Land Use and Development

Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land.

Policy 4.1.1 The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.

B. Wilsonville Economic Development Strategy

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.

C. Wilsonville Development Code

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

D. City of Wilsonville Transportation Systems Plan

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

SW Boeckman Road is designated as a minor arterial, a truck route and a bicycle route.¹ The TSP Executive Summary identifies several SW Boeckman Road projects as being a high priority, including bridge and corridor improvements, dip improvements and urban upgrades, and sidewalk and bikelane infill.² SW Boeckman Road is also identified as having a cross section deficiency near the Area.³ Public bus lines do run along SW Boeckman Road, and though they do not run all the way east to the Area, the Area is considered to be within the SMART Service Area.

The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and SW Boeckman Avenue will be used as designated in the TSP. SW Boeckman Avenue is classified as a minor arterial, anticipating truck travel.

¹ City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

² City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

³ City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.

APPENDIX A: LEGAL DESCRIPTION

9805 SW BOECKMAN ROAD URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing that lot or parcel of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

Commencing at a point common to Sections 11 and 14, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon. Thence North, 1320 feet, more or less; Thence West, 780 feet, more or less, to the point of intersection of the Northeast corner of Tax Lot 900, and the Oregon Electric Railroad Company's West right-of-way line, Assessor's Plat 3 1W 11C, and being the **POINT OF BEGINNING**.

1. Thence South along said West right-of-way line, 1403 feet, more or less, to the point of intersection of said Oregon Electric Railroad Company's West right-of-way line, and the North right-of-way line of Boeckman Road;
2. Thence West along said North right-of-way line, 1087 feet, more or less, to the point of intersection of said North right-of-way line and the East right-of-way line of proposed Kinsman Road
3. Thence North along said East right-of-way line, 1260 feet, more or less, to the Northwest corner of said Tax Lot 900;
4. Thence East, 525 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **twenty five (25)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's Tax Maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

REPORT ACCOMPANYING 9805 SW BOECKMAN ROAD URBAN RENEWAL PLAN



Prepared for the City of Wilsonville

August 5, 2013

**REPORT ACCOMPANYING
9805 SW BOECKMAN ROAD
URBAN RENEWAL PLAN**

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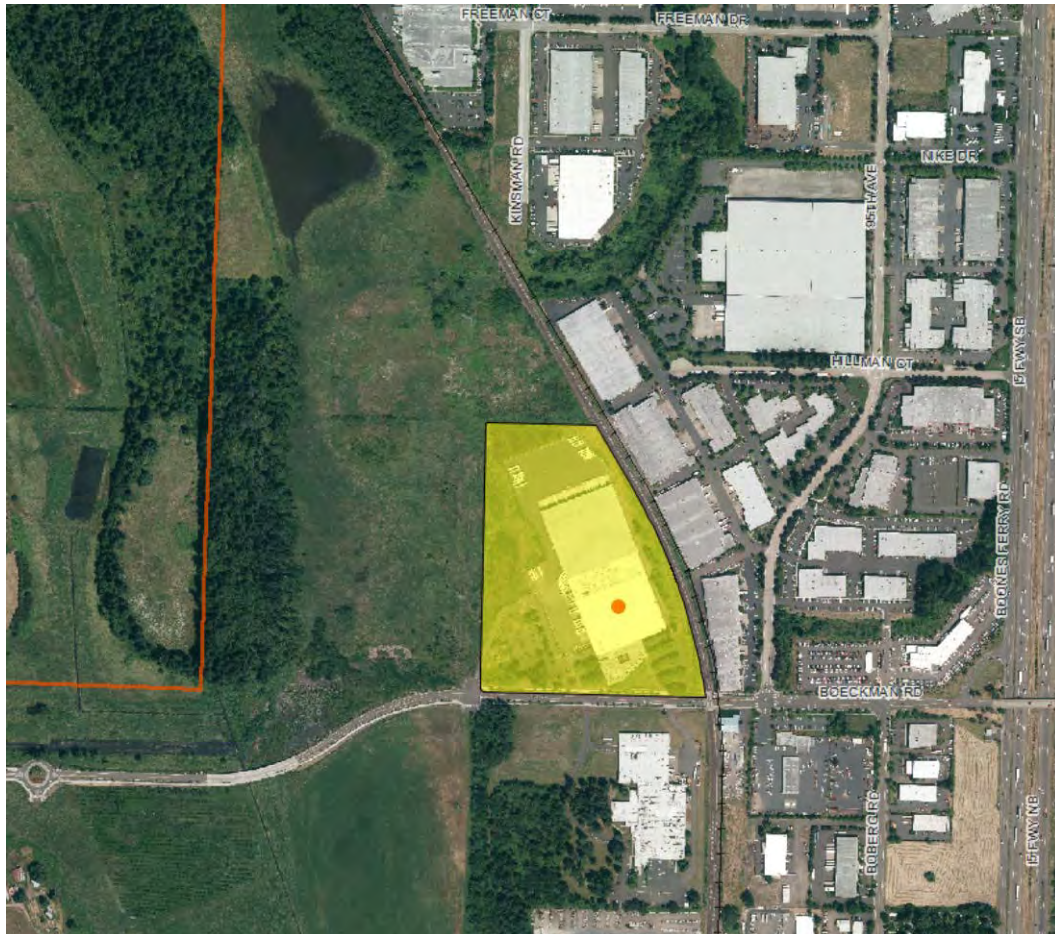
I. INTRODUCTION

The Report on the 9805 SW Boeckman Road Urban Renewal Plan (Report) contains background information and project details that pertain to the 9805 SW Boeckman Road Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 9805 SW Boeckman Road Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

Figure 1 – 9805 SW Boeckman Road Urban Renewal Plan Area Boundary



Source: City of Wilsonville

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the 9805 SW Boeckman Road Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

Land Use

According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 1 industrial use parcel that has 301,000 square feet of building space on 24.98 acres.

Zoning and Comprehensive Plan Designations

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcel is Industrial, and the zoning is Planned Industrial Development (PDI).

Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

B. Infrastructure: Existing Conditions

Infrastructure

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only one parcel, this section will instead evaluate the infrastructure directly serving this parcel, along with an evaluation of the conditions of the infrastructure on the parcel itself. Information was obtained from documentation by City of Wilsonville staff.

1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the property, SW Boeckman Road, is a minor arterial that is in good condition and meets City standards. SW Boeckman Road has adequate streetscape, sidewalks, curbs, and bike lanes.

There are several planned projects for SW Boeckman Road in the Capital Improvement Plan (CIP), but none of them are in the immediate vicinity of the Area.

2. Water

The water pipe serving the Area is a 3" domestic / 1.5" irrigation that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents

3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.

6. Public Parking

There is no public parking in the Area, but there is a bank of private head-in parking along the south end of the building that should provide parking for over 150 vehicles.

7. Wetlands

Approximately 127,361 SF along the Area's western boundary is identified as the Coffee Creek wetland buffer and is within the City's Significant Resource Overlay Zone (SROZ).

8. Conditions of Buildings

The building has 301,000 square feet of space. It is currently vacant.

C. Social Conditions

There is only one industrial parcel in the Area and there are no residents that reside within the Area.

D. Economic Conditions

Taxable Value of Property Within the Area

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$10,879,601. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$10,879,601.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

A. Property Tax Rebates

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Existing Conditions:

This parcel is currently vacant and/or underutilized. It has 301,000 square feet of building space on 24.98 acres.

B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 9805 SW Boeckman Road Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

Existing Conditions:

As there is currently no urban renewal program for this Area, these activities do not exist.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

Table 1 – Estimated Project Allocations

| TIF Use | Amount |
|--------------------|--------------|
| URA Administration | \$141,367 |
| Rebate | \$11,821,851 |
| Total | \$11,963,218 |

Source: ECONorthwest, TIF: Tax Increment Funds

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 9805 SW Boeckman Road Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency. This results in approximately \$12 million in maximum indebtedness, and represents the maximum investment anticipated in the building. Lower investment levels will result in lower actual tax rebates and lower actual maximum indebtedness used. When a developer negotiates an agreement with the City, the projected rebate and revenue sharing numbers will be reevaluated, but may not exceed the \$12 million maximum indebtedness established in this Plan.

Table 2. Investment Schedule

| Year | Investment Amount | | |
|------|-------------------|---------------|---------------|
| | Schedule 1 | Schedule 2 | Schedule 3 |
| 2013 | | | |
| 2014 | | | |
| 2015 | \$ 137,000,000 | | |
| 2016 | | \$135,000,000 | |
| 2017 | | | \$135,000,000 |
| 2018 | | | |

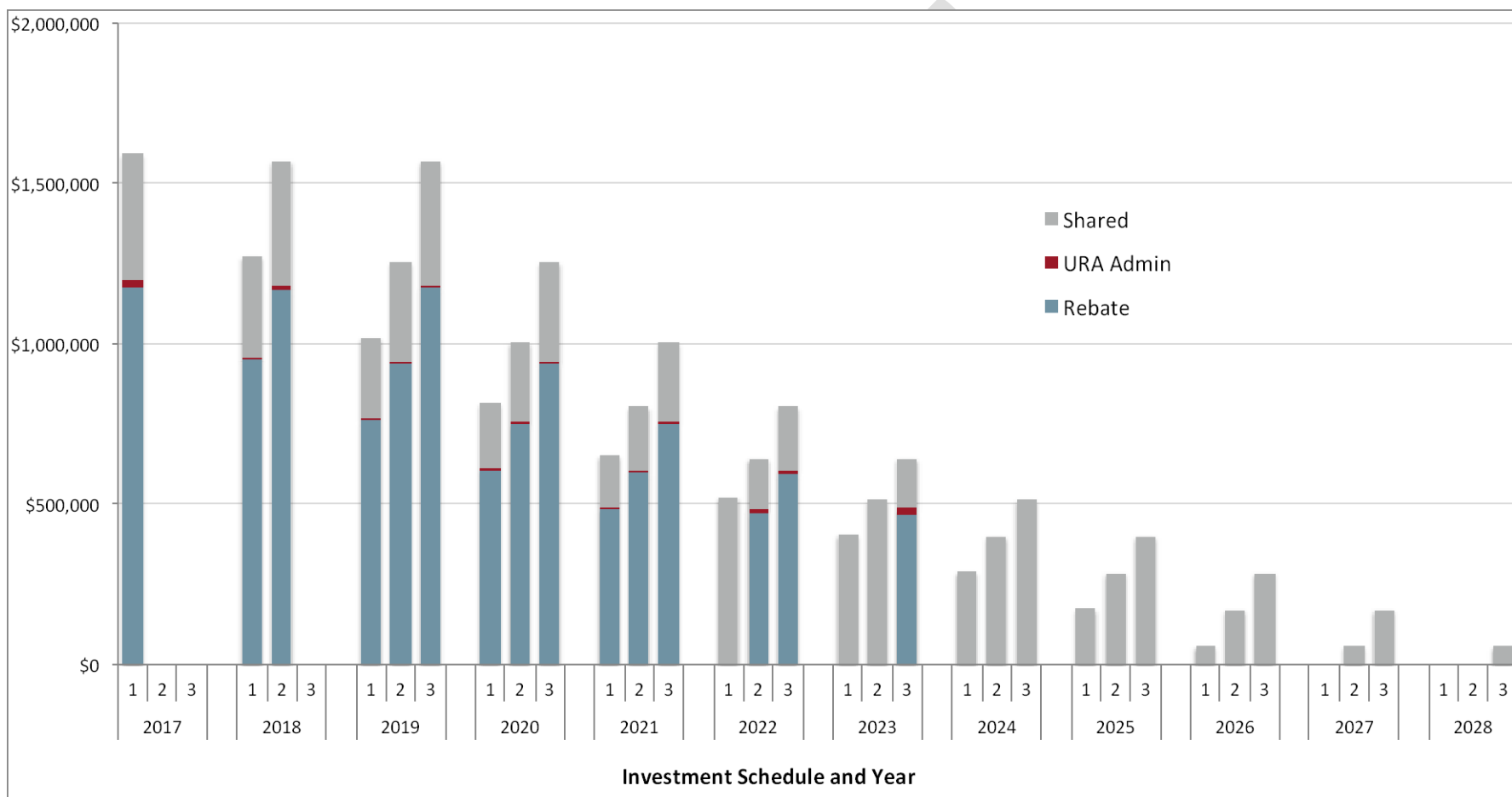
Source: ECONorthwest

The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 3, the term of the rebate expires before all of the manufacturer's investment in equipment has depreciated. The result of this is the taxing jurisdictions begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6th year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.

Chart 1. Investment, Amortization, and Rebate Schedule



Source: ECONorthwest

There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario

| FYE | URA Admin | Rebate | Shared | Total |
|-------|-----------|--------------|-------------|--------------|
| 2013 | - | - | - | - |
| 2014 | - | - | - | - |
| 2015 | - | - | - | - |
| 2016 | - | - | - | - |
| 2017 | \$28,883 | \$1,172,736 | \$390,911 | \$1,592,530 |
| 2018 | \$17,390 | \$2,119,437 | \$706,479 | \$2,843,306 |
| 2019 | \$17,912 | \$2,869,511 | \$956,504 | \$3,843,927 |
| 2020 | \$18,449 | \$2,292,519 | \$764,173 | \$3,075,141 |
| 2021 | \$19,002 | \$1,830,780 | \$610,260 | \$2,460,042 |
| 2022 | \$19,572 | \$1,069,956 | \$878,472 | \$1,968,000 |
| 2023 | \$20,159 | \$466,912 | \$1,075,757 | \$1,562,828 |
| 2024 | - | - | \$1,204,211 | \$1,204,211 |
| 2025 | - | - | \$859,716 | \$859,716 |
| 2026 | - | - | \$515,223 | \$515,223 |
| 2027 | - | - | \$228,592 | \$228,592 |
| 2028 | - | - | \$57,192 | \$57,192 |
| 2029 | - | - | - | - |
| 2030 | - | - | - | - |
| Total | \$141,367 | \$11,821,851 | \$8,247,490 | \$20,210,708 |

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half-year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.

However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

| FYE | Assessed Value | Frozen Base | Excess Value | Tax Rate | TIF |
|-------|----------------|--------------|---------------|----------|--------------|
| 2013 | \$10,879,601 | \$10,879,601 | \$0 | 13.0968 | - |
| 2014 | \$10,879,601 | \$10,879,601 | \$0 | 13.0936 | - |
| 2015 | \$10,879,601 | \$10,879,601 | \$0 | 13.0793 | - |
| 2016 | \$10,879,601 | \$10,879,601 | \$0 | 12.9159 | - |
| 2017 | \$134,179,601 | \$10,879,601 | \$123,300,000 | 12.9159 | \$1,592,530 |
| 2018 | \$231,019,601 | \$10,879,601 | \$220,140,000 | 12.9159 | \$2,843,306 |
| 2019 | \$308,491,601 | \$10,879,601 | \$297,612,000 | 12.9159 | \$3,843,927 |
| 2020 | \$248,969,201 | \$10,879,601 | \$238,089,600 | 12.9159 | \$3,075,141 |
| 2021 | \$201,345,801 | \$10,879,601 | \$190,466,200 | 12.9159 | \$2,460,042 |
| 2022 | \$163,249,901 | \$10,879,601 | \$152,370,300 | 12.9159 | \$1,968,000 |
| 2023 | \$131,879,901 | \$10,879,601 | \$121,000,300 | 12.9159 | \$1,562,828 |
| 2024 | \$104,114,401 | \$10,879,601 | \$93,234,800 | 12.9159 | \$1,204,211 |
| 2025 | \$77,442,201 | \$10,879,601 | \$66,562,600 | 12.9159 | \$859,716 |
| 2026 | \$50,770,201 | \$10,879,601 | \$39,890,600 | 12.9159 | \$515,223 |
| 2027 | \$28,578,101 | \$10,879,601 | \$17,698,500 | 12.9159 | \$228,592 |
| 2028 | \$15,307,601 | \$10,879,601 | \$4,428,000 | 12.9159 | \$57,192 |
| 2029 | \$10,879,601 | \$10,879,601 | \$0 | 12.9159 | - |
| 2030 | \$10,879,601 | \$10,879,601 | \$0 | 12.9159 | - |
| Total | | | | | \$20,210,708 |

Source: ECONorthwest, FYE: Fiscal Year End, TIF: Tax Increment Funds

Table 5 – Projected Investments and Depreciation Schedules

| Calendar Year | FYE | Investment Schedule 1 | | | Investment Schedule 2 | | | Investment Schedule 3 | | | Total RMV |
|---------------|------|-----------------------|--------------|---------------|-----------------------|--------|---------------|-----------------------|--------|---------------|---------------|
| | | Value | Depreciation | RMV | Value | Depr. | RMV | Value | Depr. | RMV | |
| 2013 | 2015 | | | | | | | | | | |
| 2014 | 2016 | | | | | | | | | | |
| 2015 | 2017 | \$137,000,000 | 10.00% | \$123,300,000 | | | | | | | \$123,300,000 |
| 2016 | 2018 | | 18.00% | \$98,640,000 | \$135,000,000 | 10.00% | \$121,500,000 | | | | \$220,140,000 |
| 2017 | 2019 | | 14.40% | \$78,912,000 | | 18.00% | \$97,200,000 | \$135,000,000 | 10.00% | \$121,500,000 | \$297,612,000 |
| 2018 | 2020 | | 11.52% | \$63,129,600 | | 14.40% | \$77,760,000 | | 18.00% | \$97,200,000 | \$238,089,600 |
| 2019 | 2021 | | 9.22% | \$50,498,200 | | 11.52% | \$62,208,000 | | 14.40% | \$77,760,000 | \$190,466,200 |
| 2020 | 2022 | | 7.37% | \$40,401,300 | | 9.22% | \$49,761,000 | | 11.52% | \$62,208,000 | \$152,370,300 |
| 2021 | 2023 | | 6.55% | \$31,427,800 | | 7.37% | \$39,811,500 | | 9.22% | \$49,761,000 | \$121,000,300 |
| 2022 | 2024 | | 6.55% | \$22,454,300 | | 6.55% | \$30,969,000 | | 7.37% | \$39,811,500 | \$93,234,800 |
| 2023 | 2025 | | 6.56% | \$13,467,100 | | 6.55% | \$22,126,500 | | 6.55% | \$30,969,000 | \$66,562,600 |
| 2024 | 2026 | | 6.55% | \$4,493,600 | | 6.56% | \$13,270,500 | | 6.55% | \$22,126,500 | \$39,890,600 |
| 2025 | 2027 | | 3.28% | - | | 6.55% | \$4,428,000 | | 6.56% | \$13,270,500 | \$17,698,500 |
| 2026 | 2028 | | | | | 3.28% | - | | 6.55% | \$4,428,000 | \$4,428,000 |
| 2027 | 2029 | | | | | | | | 3.28% | - | \$0 |
| 2028 | 2030 | | | | | | | | | | |

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation
 Source: ECONorthwest

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education,

there was approximately \$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.¹

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Tables 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

¹ Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)

| FYE | Clackamas County | Tualatin Valley Fire & Rescue | City of Wilsonville | Port of Portland | Metro | COUNTY EXTENSION & 4-H | COUNTY LIBRARY | COUNTY SOIL CONS | VECTOR CONTROL | Subtotal |
|--------------|--------------------|-------------------------------|---------------------|------------------|-----------------|------------------------|------------------|------------------|----------------|--------------------|
| 2013 | - | - | - | - | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - | - | - | - | - |
| 2017 | (223,673) | (141,896) | (234,502) | (6,522) | (8,987) | (4,652) | (36,972) | (4,652) | (605) | (662,461) |
| 2018 | (397,755) | (252,332) | (417,012) | (11,597) | (15,982) | (8,272) | (65,746) | (8,272) | (1,075) | (1,178,043) |
| 2019 | (537,473) | (340,967) | (563,494) | (15,671) | (21,595) | (11,178) | (88,841) | (11,178) | (1,453) | (1,591,850) |
| 2020 | (430,170) | (272,895) | (450,997) | (12,543) | (17,284) | (8,946) | (71,105) | (8,946) | (1,163) | (1,274,049) |
| 2021 | (344,323) | (218,435) | (360,994) | (10,040) | (13,835) | (7,161) | (56,915) | (7,161) | (931) | (1,019,795) |
| 2022 | (202,808) | (128,659) | (212,627) | (5,913) | (8,149) | (4,218) | (33,523) | (4,218) | (548) | (600,663) |
| 2023 | (90,665) | (57,517) | (95,054) | (2,644) | (3,643) | (1,886) | (14,986) | (1,886) | (245) | (268,526) |
| 2024 | - | - | - | - | - | - | - | - | - | - |
| 2025 | - | - | - | - | - | - | - | - | - | - |
| 2026 | - | - | - | - | - | - | - | - | - | - |
| 2027 | - | - | - | - | - | - | - | - | - | - |
| 2028 | - | - | - | - | - | - | - | - | - | - |
| 2029 | - | - | - | - | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | - | - | - | - | - |
| Total | (2,226,867) | (1,412,701) | (2,334,680) | (64,930) | (89,475) | (46,313) | (368,088) | (46,313) | (6,020) | (6,595,387) |

Source: ECONorthwest.

Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)

| FYE | COM COLL CLACK (perm) | ESD CLACKAMAS | SCH WLINN/WILS (perm) | Education Subtotal | General Government Subtotal | Total |
|--------------|--------------------------|------------------|--------------------------|-----------------------|--------------------------------|---------------------|
| 2013 | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - |
| 2017 | (51,932) | (34,302) | (452,927) | (539,161) | (662,461) | (1,201,622) |
| 2018 | (92,349) | (60,998) | (805,436) | (958,783) | (1,178,043) | (2,136,826) |
| 2019 | (124,789) | (82,425) | (1,088,359) | (1,295,573) | (1,591,850) | (2,887,423) |
| 2020 | (99,876) | (65,969) | (871,075) | (1,036,920) | (1,274,049) | (2,310,969) |
| 2021 | (79,944) | (52,804) | (697,240) | (829,988) | (1,019,795) | (1,849,783) |
| 2022 | (47,087) | (31,102) | (410,677) | (488,866) | (600,663) | (1,089,529) |
| 2023 | (21,050) | (13,904) | (183,592) | (218,546) | (268,526) | (487,072) |
| 2024 | - | - | - | - | - | - |
| 2025 | - | - | - | - | - | - |
| 2026 | - | - | - | - | - | - |
| 2027 | - | - | - | - | - | - |
| 2028 | - | - | - | - | - | - |
| 2029 | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | - |
| Total | (517,027) | (341,504) | (4,509,306) | (5,367,837) | (6,595,387) | (11,963,224) |

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$10,879,601. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are three existing urban renewal areas, as shown in Table 7. These three areas, plus the 9805 SW Boeckman Road Area, total 3.32% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 9805 SW Boeckman Road Area has 24.98 acres, including right-of-way, and the City of Wilsonville has 4,614.4 acres; the other three existing urban renewal areas total 1,032.76 acres. Therefore, 22.45% of the City's acreage is in an urban renewal area, below the 25% state limit.

Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

| Urban Renewal Area | Assessed Value | Acres |
|--|-----------------|--------|
| 9805 SW Boeckman Road | \$10,879,601 | 24.98 |
| 26755 SW 95 th Avenue | \$7,064,499 | 9.76 |
| Year 2000 Plan | \$44,087,806 | 567 |
| West Side Plan | \$16,526,288 | 456 |
| City of Wilsonville | \$2,368,094,165 | 4,712 |
| Percent of Assessed Value in Urban Renewal | 3.32% | |
| Percent of Acreage in Urban Renewal | | 22.45% |

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.

25600 SW Parkway Center Drive Urban Renewal Plan



Prepared for the City of Wilsonville
August 5, 2013

City of Wilsonville

List of Participants

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I. DEFINITIONS

“Area” means the properties and rights of way located within this 25600 SW Parkway Center Drive Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means 25600 SW Parkway Center Drive, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

II. INTRODUCTION

In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.

The Agency has prepared 25600 SW Parkway Center Drive Urban Renewal Plan (Plan) based on the recommendations of the Task Force. This Plan establishes the third of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of 25600 SW Parkway Center Drive Urban Renewal Area (Area) . The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 10.35 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency.

Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

III. GOALS AND OBJECTIVES

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

Goal 1: *PUBLIC INVOLVEMENT*

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

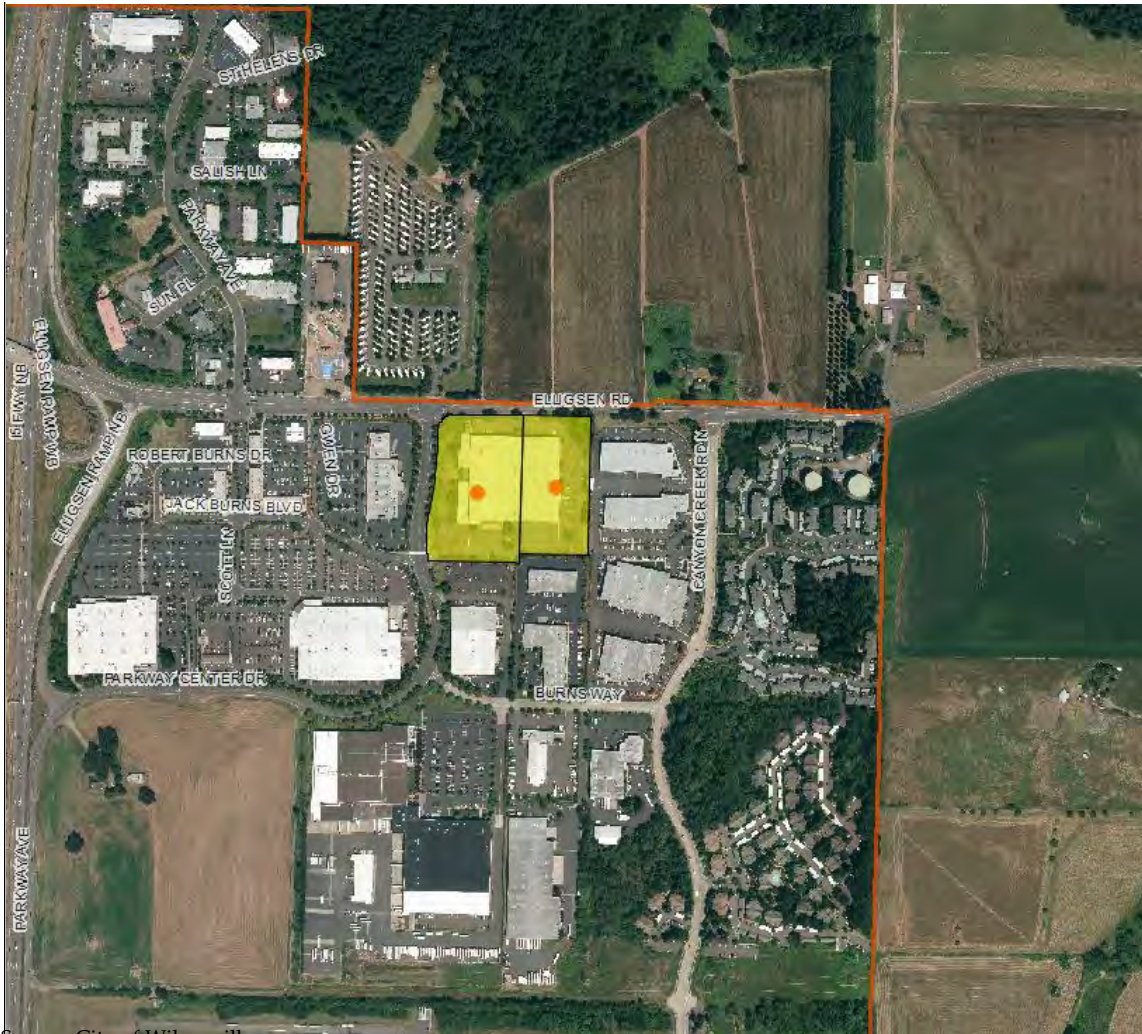
Goal 2: *ECONOMY*

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.

Figure 1 – 25600 SW Parkway Center Drive Urban Renewal Area Boundary



Source: City of Wilsonville

IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Property tax rebate mechanics

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

B. Debt repayment and project administration

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

VI. PROPERTY ACQUISITION AND DISPOSITION

The Plan does not authorize the acquisition and disposition of property.

VII. RELOCATION METHODS

No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

VIII. LAND USES

The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

C. Prior indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

X. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

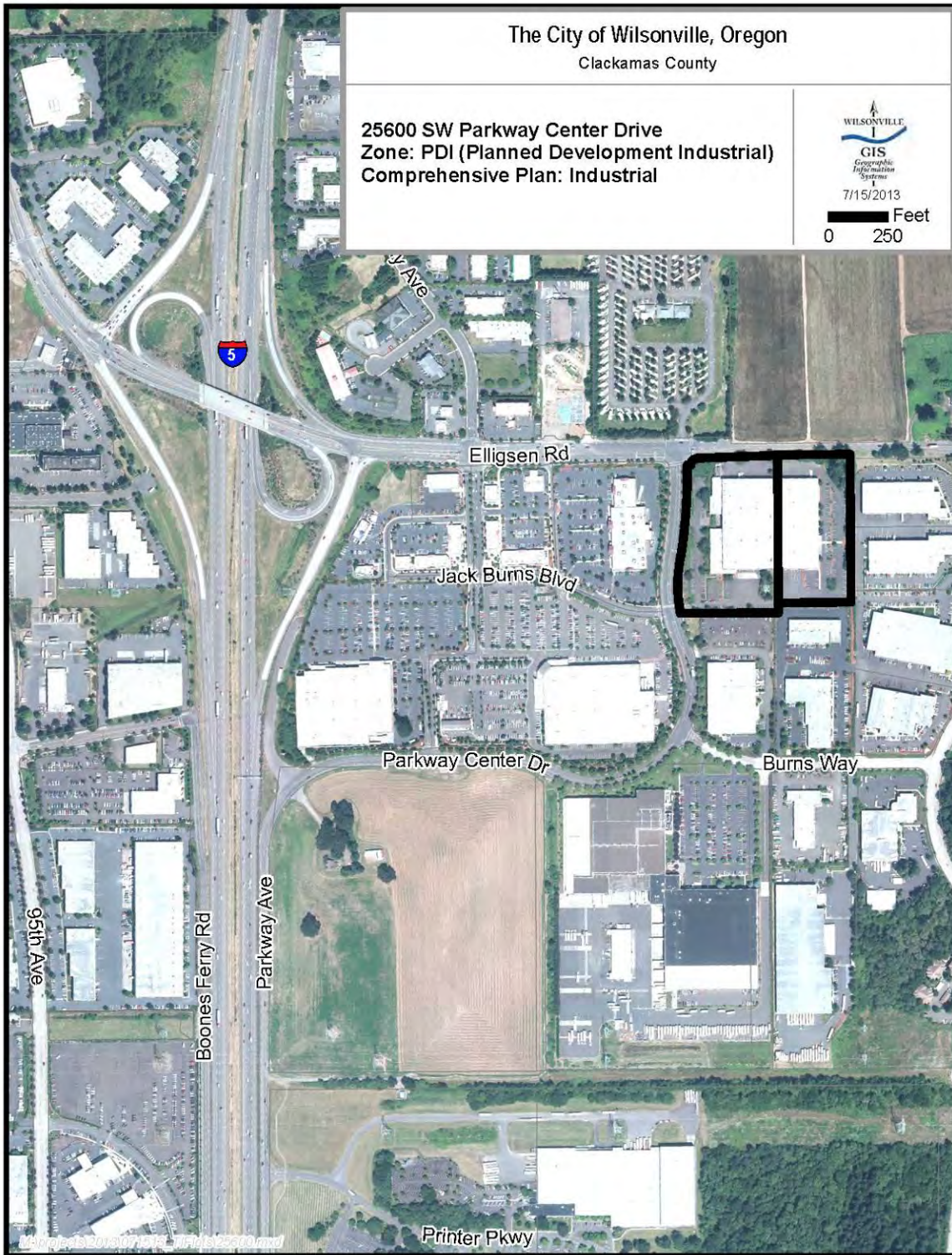
B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

Section A: Citizen Involvement

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

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine

that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.

Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.

The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.

Section C: Urban Growth Management

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

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

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

Policy 2.1.1 The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.

Section D: Land Use and Development

Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land.

Policy 4.1.1 The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.

B. Wilsonville Economic Development Strategy

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.

C. Wilsonville Development Code

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

D. City of Wilsonville Transportation Systems Plan

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

25600 SW Parkway Center Drive is designated as a major arterial, a truck route and a bicycle route.¹ The TSP Executive Summary identifies two 25600 SW Parkway Center Drive projects as being a high priority, an urban upgrade and a center trail connector.² 25600 SW Parkway Center Drive is also identified as having a cross section deficiency near the Area.³ Public bus lines do run along 25600 SW Parkway Center Drive, and there are multiple bus stops near the Area.

The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and 25600 SW Parkway Center Drive will be used as designated in the TSP. 25600 SW Parkway Center Drive is classified as a major arterial, anticipating truck travel.

¹ City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

² City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

³ City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.

APPENDIX A: LEGAL DESCRIPTION

25600 SW PARKWAY CENTER DRIVE URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Washington, and the State of Oregon, lying in Section 1, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

Commencing at a point common to Sections 1, 2, 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon. Thence East along the South line of said Section 1, 1330 feet, more or less, to the Southeast corner of Parcel 2, Partition Plat 1991-082, records of said county. Thence North along the East line of said Parcel 2, 673 feet, more or less, to the Southeast corner of Tax Lot 1508, records of said county, Assessor's Plat 3 1W 1, and being the **POINT OF BEGINNING**.

1. Thence West along the South line of said Tax Lot 1508, 305 feet, more or less, to a point on the East line of Tax Lot 1507;
2. Thence South along said East line, 41 feet, more or less, to the Southeast corner of said Tax Lot 1507;
3. Thence West along the South line of said Tax Lot 1507, 412 feet, more or less, to the point of intersection of said South line with the East right-of-way line of Parkway Avenue;
4. Thence North along said East right-of-way line and the extension thereof, 665 feet, more or less, to the point of intersection of said East right-of-way line with the Westerly extension of the South right-of-way line of Elligsen Road;
5. Thence East along said Westerly extension of said South right-of-way line and said South right-of-way line, 686 feet, more or less, to the Northeast corner of said Tax Lot 1508;
6. Thence South along the East line of said Tax Lot 1508, 622 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Washington, and the State of Oregon, contains **ten (10)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's tax maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

DRAFT

REPORT ACCOMPANYING 25600 SW PARKWAY CENTER DRIVE URBAN RENEWAL PLAN



Prepared for the City of Wilsonville

August 5, 2013

**REPORT ACCOMPANYING
25600 SW PARKWAY CENTER DRIVE
URBAN RENEWAL PLAN**

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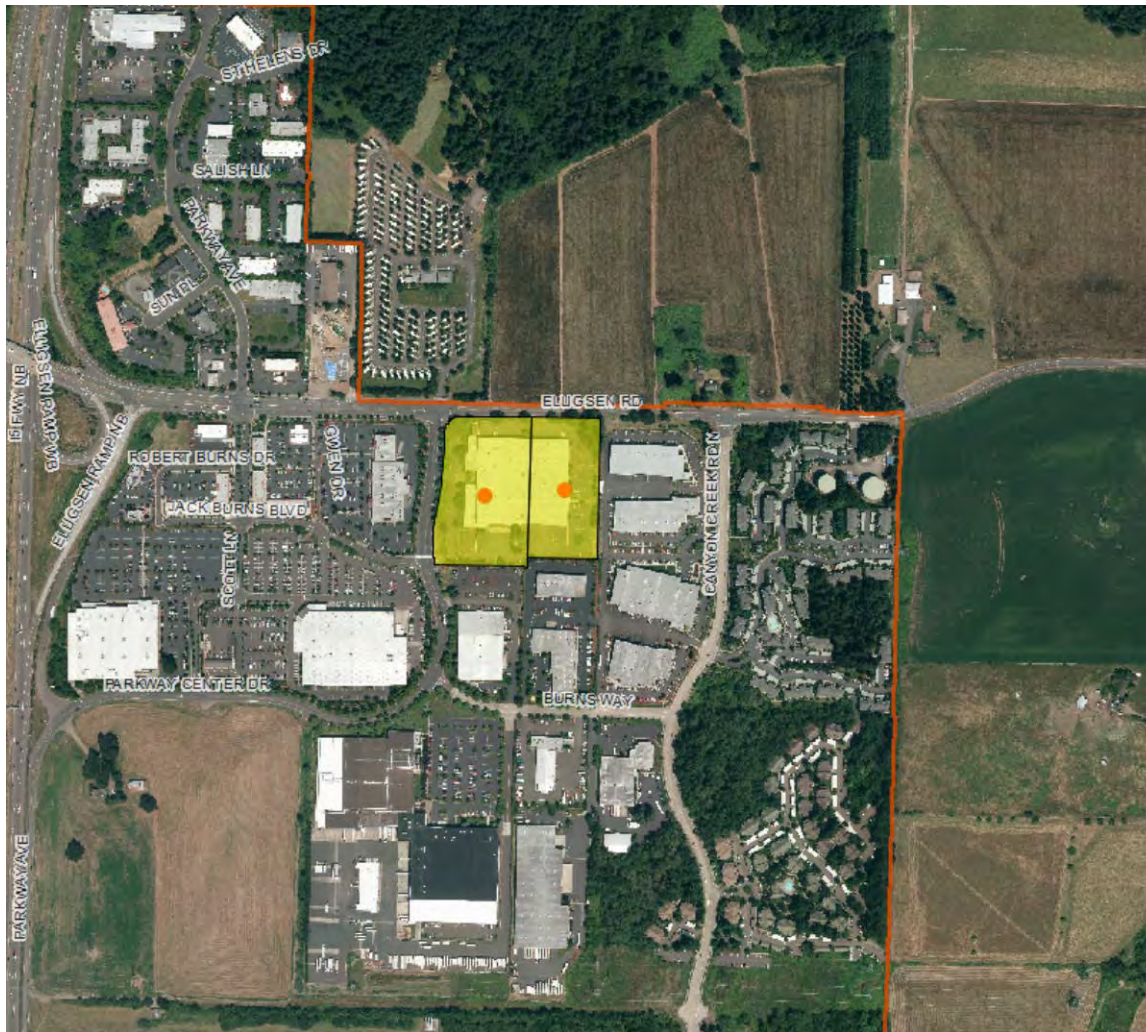
I. INTRODUCTION

The Report on the 25600 SW Parkway Center Drive Urban Renewal Plan (Report) contains background information and project details that pertain to the 25600 SW Parkway Center Drive Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 25600 SW Parkway Center Drive Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

Figure 1 – 25600 SW Parkway Center Drive Urban Renewal Plan Area Boundary



Source: City of Wilsonville

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the 25600 SW Parkway Center Drive Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

Land Use

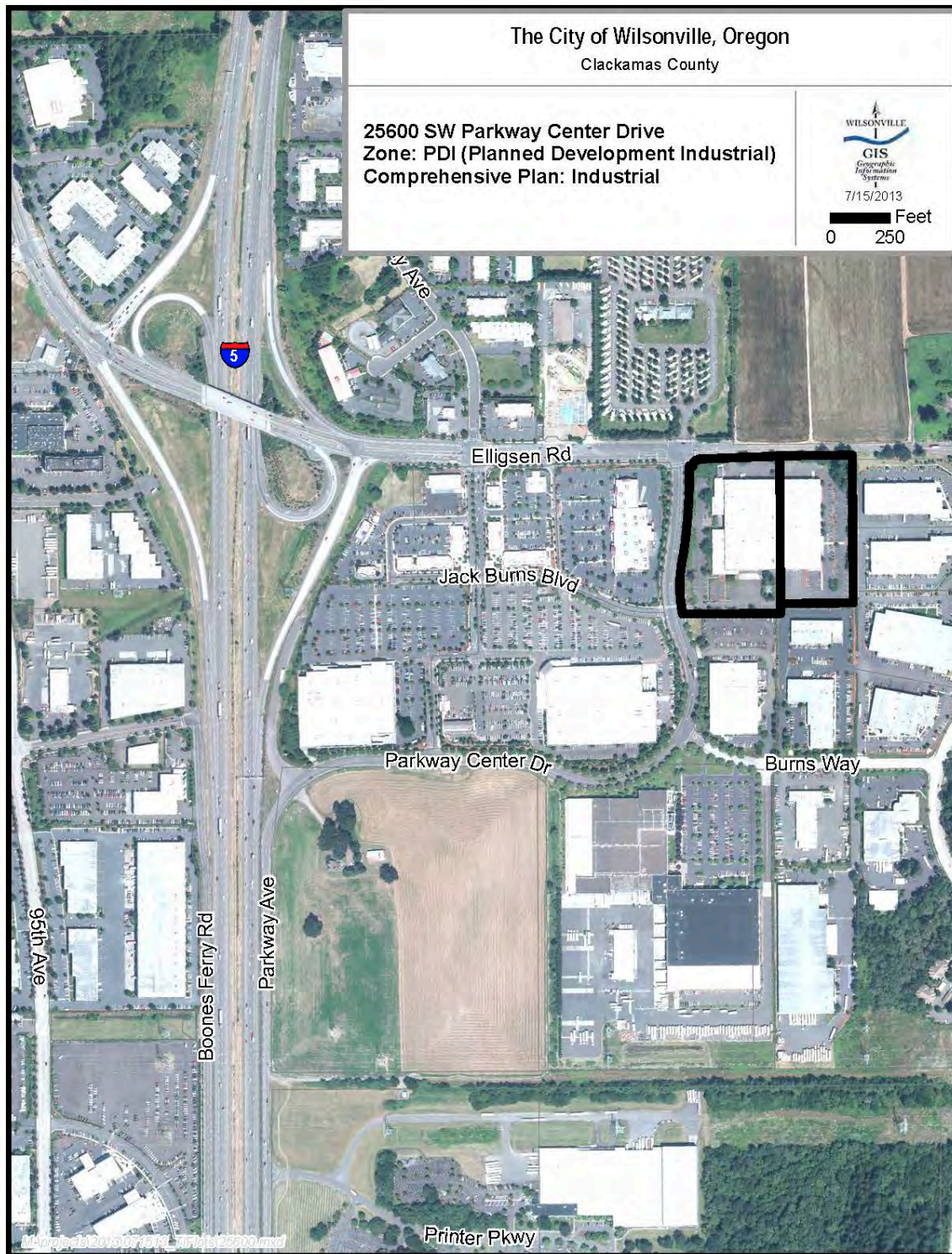
According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 2 industrial use parcels that have a building with 177,288 square feet of building space on 10.35 acres.

Zoning and Comprehensive Plan Designations

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcels is Industrial, and the zoning is Planned Industrial Development (PDI).

Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

B. Infrastructure: Existing Conditions

Infrastructure

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only two parcels, this section will instead evaluate the infrastructure directly serving these parcels, along with an evaluation of the conditions of the infrastructure on the parcels themselves. Information was obtained from documentation by City of Wilsonville staff.

1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the building, SW Parkway Center Drive, is a major arterial that is in good condition and meets City standards. SW Parkway Center Drive has adequate streetscape, sidewalks, curbs, and bike lanes.

There are currently two priority projects in the Capital Improvement Plan planned for SW Parkway Center Drive, an urban upgrade and a center trail connector.

2. Water

The water pipe serving the Area is a 2" domestic/2" irrigation that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents

3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These

projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.

6. Public Parking

There is no public parking in the Area, but there are banks of private head-in parking along the south, west, and east ends of the building that should provide parking for over 260 vehicles.

7. Wetlands

There are no wetlands or Significant Resource Overlay Zoning in or immediately around the Area.

8. Conditions of Buildings

The building has 177,288 square feet of space and is currently vacant.

C. Social Conditions

There are only two industrial parcels in the Area and there are no residents that reside within the Area.

D. Economic Conditions

Taxable Value of Property Within the Area

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$7,476,210. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$7,476,210.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows

the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

A. Property Tax Rebates

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Existing Conditions:

This building is currently vacant and/or underutilized. It has 177,288 square feet of building space on 10.35 acres.

B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 25600 SW Parkway Center Drive Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

Existing Conditions:

As there is currently no urban renewal program for this Area, these activities do not exist.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

Table 1 – Estimated Project Allocations

| TIF Use | Amount |
|--------------------|--------------|
| URA Administration | \$141,367 |
| Rebate | \$11,821,851 |
| Total | \$11,963,218 |

Source: ECONorthwest, TIF: Tax Increment Funds

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 25600 SW Parkway Center Drive Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency. This results in approximately \$12 million in maximum indebtedness, and represents the maximum investment anticipated in the building. Lower investment levels will result in lower actual tax rebates and lower actual maximum indebtedness used. When a developer negotiates an agreement with the City, the projected rebate and revenue sharing numbers will be reevaluated, but may not exceed the \$12 million maximum indebtedness established in this Plan.

Table 2. Investment Schedule

| Year | Investment Amount | | |
|------|-------------------|-------------|-------------|
| | Schedule 1 | Schedule 2 | Schedule 3 |
| 2013 | | | |
| 2014 | | | |
| 2015 | 137,000,000 | | |
| 2016 | | 135,000,000 | |
| 2017 | | | 135,000,000 |
| 2018 | | | |

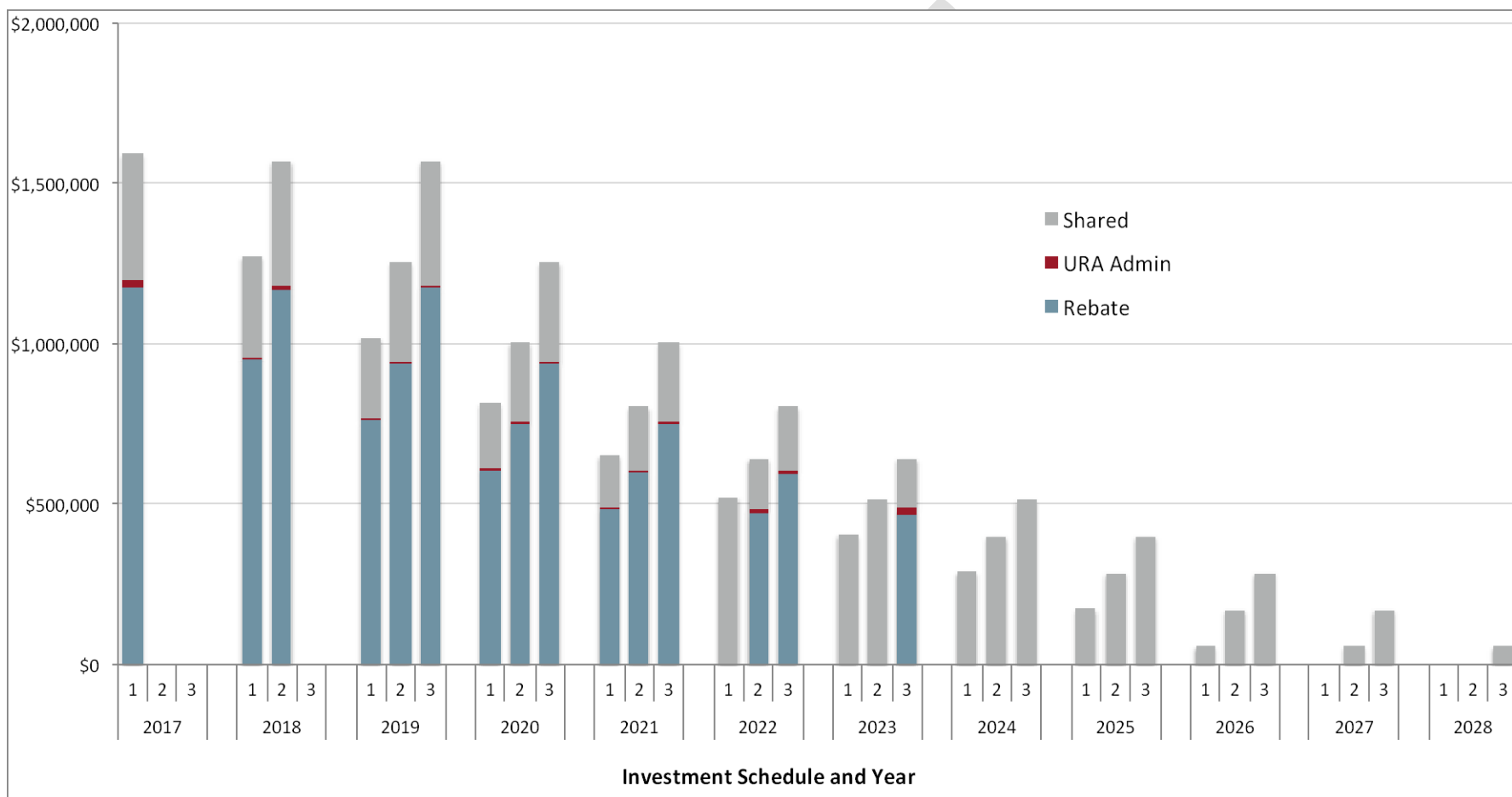
Source: ECONorthwest

The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 3, the term of the rebate expires before all of the manufacturer's investment in equipment has depreciated. The result of this is the taxing jurisdictions begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6th year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.

Chart 1. Investment, Amortization, and Rebate Schedule



Source: ECONorthwest

There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario

| FYE | URA Admin | Rebate | Shared | Total |
|--------------|------------------|---------------------|--------------------|---------------------|
| 2013 | - | - | - | - |
| 2014 | - | - | - | - |
| 2015 | - | - | - | - |
| 2016 | - | - | - | - |
| 2017 | \$28,883 | \$1,104,988 | \$368,330 | \$1,502,201 |
| 2018 | \$17,390 | \$1,998,481 | \$666,161 | \$2,682,032 |
| 2019 | \$17,912 | \$2,705,988 | \$901,996 | \$3,625,896 |
| 2020 | \$18,449 | \$2,161,701 | \$720,567 | \$2,900,717 |
| 2021 | \$19,002 | \$1,726,129 | \$575,376 | \$2,320,507 |
| 2022 | \$19,572 | \$1,008,435 | \$828,366 | \$1,856,373 |
| 2023 | \$20,159 | \$439,571 | \$1,014,453 | \$1,474,183 |
| 2024 | - | - | \$1,135,908 | \$1,135,908 |
| 2025 | - | - | \$810,952 | \$810,952 |
| 2026 | - | - | \$485,999 | \$485,999 |
| 2027 | - | - | \$215,626 | \$215,626 |
| 2028 | - | - | \$53,948 | \$53,948 |
| 2029 | - | - | - | - |
| 2030 | - | - | - | - |
| Total | \$141,367 | \$11,145,293 | \$7,777,682 | \$19,064,342 |

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half-year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.

However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

| FYE | Assessed Value | Frozen Base | Excess Value | Tax Rate | TIF |
|-------|----------------|-------------|---------------|----------|--------------|
| 2013 | \$7,476,210 | \$7,476,210 | \$0 | 12.3549 | - |
| 2014 | \$7,476,210 | \$7,476,210 | \$0 | 12.3522 | - |
| 2015 | \$7,476,210 | \$7,476,210 | \$0 | 12.3467 | - |
| 2016 | \$7,476,210 | \$7,476,210 | \$0 | 12.1833 | - |
| 2017 | \$130,776,210 | \$7,476,210 | \$123,300,000 | 12.1833 | \$1,502,201 |
| 2018 | \$227,616,210 | \$7,476,210 | \$220,140,000 | 12.1833 | \$2,682,032 |
| 2019 | \$305,088,210 | \$7,476,210 | \$297,612,000 | 12.1833 | \$3,625,896 |
| 2020 | \$245,565,810 | \$7,476,210 | \$238,089,600 | 12.1833 | \$2,900,717 |
| 2021 | \$197,942,410 | \$7,476,210 | \$190,466,200 | 12.1833 | \$2,320,507 |
| 2022 | \$159,846,510 | \$7,476,210 | \$152,370,300 | 12.1833 | \$1,856,373 |
| 2023 | \$128,476,510 | \$7,476,210 | \$121,000,300 | 12.1833 | \$1,474,183 |
| 2024 | \$100,711,010 | \$7,476,210 | \$93,234,800 | 12.1833 | \$1,135,908 |
| 2025 | \$74,038,810 | \$7,476,210 | \$66,562,600 | 12.1833 | \$810,952 |
| 2026 | \$47,366,810 | \$7,476,210 | \$39,890,600 | 12.1833 | \$485,999 |
| 2027 | \$25,174,710 | \$7,476,210 | \$17,698,500 | 12.1833 | \$215,626 |
| 2028 | \$11,904,210 | \$7,476,210 | \$4,428,000 | 12.1833 | \$53,948 |
| 2029 | \$7,476,210 | \$7,476,210 | \$0 | 12.1833 | - |
| 2030 | \$7,476,210 | \$7,476,210 | \$0 | 12.1833 | - |
| Total | | | | | \$19,064,342 |

Source: ECONorthwest, FYE: Fiscal Year End, TIF Revenue: Tax Increment Revenue

Table 5 – Projected Investments and Depreciation Schedules

| Calendar Year | FYE | Investment Schedule 1 | | | Investment Schedule 2 | | | Investment Schedule 3 | | | Total RMV |
|---------------|------|-----------------------|--------------|---------------|-----------------------|--------|---------------|-----------------------|--------|---------------|---------------|
| | | Value | Depreciation | RMV | Value | Depr. | RMV | Value | Depr. | RMV | |
| 2013 | 2015 | | | | | | | | | | |
| 2014 | 2016 | | | | | | | | | | |
| 2015 | 2017 | \$137,000,000 | 10.00% | \$123,300,000 | | | | | | | \$123,300,000 |
| 2016 | 2018 | | 18.00% | \$98,640,000 | \$135,000,000 | 10.00% | \$121,500,000 | | | | \$220,140,000 |
| 2017 | 2019 | | 14.40% | \$78,912,000 | | 18.00% | \$97,200,000 | \$135,000,000 | 10.00% | \$121,500,000 | \$297,612,000 |
| 2018 | 2020 | | 11.52% | \$63,129,600 | | 14.40% | \$77,760,000 | | 18.00% | \$97,200,000 | \$238,089,600 |
| 2019 | 2021 | | 9.22% | \$50,498,200 | | 11.52% | \$62,208,000 | | 14.40% | \$77,760,000 | \$190,466,200 |
| 2020 | 2022 | | 7.37% | \$40,401,300 | | 9.22% | \$49,761,000 | | 11.52% | \$62,208,000 | \$152,370,300 |
| 2021 | 2023 | | 6.55% | \$31,427,800 | | 7.37% | \$39,811,500 | | 9.22% | \$49,761,000 | \$121,000,300 |
| 2022 | 2024 | | 6.55% | \$22,454,300 | | 6.55% | \$30,969,000 | | 7.37% | \$39,811,500 | \$93,234,800 |
| 2023 | 2025 | | 6.56% | \$13,467,100 | | 6.55% | \$22,126,500 | | 6.55% | \$30,969,000 | \$66,562,600 |
| 2024 | 2026 | | 6.55% | \$4,493,600 | | 6.56% | \$13,270,500 | | 6.55% | \$22,126,500 | \$39,890,600 |
| 2025 | 2027 | | 3.28% | - | | 6.55% | \$4,428,000 | | 6.56% | \$13,270,500 | \$17,698,500 |
| 2026 | 2028 | | | | | 3.28% | - | | 6.55% | \$4,428,000 | \$4,428,000 |
| 2027 | 2029 | | | | | | | | 3.28% | - | \$0 |
| 2028 | 2030 | | | | | | | | | | |

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation
 Source: ECONorthwest

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education,

there was approximately \$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.¹

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Table 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

¹ Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)

| FYE | Washington County | Tualatin Valley Fire & Rescue | City of Wilsonville | City of Wilsonville (GO) | Port of Portland | Metro | Metro (GO) | General Government Subtotal |
|-------|-------------------|-------------------------------|---------------------|--------------------------|------------------|----------|------------|-----------------------------|
| 2013 | - | - | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - | - | - |
| 2017 | (209,253) | (141,947) | (234,586) | - | (6,524) | (8,990) | - | (601,300) |
| 2018 | (372,024) | (252,362) | (417,063) | - | (11,599) | (15,984) | - | (1,069,032) |
| 2019 | (502,689) | (340,999) | (563,547) | - | (15,673) | (21,597) | - | (1,444,505) |
| 2020 | (402,342) | (272,928) | (451,051) | - | (12,544) | (17,286) | - | (1,156,151) |
| 2021 | (322,060) | (218,469) | (361,050) | - | (10,041) | (13,837) | - | (925,457) |
| 2022 | (189,716) | (128,694) | (212,684) | - | (5,915) | (8,151) | - | (545,160) |
| 2023 | (84,842) | (57,553) | (95,113) | - | (2,645) | (3,645) | - | (243,798) |
| 2024 | - | - | - | - | - | - | - | - |
| 2025 | - | - | - | - | - | - | - | - |
| 2026 | - | - | - | - | - | - | - | - |
| 2027 | - | - | - | - | - | - | - | - |
| 2028 | - | - | - | - | - | - | - | - |
| 2029 | - | - | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | - | - | - |
| Total | (2,082,926) | (1,412,952) | (2,335,094) | - | (64,941) | (89,490) | - | (5,985,403) |

Source: ECONorthwest.

Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)

| Portland Community College (perm) | Portland Community College (GO) | Clackamas County ESD | West Linn SD (perm) | West Linn SD (GO) | Education Subtotal | General Government Subtotal | Total |
|-----------------------------------|---------------------------------|----------------------|---------------------|-------------------|--------------------|-----------------------------|--------------|
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| (26,320) | (18,846) | (34,314) | (453,091) | - | (532,571) | (1,666,442) | (1,133,871) |
| (46,793) | (33,506) | (61,006) | (805,534) | - | (946,839) | (2,962,710) | (2,015,871) |
| (63,227) | (45,274) | (82,433) | (1,088,460) | - | (1,279,394) | (4,003,293) | (2,723,899) |
| (50,606) | (36,237) | (65,977) | (871,180) | - | (1,024,000) | (3,204,151) | (2,180,151) |
| (40,508) | (29,006) | (52,812) | (697,348) | - | (819,674) | (2,564,805) | (1,745,131) |
| (23,862) | (17,087) | (31,110) | (410,788) | - | (482,847) | (1,510,854) | (1,028,007) |
| (10,671) | (7,641) | (13,913) | (183,706) | - | (215,931) | (675,660) | (459,729) |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - |
| (261,987) | (187,597) | (341,565) | (4,510,107) | - | (5,301,256) | (16,587,915) | (11,286,659) |

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$7,476,210. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are four existing urban renewal areas, as shown in Table 7. These four areas, plus the 25600 SW Parkway Center Drive Area, total 3.63% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 25600 SW Parkway Center Drive Area has 10.35 acres, including right-of-way, and the City of Wilsonville has 4,712 acres; the other four existing urban renewal areas total 1,057.74 acres. Therefore, 22.67% of the City's acreage is in an urban renewal area, below the 25% state limit.

Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

| Urban Renewal Area | Assessed Value | Acres |
|--|-----------------|--------|
| 25600 SW Parkway Center Drive | \$7,476,210 | 10.35 |
| 9805 SW Boeckman Road | \$10,879,601 | 24.98 |
| 26755 SW 95 th Avenue | \$7,064,499 | 9.76 |
| Year 2000 Plan | \$44,087,806 | 567 |
| West Side Plan | \$16,526,288 | 456 |
| City of Wilsonville | \$2,368,094,165 | 4,712 |
| Percent of Assessed Value in Urban Renewal | 3.63% | |
| Percent of Acreage in Urban Renewal | | 22.67% |

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.

29899 SW Boones Ferry Road Urban Renewal Plan



Prepared for the City of Wilsonville
August 5, 2013

City of Wilsonville

List of Participants

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I. DEFINITIONS

“Area” means the properties and rights of way located within this 29899 SW Boones Ferry Road Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means this 29899 SW Boones Ferry Road Urban Renewal Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

II. INTRODUCTION

In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.

The Agency has prepared the 29899 SW Boones Ferry Road Urban Renewal Plan (Plan) based on the recommendations of the Task Force. This Plan establishes the fifth of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of the 29899 SW Boones Ferry Road Urban Renewal Area (Area). The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 15.40 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency.

Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

III. GOALS AND OBJECTIVES

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

Goal 1: *PUBLIC INVOLVEMENT*

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

Goal 2: *ECONOMY*

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.

Figure 1 – 29899 SW Boones Ferry Road Urban Renewal Area Boundary



IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Property tax rebate mechanics

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above

minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

B. Debt repayment and project administration

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

VI. PROPERTY ACQUISITION AND DISPOSITION

The Plan does not authorize the acquisition and disposition of property.

VII. RELOCATION METHODS

No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

VIII. LAND USES

The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

C. Prior indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts

that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

X. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

Section A: Citizen Involvement

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

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine

that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.

Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.

The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.

Section C: Urban Growth Management

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

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

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

Policy 2.1.1 The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.

Section D: Land Use and Development

Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land.

Policy 4.1.1 The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.

B. Wilsonville Economic Development Strategy

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.

C. Wilsonville Development Code

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

D. City of Wilsonville Transportation Systems Plan

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

SW Boones Ferry Road is designated as a collector, a truck route and a bicycle route.¹ The TSP Executive Summary identifies two high priority projects for SW Boones Ferry Road, both relating to pedestrian and bikeway improvements.² The road also has a designated cross section deficiency near the Area.³ SW Boones Ferry Road is served by transit, and there are multiple bus stops near the Area.

The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and SW Boones Ferry Road will be used as designated in the TSP. SW Boones Ferry Road is classified as a collector, anticipating truck travel.

¹ City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

² City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

³ City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.

APPENDIX A: LEGAL DESCRIPTION

29899 SW BOONES FERRY ROAD URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Section 14, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

Commencing at a point common to Sections 14 and 23, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon. Thence West along the South line of said Section 14, 110 feet, more or less; Thence North, 49 feet, more or less, to the point of intersection with the North right-of-way line of Wilsonville Road, and the East right-of-way line of the Oregon Electric Railroad, also being the Southwest corner of Parcel 2, Partition Plat 2003-082, records of said county, Assessor's Plat 3 1W 14D, and being the **POINT OF BEGINNING**.

1. Thence North along said East right-of-way line, 928 feet, more or less, to the Northwest corner of said Parcel 2
2. Thence East, 1091 feet, more or less, to the Northeast corner of said Parcel 2;
3. Thence South along the East line of said Parcel 2, 146 feet, more or less;
4. Thence Southeast continuing along said East line, 117 feet, more or less, to the point of intersection with said East Line, and the Northwesterly right-of-way line of Boones Ferry Road;
5. Thence Southwest along said Northwestly right-of-way line, 563 feet, more or less;
6. Thence Northwest along the South line of said Parcel 2, 191 feet, more or less;
7. Thence Southwest continuing along said South line of said Parcel 2, 265 feet, more or less;
8. Thence Northwest continuing along said South line of said Parcel 2, 141 feet, more or less;
9. Thence South continuing along said South line of said Parcel 2, 60 feet, more or less;

10. Thence West continuing along said South line of said Parcel 2, 354 feet, more or less;
11. Thence South, 251 feet, more or less, to the point of intersection of the most Southerly Southeast corner of said Parcel 2, and the North right-of-way line of Wilsonville Road;
12. Thence West along said North right-of-way line, 60 feet, more or less, to the **POINT OF BEGINNING.**

The described property, located entirely within the City of Wilsonville, County of Washington, and the State of Oregon, contains **sixteen (16)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's tax maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

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REPORT ACCOMPANYING 29899 SW BOONES FERRY ROAD URBAN RENEWAL PLAN



Prepared for the City of Wilsonville

August 5, 2013

**REPORT ACCOMPANYING
29899 SW BOONES FERRY ROAD
URBAN RENEWAL PLAN**

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I. INTRODUCTION

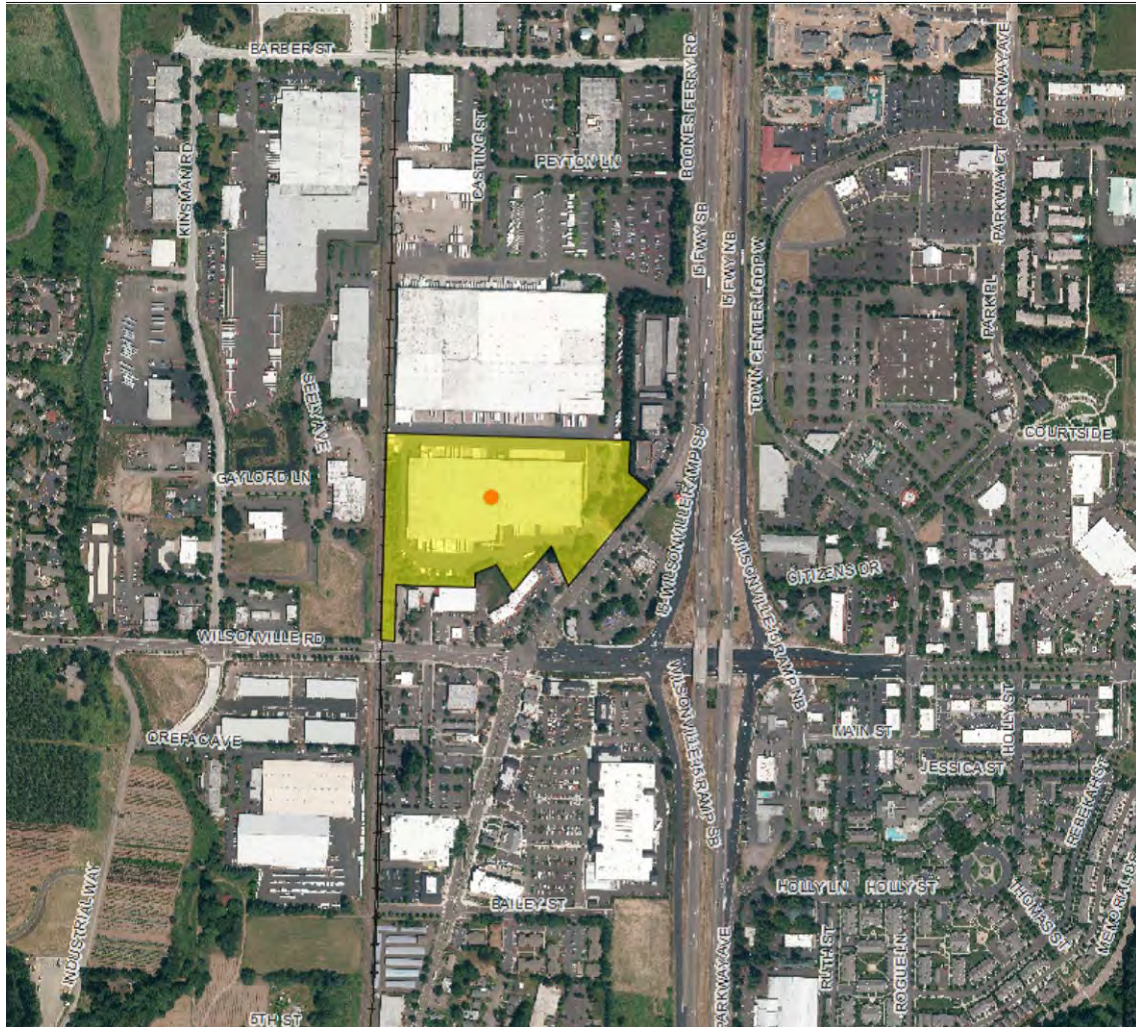
The Report on the 29899 SW Boones Ferry Road Urban Renewal Plan (Report) contains background information and project details that pertain to the 29899 SW Boones Ferry Road Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 29899 SW Boones Ferry Road Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

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Figure 1 – 29899 SW Boones Ferry Road Urban Renewal Plan Area Boundary



Source: City of Wilsonville

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the 29899 SW Boones Ferry Road Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

Land Use

According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 1 industrial use parcel that has 250,650 square feet of building space on 15.40 acres.

Zoning and Comprehensive Plan Designations

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcel is Industrial, and the zoning is Planned Industrial Development (PDI).

Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

B. Infrastructure: Existing Conditions

Infrastructure

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only one parcel, this section will instead evaluate the infrastructure directly serving this parcel, along with an evaluation of the conditions of the infrastructure on the parcel itself. Information was obtained from documentation by City of Wilsonville staff.

1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the property, SW Boones Ferry Road, is a collector that is in good condition and meets City standards. SW Boones Ferry Road has adequate streetscape, sidewalks, curbs, and bike lanes.

There are currently two priority projects for SW Boones Ferry Road in the Capital Improvement Plan, both relating to pedestrian and bikeway improvements.

2. Water

The water pipe serving the Area is a 1.5" domestic/1.5" irrigation that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents

3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.

6. Public Parking

There is no public parking in the Area, but there are banks of private head-in parking along the south, west, and east ends of the building that should provide parking for over 100 vehicles.

7. Wetlands

There are no wetlands or Significant Resource Overlay Zoning in or immediately around the Area.

8. Conditions of Buildings

The building has 250,650 square feet of space. It is currently used for warehousing and is considered underutilized.

C. Social Conditions

There is only one industrial parcel in the Area and there are no residents that reside within the Area.

D. Economic Conditions

Taxable Value of Property Within the Area

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$ 13,505,100. The total assessed value including personal property is \$14,458,913. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$14,458,913.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows

the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

A. Property Tax Rebates

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Existing Conditions:

This parcel is currently vacant and/or underutilized. It has 250,650 square feet of building space on 15.40 acres.

B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 29899 SW Boones Ferry Road Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

Existing Conditions:

As there is currently no urban renewal program for this Area, these activities do not exist.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

Table 1 – Estimated Project Allocations

| TIF Use | Amount |
|--------------------|--------------|
| URA Administration | \$141,367 |
| Rebate | \$11,821,851 |
| Total | \$11,963,218 |

Source: ECONorthwest, TIF: Tax Increment Funds

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 29899 SW Boones Ferry Road Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency. This results in approximately \$12 million in maximum indebtedness, and represents the maximum investment anticipated in the building. Lower investment levels will result in lower actual tax rebates and lower actual maximum indebtedness used. When a developer negotiates an agreement with the City, the projected rebate and revenue sharing numbers will be reevaluated, but may not exceed the \$12 million maximum indebtedness established in this Plan.

Table 2. Investment Schedule

| Year | Investment Amount | | |
|------|-------------------|-------------|-------------|
| | Schedule 1 | Schedule 2 | Schedule 3 |
| 2013 | | | |
| 2014 | | | |
| 2015 | 137,000,000 | | |
| 2016 | | 135,000,000 | |
| 2017 | | | 135,000,000 |
| 2018 | | | |

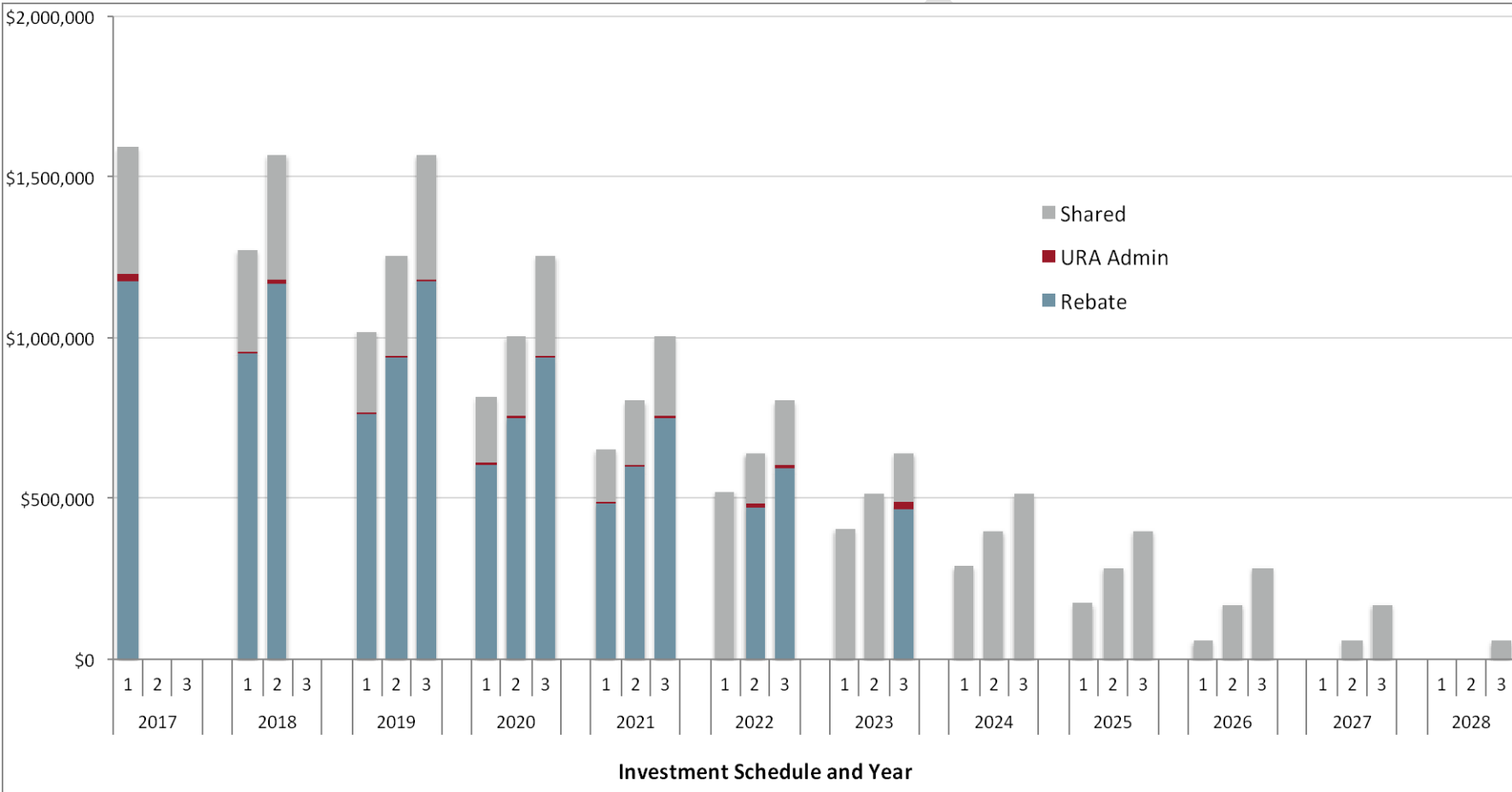
Source: ECONorthwest

The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 3, the term of the rebate expires before all of the manufacturer's investment in equipment has depreciated. The result of this is the taxing jurisdictions begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6th year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.

Chart 1. Investment, Amortization, and Rebate Schedule



Source: ECONorthwest



There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario

| FYE | URA Admin | Rebate | Shared | Total |
|-------|-----------|--------------|-------------|--------------|
| 2013 | - | - | - | - |
| 2014 | - | - | - | - |
| 2015 | - | - | - | - |
| 2016 | - | - | - | - |
| 2017 | \$28,883 | \$1,172,736 | \$390,911 | \$1,592,530 |
| 2018 | \$17,390 | \$2,119,437 | \$706,479 | \$2,843,306 |
| 2019 | \$17,912 | \$2,869,511 | \$956,504 | \$3,843,927 |
| 2020 | \$18,449 | \$2,292,519 | \$764,173 | \$3,075,141 |
| 2021 | \$19,002 | \$1,830,780 | \$610,260 | \$2,460,042 |
| 2022 | \$19,572 | \$1,069,956 | \$878,472 | \$1,968,000 |
| 2023 | \$20,159 | \$466,912 | \$1,075,757 | \$1,562,828 |
| 2024 | - | - | \$1,204,211 | \$1,204,211 |
| 2025 | - | - | \$859,716 | \$859,716 |
| 2026 | - | - | \$515,223 | \$515,223 |
| 2027 | - | - | \$228,592 | \$228,592 |
| 2028 | - | - | \$57,192 | \$57,192 |
| 2029 | - | - | - | - |
| 2030 | - | - | - | - |
| Total | \$141,367 | \$11,821,851 | \$8,247,490 | \$20,210,708 |

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half-year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.

However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

| FYE | Assessed Value | Frozen Base | Excess Value | Tax Rate | TIF |
|-------|----------------|--------------|---------------|----------|--------------|
| 2013 | \$14,458,913 | \$14,458,913 | \$0 | 13.0968 | - |
| 2014 | \$14,458,913 | \$14,458,913 | \$0 | 13.0936 | - |
| 2015 | \$14,458,913 | \$14,458,913 | \$0 | 13.0793 | - |
| 2016 | \$14,458,913 | \$14,458,913 | \$0 | 12.9159 | - |
| 2017 | \$137,758,913 | \$14,458,913 | \$123,300,000 | 12.9159 | \$1,592,530 |
| 2018 | \$234,598,913 | \$14,458,913 | \$220,140,000 | 12.9159 | \$2,843,306 |
| 2019 | \$312,070,913 | \$14,458,913 | \$297,612,000 | 12.9159 | \$3,843,927 |
| 2020 | \$252,548,513 | \$14,458,913 | \$238,089,600 | 12.9159 | \$3,075,141 |
| 2021 | \$204,925,113 | \$14,458,913 | \$190,466,200 | 12.9159 | \$2,460,042 |
| 2022 | \$166,829,213 | \$14,458,913 | \$152,370,300 | 12.9159 | \$1,968,000 |
| 2023 | \$135,459,213 | \$14,458,913 | \$121,000,300 | 12.9159 | \$1,562,828 |
| 2024 | \$107,693,713 | \$14,458,913 | \$93,234,800 | 12.9159 | \$1,204,211 |
| 2025 | \$81,021,513 | \$14,458,913 | \$66,562,600 | 12.9159 | \$859,716 |
| 2026 | \$54,349,513 | \$14,458,913 | \$39,890,600 | 12.9159 | \$515,223 |
| 2027 | \$32,157,413 | \$14,458,913 | \$17,698,500 | 12.9159 | \$228,592 |
| 2028 | \$18,886,913 | \$14,458,913 | \$4,428,000 | 12.9159 | \$57,192 |
| 2029 | \$14,458,913 | \$14,458,913 | \$0 | 12.9159 | - |
| 2030 | \$14,458,913 | \$14,458,913 | \$0 | 12.9159 | - |
| Total | | | | | \$20,210,708 |

Source: ECONorthwest, FYE: Fiscal Year End, TIF: Tax Increment Funds

Table 5 – Projected Investments and Depreciation Schedules

| Calendar Year | FYE | Investment Schedule 1 | | | Investment Schedule 2 | | | Investment Schedule 3 | | | Total RMV |
|---------------|------|-----------------------|--------------|---------------|-----------------------|--------|---------------|-----------------------|--------|---------------|---------------|
| | | Value | Depreciation | RMV | Value | Depr. | RMV | Value | Depr. | RMV | |
| 2013 | 2015 | | | | | | | | | | |
| 2014 | 2016 | | | | | | | | | | |
| 2015 | 2017 | \$137,000,000 | 10.00% | \$123,300,000 | | | | | | | \$123,300,000 |
| 2016 | 2018 | | 18.00% | \$98,640,000 | \$135,000,000 | 10.00% | \$121,500,000 | | | | \$220,140,000 |
| 2017 | 2019 | | 14.40% | \$78,912,000 | | 18.00% | \$97,200,000 | \$135,000,000 | 10.00% | \$121,500,000 | \$297,612,000 |
| 2018 | 2020 | | 11.52% | \$63,129,600 | | 14.40% | \$77,760,000 | | 18.00% | \$97,200,000 | \$238,089,600 |
| 2019 | 2021 | | 9.22% | \$50,498,200 | | 11.52% | \$62,208,000 | | 14.40% | \$77,760,000 | \$190,466,200 |
| 2020 | 2022 | | 7.37% | \$40,401,300 | | 9.22% | \$49,761,000 | | 11.52% | \$62,208,000 | \$152,370,300 |
| 2021 | 2023 | | 6.55% | \$31,427,800 | | 7.37% | \$39,811,500 | | 9.22% | \$49,761,000 | \$121,000,300 |
| 2022 | 2024 | | 6.55% | \$22,454,300 | | 6.55% | \$30,969,000 | | 7.37% | \$39,811,500 | \$93,234,800 |
| 2023 | 2025 | | 6.56% | \$13,467,100 | | 6.55% | \$22,126,500 | | 6.55% | \$30,969,000 | \$66,562,600 |
| 2024 | 2026 | | 6.55% | \$4,493,600 | | 6.56% | \$13,270,500 | | 6.55% | \$22,126,500 | \$39,890,600 |
| 2025 | 2027 | | 3.28% | - | | 6.55% | \$4,428,000 | | 6.56% | \$13,270,500 | \$17,698,500 |
| 2026 | 2028 | | | | | 3.28% | - | | 6.55% | \$4,428,000 | \$4,428,000 |
| 2027 | 2029 | | | | | | | | 3.28% | - | \$0 |
| 2028 | 2030 | | | | | | | | | | |

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation
 Source: ECONorthwest

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education,

there was approximately \$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.¹

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Tables 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

¹ Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)

| FYE | Clackamas County | Tualatin Valley Fire & Rescue | City of Wilsonville | Port of Portland | Metro | COUNTY EXTENSION & 4-H | COUNTY LIBRARY | COUNTY SOIL CONS | VECTOR CONTROL | Subtotal |
|--------------|--------------------|-------------------------------|---------------------|------------------|-----------------|------------------------|------------------|------------------|----------------|--------------------|
| 2013 | - | - | - | - | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - | - | - | - | - |
| 2017 | (223,673) | (141,896) | (234,502) | (6,522) | (8,987) | (4,652) | (36,972) | (4,652) | (605) | (662,461) |
| 2018 | (397,755) | (252,332) | (417,012) | (11,597) | (15,982) | (8,272) | (65,746) | (8,272) | (1,075) | (1,178,043) |
| 2019 | (537,473) | (340,967) | (563,494) | (15,671) | (21,595) | (11,178) | (88,841) | (11,178) | (1,453) | (1,591,850) |
| 2020 | (430,170) | (272,895) | (450,997) | (12,543) | (17,284) | (8,946) | (71,105) | (8,946) | (1,163) | (1,274,049) |
| 2021 | (344,323) | (218,435) | (360,994) | (10,040) | (13,835) | (7,161) | (56,915) | (7,161) | (931) | (1,019,795) |
| 2022 | (202,808) | (128,659) | (212,627) | (5,913) | (8,149) | (4,218) | (33,523) | (4,218) | (548) | (600,663) |
| 2023 | (90,665) | (57,517) | (95,054) | (2,644) | (3,643) | (1,886) | (14,986) | (1,886) | (245) | (268,526) |
| 2024 | - | - | - | - | - | - | - | - | - | - |
| 2025 | - | - | - | - | - | - | - | - | - | - |
| 2026 | - | - | - | - | - | - | - | - | - | - |
| 2027 | - | - | - | - | - | - | - | - | - | - |
| 2028 | - | - | - | - | - | - | - | - | - | - |
| 2029 | - | - | - | - | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | - | - | - | - | - |
| Total | (2,226,867) | (1,412,701) | (2,334,680) | (64,930) | (89,475) | (46,313) | (368,088) | (46,313) | (6,020) | (6,595,387) |

Source: ECONorthwest.

Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)

| FYE | COM COLL CLACK (perm) | ESD CLACKAMAS | SCH WLINN/WILS (perm) | Education Subtotal | General Government Subtotal | Total |
|--------------|--------------------------|------------------|--------------------------|-----------------------|--------------------------------|---------------------|
| 2013 | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - |
| 2017 | (51,932) | (34,302) | (452,927) | (539,161) | (662,461) | (1,201,622) |
| 2018 | (92,349) | (60,998) | (805,436) | (958,783) | (1,178,043) | (2,136,826) |
| 2019 | (124,789) | (82,425) | (1,088,359) | (1,295,573) | (1,591,850) | (2,887,423) |
| 2020 | (99,876) | (65,969) | (871,075) | (1,036,920) | (1,274,049) | (2,310,969) |
| 2021 | (79,944) | (52,804) | (697,240) | (829,988) | (1,019,795) | (1,849,783) |
| 2022 | (47,087) | (31,102) | (410,677) | (488,866) | (600,663) | (1,089,529) |
| 2023 | (21,050) | (13,904) | (183,592) | (218,546) | (268,526) | (487,072) |
| 2024 | - | - | - | - | - | - |
| 2025 | - | - | - | - | - | - |
| 2026 | - | - | - | - | - | - |
| 2027 | - | - | - | - | - | - |
| 2028 | - | - | - | - | - | - |
| 2029 | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | - |
| Total | (517,027) | (341,504) | (4,509,306) | (5,367,837) | (6,595,387) | (11,963,224) |

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$14,458,913. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are six existing urban renewal areas, as shown in Table 7. These six areas, plus the 29899 SW Boones Ferry Road Area, total 4.94% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 29899 SW Boones Ferry Road Area has 15.40 acres, including right-of-way, and the City of Wilsonville has 4,712 acres; the other six existing urban renewal areas total 1,094.16 acres. Therefore, 23.55% of the City's acreage is in an urban renewal area, below the 25% state limit.

Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

| Urban Renewal Area | Assessed Value | Acres |
|--|-----------------|--------|
| 29899 SW Boones Ferry Road | \$14,458,913 | 15.40 |
| 27255 SW 95 th Avenue | \$16,608,823 | 26.07 |
| 25600 SW Parkway Center Drive | \$7,476,210 | 10.35 |
| 9805 SW Boeckman Road | \$10,879,601 | 24.98 |
| 26755 SW 95 th Avenue | \$7,064,499 | 9.76 |
| Year 2000 Plan | \$44,087,806 | 567 |
| West Side Plan | \$16,526,288 | 456 |
| City of Wilsonville | \$2,368,094,165 | 4,712 |
| Percent of Assessed Value in Urban Renewal | 4.94% | |
| Percent of Acreage in Urban Renewal | | 23.55% |

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.

27255 SW 95th Avenue Urban Renewal Plan



Prepared for the City of Wilsonville
August 5, 2013

City of Wilsonville

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I. DEFINITIONS

“Area” means the properties and rights of way located within this 27255 SW 95th Avenue Urban Renewal Plan urban renewal boundary.

“City” means the City of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the City of Wilsonville.

“Comprehensive Plan” means the City of Wilsonville Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County.

“Economic Development Strategy Task Force” means a focused, limited-duration task force composed of leading community members and business managers who helped guide the Economic Development Strategy process and made a recommendation to the City Council.

“Enterprise Zones” means a program established by the State of Oregon in ORS 285C.045-.255, as amended, to provide tax incentives to businesses to locate in specifically designated areas of the state.

“Fiscal year” means the year commencing on July 1 and closing on June 30, the following year.

“Frozen base” means the total assessed value, including all real, personal, manufactured, and utility values within an urban renewal area at the time of plan approval. The county assessor certifies the assessed value after the approval of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value of the frozen base.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan, pursuant to ORS 457.190, and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes, specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission.

“Tax increment financing (TIF)” means the system that generates tax revenue through the division of taxes authorized by ORS 457.420 et.seq.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the Area.

“TIF Zones” is the concept established by the Wilsonville City Council that is designed to offer incentives similar to enterprise zones, which stimulate property investment and employment opportunities. This concept is implemented as an urban renewal area.

“Urban renewal agency (agency)” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for the administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means this 27255 SW 95th Avenue Urban Renewal Plan, as it exists or is changed or modified from time to time, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135, and 457.220.

“Urban renewal project (project)” means any work or undertaking carried out under ORS 457.170 in the Area.

“Urban renewal report” means the official report that accompanies the urban renewal plan, pursuant to ORS 457.085(3).

II. INTRODUCTION

In February 2012, the City of Wilsonville established an Economic Development Advisory Committee (the “Committee”) to develop a strategy for the City’s economic development activities. After six months of public meetings, focus groups, interviews and an economic development summit, the Committee created an *Economic Development Strategy* that was adopted by the Wilsonville City Council in August 2012. The *Economic Development Strategy* describes a vision and principles for City economic development, and recommends twelve actions that are described in some detail. In particular, the *Economic Development Strategy* noted that the City should convene a task force to develop criteria to guide (1) the use of incentives to attract or retain businesses, (2) what businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to support the incentives, and (5) expectations of businesses given incentives.

In November 2012, an Economic Development Strategy Task Force (the “Task Force”) was appointed and developed a framework for an incentive program that would more strategically position Wilsonville among its Portland metro-area competitors for economic development. The Task Force consisted of 21 individuals comprising a cross-section of the community. In the process of considering 10 different incentive options, single-property urban renewal districts, called Tax Increment Finance Zones (TIF Zones) emerged as one of the preferred incentive mechanisms. The Task Force recommendation to the Wilsonville City Council proposed the development of five TIF Zones. In Wilsonville, these urban renewal areas will fill a role similar to that of an Enterprise Zone, providing partial property tax rebates for qualifying investments occurring on the properties, thus encouraging companies to locate in Wilsonville and provide valuable economic benefits to the community. This proposal was taken before the City’s electorate in March 2013 and approved by 78.8 percent of voters.

While the TIF Zone incentive packages are similar to Enterprise Zones in concept, they will differ in several key ways in an attempt to make TIF Zones both a lower risk use of public funds and more attractive to potential investors. Each site selected to be a TIF Zone will require the creation of a separate urban renewal plan and report because each site will be its own, individual, urban renewal area. As established by the Task Force, TIF Zone properties must have 100,000 square feet or more of industrially-zoned building space that has the potential for conversion from warehousing to a higher-value, traded-sector use such as manufacturing.

The Agency has prepared the 27255 SW 95th Avenue Urban Renewal Plan (Plan) based on the recommendations of the Task Force. This Plan establishes the fourth of up to six urban renewal areas using the TIF Zone concept. The Plan contains goals, objectives, and projects for the development of the 27255 SW 95th Avenue Urban Renewal Area (Area). The overall purpose of the Plan is to use tax increment financing to provide incentives for economic investment, to cure blight in underutilized buildings, using strategies that are competitive with Enterprise Zones in other communities in the region.

In general, the purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area selected is an underutilized, industrial-zoned area of Wilsonville that has had a history of partial or complete vacancy and where existing conditions have presented a barrier to attracting new private sector financial investment to convert the Area to a higher-value, traded sector use.

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to accomplish projects identified by the urban renewal agency. In this case, other than administration, the Plan has only one project, which is repayment in the form of partial property tax reimbursement for qualifying capital infrastructure investment that increases assessed value and job creation.

The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds that can be borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 26.07 acres.

The Plan will be administered by the Wilsonville Urban Renewal Agency, which was activated by the Wilsonville City Council as the City's Urban Renewal Agency.

Substantial changes to the Plan, if necessary, must be approved by the City Council, as outlined in Section X of this Plan.

An Urban Renewal Report, which accompanies the Plan, contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact, in light of increased services;
- Reasons for selection of each Area in the Plan;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area, and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Plan will be active for a maximum of 15 years as explained in Section V, subsection A, below. If no qualifying investment occurs in the Area that uses the Plan project incentives within five years after the effective date of the Plan, then the Plan will immediately be terminated. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$12,000,000. For TIF Zones, maximum indebtedness reflects the total of the tax repayment obligation to the qualifying company and represents the maximum amount of tax increment to be collected to meet this obligation as well as administrative costs.

III. GOALS AND OBJECTIVES

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI, and were developed with input from the Wilsonville Economic Development Strategy Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the urban renewal agency.

Goal 1: PUBLIC INVOLVEMENT

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal adoption process.

Objectives:

1. Provide opportunities for public input throughout the adoption process, including a public open house, Planning Commission meeting, and City Council hearing.
2. Provide information on urban renewal on the City of Wilsonville's website.

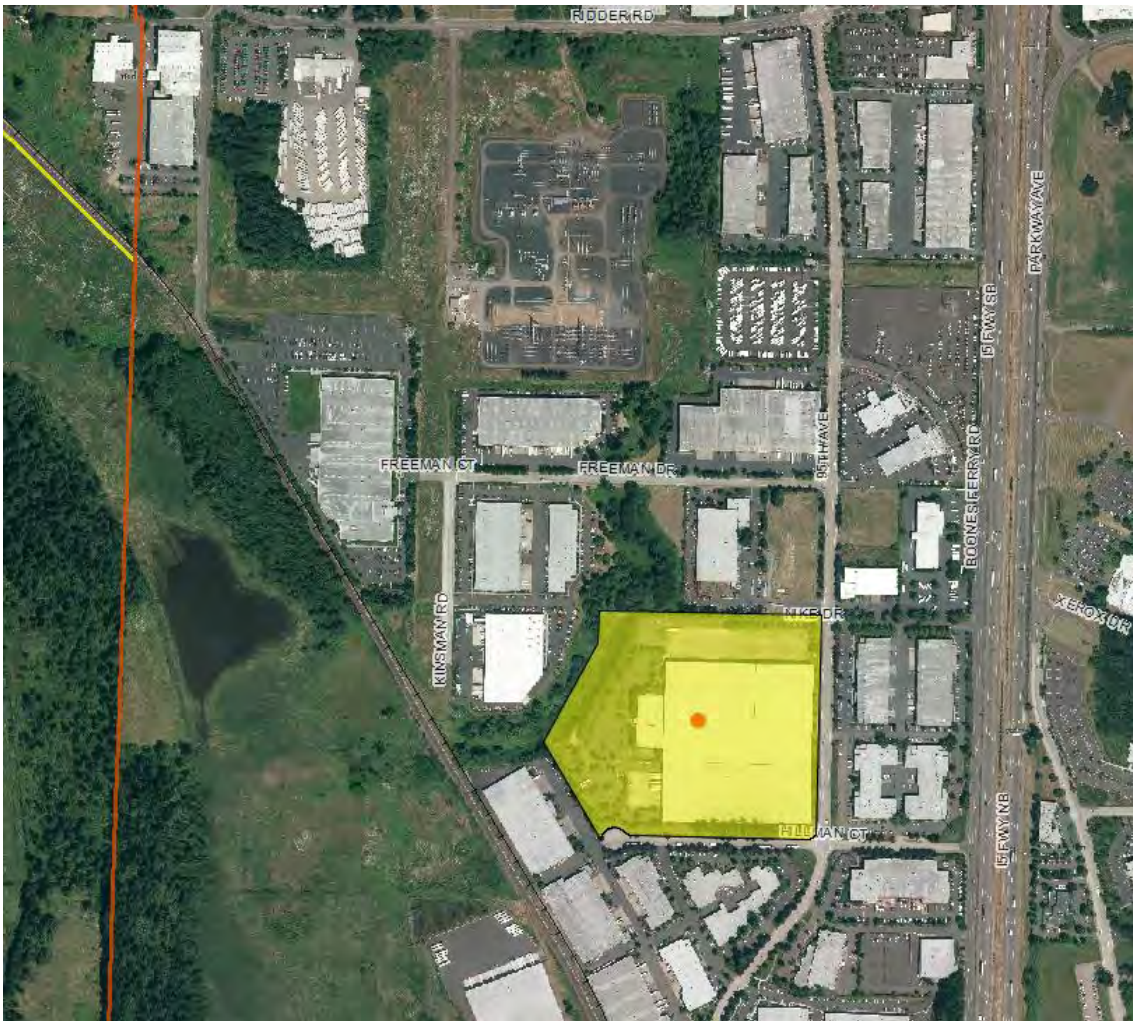
Goal 2: ECONOMY

Encourage the economic growth of the Area by encouraging local industrial investment and manufacturing jobs using existing infrastructure and promoting new use of vacant and underutilized industrial properties.

Objectives:

1. Provide steady, family-wage jobs for the community.
2. Generate investment that will bolster the local economy and provide revenue for local taxing jurisdictions.
3. Promote the reuse of vacant buildings and encourage infill development by providing incentives for investors to locate in an existing building or build on a site already in the middle of an industrial area and use the existing infrastructure.
4. Partner with public and private entities to incentivize and generate private investment.

Figure 1 27255 SW 95th Avenue Urban Renewal Area Boundary



Source: City of Wilsonville

IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The primary project within the Area will be providing the return of incremental property taxes to developers as an incentive for redevelopment. Another small use of funds will be to pay for the preparation and administration of the Plan.

V. URBAN RENEWAL PROJECTS

The urban renewal projects authorized by the Plan are described below. These projects are consistent with the Wilsonville Economic Development Strategy and are in conformance with the Wilsonville Comprehensive Plan, as detailed in Section XI of this Plan.

As shown in the Report, urban renewal funds will primarily be used as an incentive to spur industrial development, investment, and job creation. The details of the projects are as follows:

A. Property tax rebates

This project offers an incentive to the private sector to convert under-utilized industrial buildings into higher value traded-sector uses, such as manufacturing. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Property tax rebate mechanics

The project will rebate up to 75% of the tax increment revenue for three years for each company that:

- Invests at least \$25 million in capital improvements and/or qualified equipment, and;
- Creates 75 or more new, permanent, full-time jobs that pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid which for 2012 is \$25.33/hour or \$52,693 annual wage rate.

Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.

Additional three- and five-year rebate periods could begin, after approval by the Agency, with any additional new capital investment and job creation meeting the above

minimum criteria, providing the potential for up to 10 years of rebates. Again, however, qualified investment needs to be made within five years of program adoption. This limits the potential life of the program and rebates to up to 15 years. Qualifying Businesses must be manufacturing firms. If no qualifying investment has been made in the Area within five years of the effective date of the Plan, the Area will be dissolved.

Any businesses receiving Area benefits will be monitored by the Agency for compliance with qualifying criteria and no rebate shall be given if the business fails to meet any of the qualifications. Additionally, if a business which has received a rebate discontinues business operations in the Area within two years after it receives each rebate payment it will be required to return all or a portion of the rebate as follows. Should a business discontinue business operations within the Area within 12 months after receiving a rebate, the business shall be required to reimburse the Agency 100% of the rebate payment. Should a business discontinue business operations within 24 months of receiving a rebate, the business shall be required to reimburse the Agency 50% of the rebate payment.

B. Debt repayment and project administration

This project will allow for the repayment of costs associated with the preparation, including the potential repayment of the initial planning costs for the development of the urban renewal plan, adoption, and implementation of the Plan. This project also includes ongoing administration of the Plan.

VI. PROPERTY ACQUISITION AND DISPOSITION

The Plan does not authorize the acquisition and disposition of property.

VII. RELOCATION METHODS

No relocation assistance will be provided because this Plan does not authorize property acquisition. If relocation is required, the Agency will comply with relocation methods required under state law.

VIII. LAND USES

The proposed land use is industrial development. The maximum densities and building requirements are contained in the Wilsonville Development Code.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt and to finance the urban renewal projects authorized in the Plan. Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues; and/or
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities, or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$12,000,000.

C. Prior indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Wilsonville in connection with the preparation of this Plan or prior planning efforts

that support the preparation or implementation of this Plan may be repaid from tax increment revenues from the Area when, and if, such funds are available.

X. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments in scope. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code

Amendments to the Wilsonville Comprehensive Plan and/or Wilsonville Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or the City Council.

Figure 2 – Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the City of Wilsonville's Comprehensive Plan and Economic Development Strategy. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has **not** been taken directly from an original planning document. The Zoning and Comprehensive Plan designations are shown in Figure 2.

This is not a comprehensive list of all parts of the Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major goals and policies from the Comprehensive Plan that are supported. However, there may be other goals and policies that are not listed, but are still supported by this Plan.

A. City of Wilsonville Comprehensive Plan

The Wilsonville Comprehensive Plan was updated in January 2013. The Comprehensive Plan is an official statement of the goals, policies, implementation measures, and physical plan for the development of the City. The Plan documents the City's approach to the allocation of available resources for meeting current and anticipated future needs. In doing so, it records current thinking regarding economic and social conditions. Because these conditions change over time, the Plan must be directive, but flexible, and must also be periodically reviewed and revised to consider changes in circumstances.

Section A: Citizen Involvement

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

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

The Plan conforms with Goals 1.1 and Policy 1.1.1 by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine

that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. Later, a city-wide vote was held so that the community could weigh in on the decision of whether or not to use TIF Zones. Citizens were included in the adoption phase of the urban renewal plan through a public open house, Planning Commission meeting, and City Council hearing that was noticed as required in ORS 45.

Goal 1.2 For Wilsonville to have an interested, informed, and involved citizenry.

Implementation Measure 1.2.1.c. Establish procedures to allow interested parties reasonable access to information on which public bodies will base their land use planning decisions.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.

The Plan conforms with Goals 1.2, Policy 1.3, and their Implementation Measures by involving the citizens of Wilsonville in both the creation of the TIF Zone framework and in the decision of whether or not to use that framework to encourage economic development. The Economic Development Strategy Task Force was comprised of a cross-section of members of the community and it helped to both determine that urban renewal areas, then called TIF Zones, were appropriate to use in Wilsonville, and helped decide how these incentives should work. In addition, taxing jurisdictions received formal notice, and, if desired, a briefing on the Plan. Representatives of the three major taxing jurisdictions were included as members of the Task Force that recommended the creation of TIF Zones.

Section C: Urban Growth Management

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

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

Implementation Measure 2.1.1.c. Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

Implementation Measure 2.1.1.d. Establish and maintain revenue sources to support the City’s policies for urbanization and maintain needed public services and facilities.

Policy 2.1.1 The City of Wilsonville shall support the development of all land within the City, other than designated open spaces, consistent with the land use designations of the Comprehensive Plan.

The Plan conforms with Goal 2.1, Policy 2.1.1, and their Implementation Measures by providing financial incentives for the redevelopment of lands already designated as urban and already provided with infrastructure. By doing this, the Plan encourages growth and development within the urban growth boundary, and helps relieve pressures on lands outside of the urban growth boundary.

Section D: Land Use and Development

Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land.

Policy 4.1.1 The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Implementation Measure 4.1.1.d. In the process of administering the City's Comprehensive Plan, careful consideration will be given to the economic impacts of proposed policies, programs and regulations. Efforts will be made to simplify and streamline the planning and zoning review process while maintaining the quality of development.

Implementation Measure 4.1.1.e. The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Implementation Measure 4.1.1.m. Encourage a balance between light industrial and residential growth within the City.

The Plan conforms with Goal 4.1, Policy 4.1.1, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will enrich the balanced land uses within Wilsonville. Also, by encouraging redevelopment of the Area, the Plan helps support an economically vital community by bringing jobs to the community and by reducing the number of vacant or underutilized industrial buildings in the City.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a. Develop an attractive and economically sound community.

Implementation Measure 4.1.3.c. Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.e. Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

The Plan conforms with Goal 4.1, Policy 4.1.3, and their Implementation Measures by encouraging the redevelopment of local industrial buildings. This redevelopment will help maintain a healthy mix of industrial jobs and industry within the community, and will encourage industrial activities to sites where they can take advantage of existing transportation corridors and other infrastructure.

B. Wilsonville Economic Development Strategy

The Economic Development Strategy was completed in August 2012, and sets forth an economic strategy for Wilsonville that describes actions to be taken by the public sector for the purpose of stimulating private sector activity. This strategy was developed with the assistance of an advisory committee that met over the course of 4 months and considered input from the community provided in the form of focus groups, interviews with business leaders, an economic summit, public comments and a community survey. The end result was a vision statement for economic development in Wilsonville, and a list of 6 actions to be taken by the public sector. Specific actions that are directly supported by this Urban Renewal Plan are listed below, but other actions from the Economic Development Strategy will also benefit from the successful implementation of this Plan.

Action 2.1 Promote reuse of vacant building, infill development, and redevelopment.

Action 6.2 Develop criteria to guide the use of incentives to attract or retain businesses.

The projects in the Plan conform with the Economic Development Strategy. They will help to encourage the reuse of existing industrial buildings and infill development by providing an incentive package similar to that of neighboring communities. This incentive package will help incentivize and generate private investment, which will in turn provide jobs for the community and an increased tax base to support local services and infrastructure.

C. Wilsonville Development Code

The Wilsonville Development Code - Planning and Land Development was enacted for the purpose of promoting the general public welfare by ensuring procedural due process in the administration and enforcement of the City's Comprehensive Plan, Zoning, Design Review, Land Division, and Development Standards. It is contained as Chapter 4 of the Wilsonville Code.

The zoning designation for the property in the Area is PDI - Planned Development Industrial Zone. It is shown in Figure 2. The Plan is not proposing any new zones or

code amendments, nor are there any proposals that would modify any of the existing zones or land uses. The Plan will comply with all requirements of the existing zoning.

D. City of Wilsonville Transportation Systems Plan

The City of Wilsonville Transportation Systems Plan (TSP) was adopted by the Wilsonville City Council on June 17, 2013.

The TSP is the City's long-term transportation plan and is an element of its Comprehensive Plan. It includes policies, projects, and programs that could be implemented through the City's Capital Improvement Plan, development requirements, or grant funding.

The 2013 TSP process built upon two decades of community planning to create a complete community transportation plan that integrates all travel modes. Most of the policies and projects come from prior adopted plans, including the Comprehensive Plan, 2003 TSP, 2006 Bicycle and Pedestrian Master Plan, and 2008 Transit Master Plan. While the TSP replaces the 2003 TSP in its entirety, it updates and builds upon the 2006 Bicycle and Pedestrian Master Plan and 2008 Transit Master Plan. Where these documents may be in conflict, the new TSP takes precedence.

27255 SW 95th Avenue is designated as a minor arterial, a truck route and a bicycle route.¹ The TSP Executive Summary identifies 95th Avenue Sidewalk Infill as a priority project to fill in gaps in the sidewalk network on the east side of 95th Avenue from Boeckman Road to Hillman Court, and construct transit stop improvements.² SW 95th Avenue also has a designated cross section deficiency.³ SW 95th Avenue is served by transit, and there are multiple bus stops near the Area.

The Plan conforms with the City of Wilsonville Transportation System Plan as the redevelopment planned for the Area is an industrial use and SW 95th Avenue will be used as designated in the TSP. SW 95th Avenue is classified as a minor arterial, anticipating truck travel.

¹ City of Wilsonville Transportation System Plan, 2013, Figure 3-2 Functional Class Designations, p 3-6; Figure 3-4 Freight Routes, p 3-9; Figure 3-5 Bicycle Routes, p 3-11.

² City of Wilsonville Transportation System Plan, 2013, Executive Summary, p v.

³ City of Wilsonville Transportation System Plan, 2013, Figure 4-1 Roadway Cross-Section Deficiencies, p 4-5.

APPENDIX A: LEGAL DESCRIPTION

27255 SW 95TH AVENUE URBAN RENEWAL DISTRICT WILSONVILLE, OREGON

Lots and maps are taken from Assessor's Tax Maps from July, 2013, and attached hereto. The area is described as that land containing that lot or parcel of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

BEGINNING at a point which bears East, 2161 feet, more or less, from the corner common to Sections 10 and 11, said point being the Northwest corner of Tax Lot 3101, Assessor's Plat 3 1W 11.

1. Thence East along the North line of said Tax Lot 3101, 1112 feet, more or less, to the point of intersection of said North line with the West right-of-way line of 95th Avenue;
2. Thence South along said West right-of-way line and the extension thereof, 1018 feet, more or less, to the point of intersection of said West right-of-way line with the Easterly extension of the North right-of-way line of Hillman Court;
3. Thence West along said Easterly extension of said North right-of-way line and said North right-of-way line, 1011 feet, more or less, to the Southwest corner of said Tax Lot 3101;
4. Thence Northwest along the West line of said Tax Lot 3101, 517 feet, more or less;
5. Thence Northeast along said West line of said Tax Lot 3101, 510 feet, more or less, to a point which bears South, 148 feet, more or less, from the Point of Beginning;
6. Thence North, 148 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **twenty six (26)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's Tax Maps used to compute the property acreage, the acreage given hereon should be considered accurate to the nearest 1 acre.

REPORT ACCOMPANYING 27255 SW 95TH AVENUE URBAN RENEWAL PLAN



Prepared for the City of Wilsonville

August 5, 2013

**REPORT ACCOMPANYING
27255 SW 95TH AVENUE
URBAN RENEWAL PLAN**

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I. INTRODUCTION

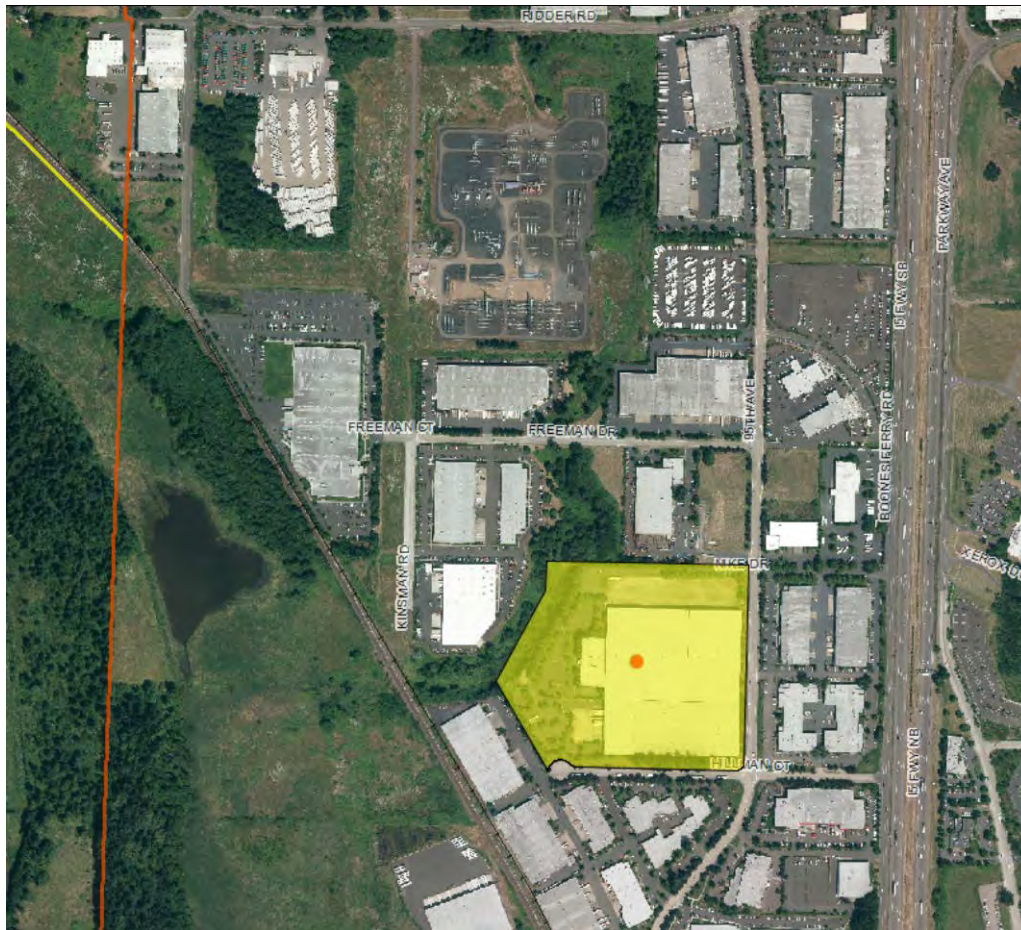
The Report on the 27255 SW 95th Avenue Urban Renewal Plan (Report) contains background information and project details that pertain to the 27255 SW 95th Avenue Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan.

The Report provides information required by ORS 457.085(3). The format of the Report is based on this statute. The Report documents not only the proposed projects in the Plan, but also documents the existing conditions in the 27255 SW 95th Avenue Urban Renewal Area (Area).

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility.

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Figure 1 – 27255 SW 95th Avenue Urban Renewal Plan Area Boundary



Source: City of Wilsonville

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the 27255 SW 95th Avenue Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

Land Use

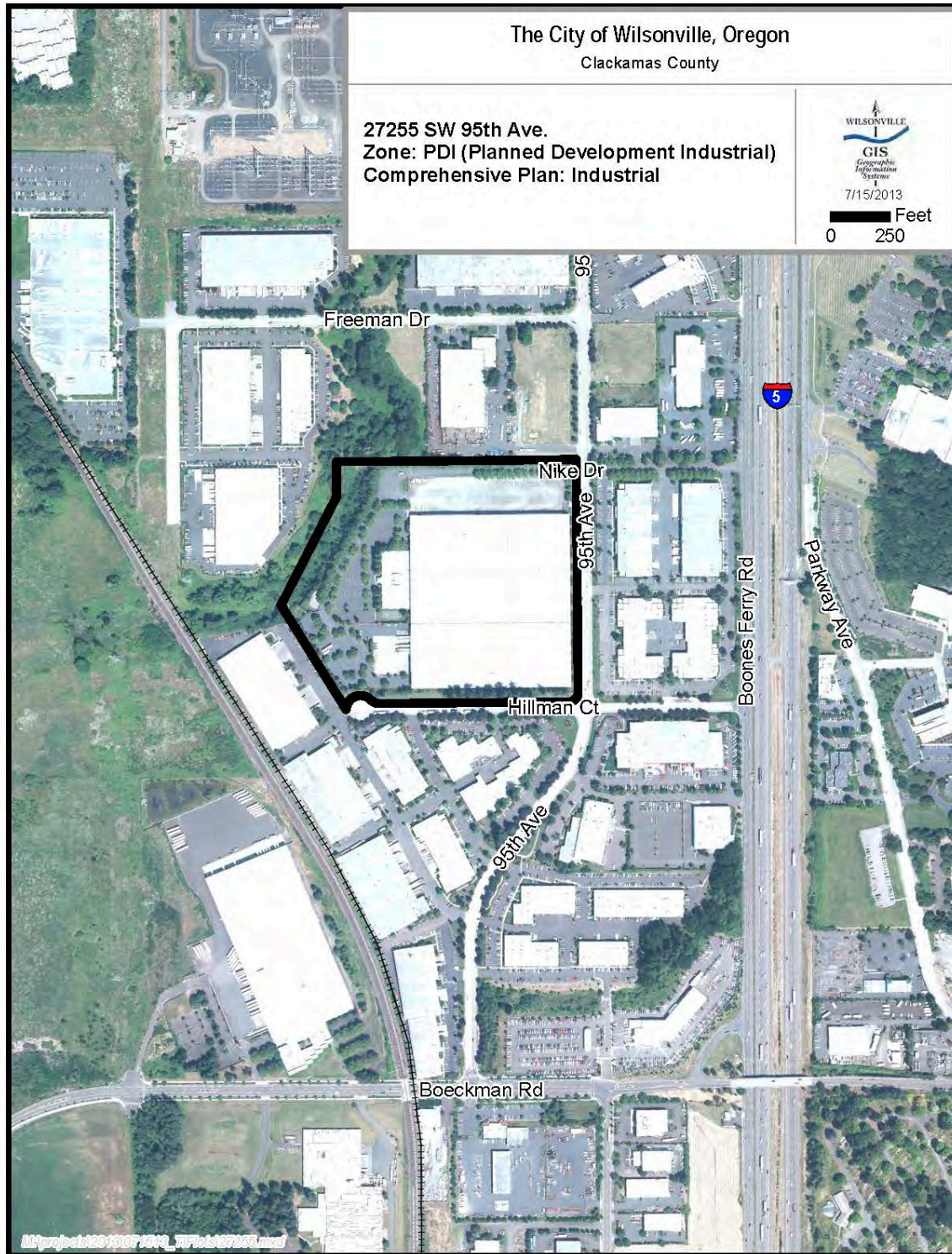
According to data obtained from the City of Wilsonville and the Clackamas County Assessor’s office, the Area, shown in Figure 1 above, contains 1 industrial use parcel that has 508,277 square feet of building space on 26.07 acres.

Zoning and Comprehensive Plan Designations

In the City of Wilsonville, the Wilsonville Development Code and the Wilsonville Comprehensive Plan designations differ. The development code establishes districts to control land use throughout the city and regulates development standards within these established use districts. The comprehensive plan designation indicates the type of use allowed on a parcel.

The comprehensive plan designation of the parcel is Industrial, and the zoning is Planned Industrial Development (PDI).

Figure 2 – Area Zoning and Comprehensive Plan Designations



Source: City of Wilsonville

B. Infrastructure: Existing Conditions

Infrastructure

This section of the Report identifies the existing infrastructure in the Area. However, because this Area consists of only one parcel, this section will instead evaluate the infrastructure directly serving this parcel, along with an evaluation of the conditions of the infrastructure on the parcel itself. Information was obtained from documentation by City of Wilsonville staff.

1. Streets/Sidewalks/Pathways/Bike Lanes

The street servicing the property, SW 95th Avenue, is a minor arterial that is in good condition and meets City standards. SW 95th Avenue has adequate streetscape, sidewalks, curbs, and bike lanes.

There are currently a number of priority projects planned for SW 95th Avenue in the Capital Improvement Plan, including sidewalk infill and transit stop improvements.

2. Water

The water pipe serving the Area is a 2" domestic that should be adequate for the current or future needs of the Area. There are no projects planned for the water infrastructure serving the Area in the CIP or other planning documents

3. Storm Drainage Master Plan

The storm drain service in the Area is adequate for current and future use, and there are no planned projects for storm drain infrastructure serving the Area in the CIP or other planning documents. However, a building expansion or the addition of impervious surface could trigger new on-site stormwater improvements.

4. Sanitary Sewer

Sewer service to the Area is more than adequate for the current and future needs of the Area, and there are no planned projects for sewer infrastructure serving the Area in the CIP or other planning documents.

5. Parks

There are no public parks in the Area. The 2007 Parks and Recreation Master Plan identifies project P12 Industrial Area Waysides in the northwest industrial area of Wilsonville, which is currently underserved by parks or recreation facilities. These projects are not in the City's short or mid-term Capital Improvement Program and have not been sited.

6. Public Parking

There is no public parking in the Area, but there is parking along the south and west ends of the building that should provide parking for over 250 vehicles.

7. Wetlands

Approximately 91,784 SF along the Area's western boundary borders the Basalt Creek wetlands and is within the City's Significant Resource Overlay Zone.

8. Conditions of Buildings

The building has 508,277 square feet of space. It is currently used for warehousing and is considered underutilized.

C. Social Conditions

There is only one industrial parcel in the Area and there are no residents that reside within the Area.

D. Economic Conditions

Taxable Value of Property Within the Area

According to the Clackamas County Assessor's office, the estimated 2011/2012 total assessed value of the real property in the Area is \$15,982,441. The total assessed value including personal property is \$16,608,823. The building is underutilized, and if it was fully utilized and converted to a traded-sector use such as manufacturing, the values would increase.

The frozen base is estimated to be \$16,608,823.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX (Impact of the Tax Increment Financing) of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The project being considered for future use of urban renewal is an economic development project. The use of urban renewal funding for this project allows the City to provide an attractive industrial development incentive program that will be competitive with neighboring communities' Enterprise Zone programs. It also allows the city to tap a different funding source besides the City of Wilsonville's general funds to support this program.

All necessary infrastructure to serve the Area is in place and none of the systems are slated for improvements in the CIP. Converting the building structure in the Area to optimized use will take advantage of the existing infrastructure. Because the structure will incur a change in use from warehousing to manufacturing, or another traded-sector use that meets program criteria, there may be a need for additional police and fire services. However, since this structure already exists and has received these services before, these are not totally new service requirements. In addition, a vacant structure can sometimes be vulnerable to vandalism, criminal activity and fire risk. Bringing the structure back to full use will help prevent such risks.

The revenue sharing feature of this urban renewal plan allows for tax increment to be shared with taxing jurisdictions including the City of Wilsonville at the onset of receipt by the Agency of tax increment funds. These funds will help offset any increased services.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to cure blight by providing the ability to fund an economic incentive program to encourage private sector investment in an underutilized and/or vacant parcel of industrial zoned land.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area, including how they relate to the existing conditions in the Area, are described below:

A. Property Tax Rebates

This project offers an incentive to the private sector to convert underutilized industrial buildings into higher value traded-sector uses, such as manufacturing, in the Area. This project will provide tax rebates of a portion of incremental property tax increases to qualifying investments in the Area.

Existing Conditions:

This parcel is currently vacant and/or underutilized. It has 508,277 square feet of building space on 26.07 acres.

B. Debt Service and Administration

This project will allow for the repayment of costs associated with the preparation (including the potential repayment of the initial planning costs for the development of the urban renewal plan) adoption, and implementation of the 27255 SW 95th Avenue Urban Renewal Plan. This project also includes ongoing administration and any financing costs associated with the Plan.

Existing Conditions:

As there is currently no urban renewal program for this Area, these activities do not exist.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The costs of the projects are shown in Table 1. The sources of funds are tax increment revenues. A three percent annual inflation factor is used. These funds will be allocated to the following projects:

- Repayment of a portion of the urban renewal planning costs will occur in the first year that tax increment funds are received (\$12,000 in FY 2013-14, adjusted annually for inflation increases).
- Approximately \$15,000 in FY 2013-14, adjusted for inflation, will be allocated for program administration annually.
- The project will rebate up to 75% of the net tax increment revenue for three years for each qualifying company if the average wage of the 75 or more new jobs pay a minimum of 125% of the average Clackamas County wage rate (not including benefits) in effect at the time the rebate is paid, which for 2012 is \$25.33/hour or \$52,693 annual wage rate. Two additional years (five total) of property tax rebates are available if the average wage of the 75 or more new jobs pay 150% of average wages paid in Clackamas County at the time the rebate is paid, which for 2012 equals \$30.40 per hour, or a \$63,230 annual wage.
- Any net tax increment revenues in excess of what is needed for administrative expenses or tax rebates will be distributed to the impacted taxing jurisdictions.

Table 1 – Estimated Project Allocations

| TIF Use | Amount |
|--------------------|--------------|
| URA Administration | \$141,367 |
| Rebate | \$11,821,851 |
| Total | \$11,963,218 |

Source: ECONorthwest, TIF: Tax Increment Funds

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The anticipated latest completion date of the projects in the 27255 SW 95th Avenue Urban Renewal Plan will be June 30 of the fiscal year ending 15 years after the approval of the Plan. If investments do not occur as outlined in the program guidelines, the Plan may be terminated earlier at the discretion of the Agency.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 2 shows a scenario for how this urban renewal plan may be implemented. This scenario relies on an investment by the developer of over \$407,000,000, in three successive years, receiving \$11,821,851 in tax rebates from tax increment funds received by the Agency. This results in approximately \$12 million in maximum indebtedness, and represents the maximum investment anticipated in the building. Lower investment levels will result in lower actual tax rebates and lower actual maximum indebtedness used. When a developer negotiates an agreement with the City, the projected rebate and revenue sharing numbers will be reevaluated, but may not exceed the \$12 million maximum indebtedness established in this Plan.

Table 2. Investment Schedule

| Year | Investment Amount | | |
|------|-------------------|-------------|-------------|
| | Schedule 1 | Schedule 2 | Schedule 3 |
| 2013 | | | |
| 2014 | | | |
| 2015 | 137,000,000 | | |
| 2016 | | 135,000,000 | |
| 2017 | | | 135,000,000 |
| 2018 | | | |

Source: ECONorthwest

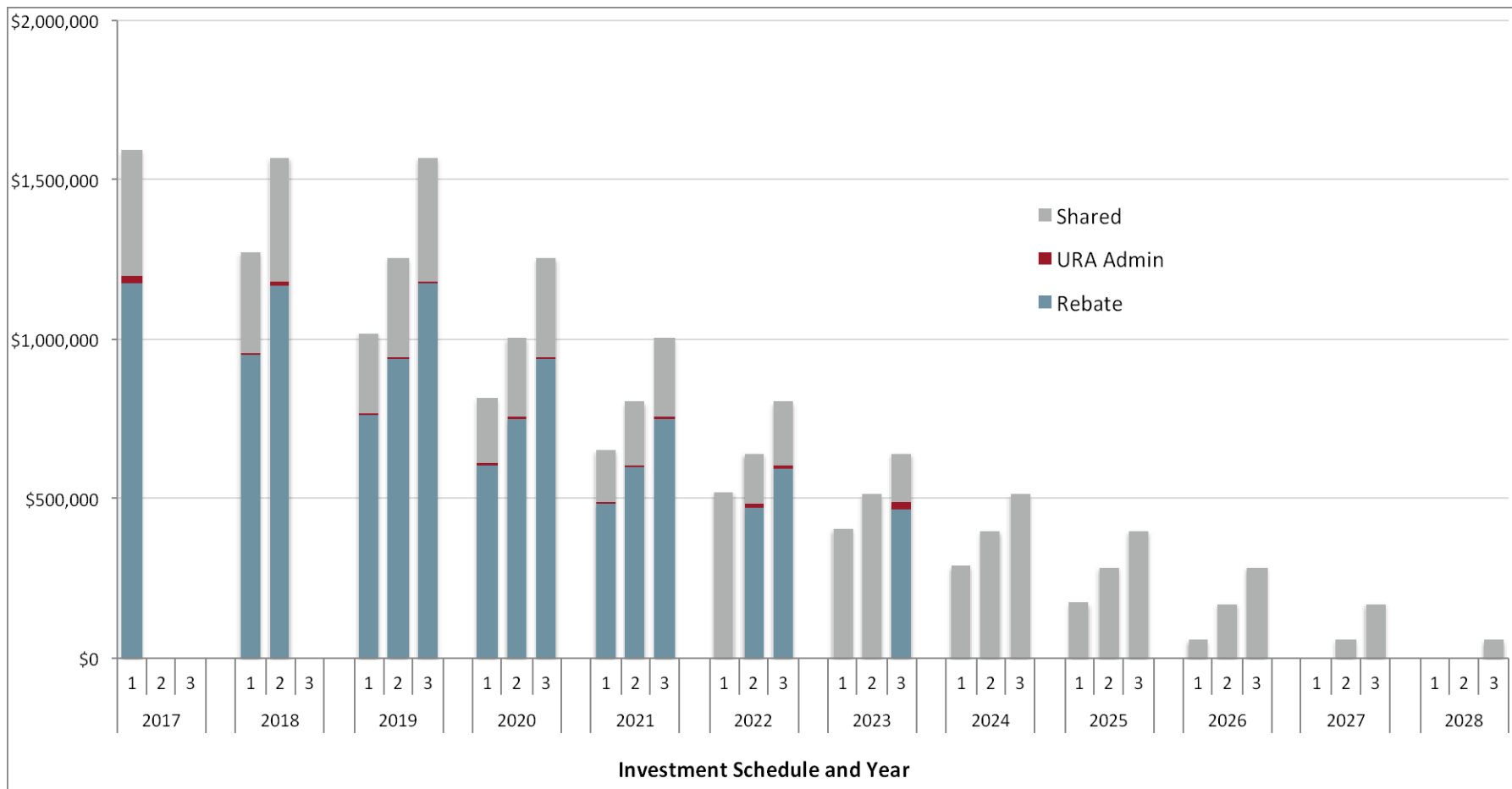
The tax increment revenues and their allocation to administrative costs, developer rebates, and the taxing jurisdictions' share of the increased property tax revenue are shown in Table 3. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue

sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

It is anticipated that all expenditures of tax increment funding will be completed within 15 years. The maximum indebtedness is \$12,000,000. In the scenario detailed in Tables 2 and 2, the term of the rebate expires before all of the manufacturer's investment in equipment has depreciated. The result of this is the taxing jurisdictions begin to receive 100% of the TIF revenues in fiscal year 2023-24, and the total amount shared with taxing jurisdictions for the entire duration of the Area ends up being much higher than the net 25% share that is guaranteed during the time the developer is receiving rebates. Table 2 shows the total projected rebate to the developer in this scenario would be \$11,821,851 dollars, while the amount received by taxing jurisdictions is estimated at \$8,247,490 dollars over the 15 year life of the Plan. This is actually 40.8% of the total tax increment revenue.

Chart 1 depicts this scenario. Each individual investment provides rebates to the developer, and a portion of extra tax increment to taxing jurisdictions, for a five-year period, with any remaining increment shared with the taxing jurisdictions when that rebate period expires. The three investments are depicted in consecutive years, as shown by the 1,2,3 on the horizontal axis of the chart. As shown, once any one investment reaches the 6th year, all of the tax increment from that investment is shared with the taxing jurisdictions. This would be accomplished through an under levy.

Chart 1. Investment, Amortization, and Rebate Schedule



Source: ECONorthwest

There will be no loans or bonds issued. The amount of funding to service the maximum indebtedness will be raised through the payment of tax increment from the County Assessor's office. Because the project payments are predicated upon the annual tax increment on a formulaic basis allocating first to administrative costs, then a 75/25 split of increment between the developer and impacted taxing jurisdictions, the Plan will be financially feasible. No payments will be made without first receiving the increment from the assessor.

Table 3 – Tax Increment Revenues and Allocations to Project Costs Sample Scenario

| FYE | URA Admin | Rebate | Shared | Total |
|-------|-----------|--------------|-------------|--------------|
| 2013 | - | - | - | - |
| 2014 | - | - | - | - |
| 2015 | - | - | - | - |
| 2016 | - | - | - | - |
| 2017 | \$28,883 | \$1,172,736 | \$390,911 | \$1,592,530 |
| 2018 | \$17,390 | \$2,119,437 | \$706,479 | \$2,843,306 |
| 2019 | \$17,912 | \$2,869,511 | \$956,504 | \$3,843,927 |
| 2020 | \$18,449 | \$2,292,519 | \$764,173 | \$3,075,141 |
| 2021 | \$19,002 | \$1,830,780 | \$610,260 | \$2,460,042 |
| 2022 | \$19,572 | \$1,069,956 | \$878,472 | \$1,968,000 |
| 2023 | \$20,159 | \$466,912 | \$1,075,757 | \$1,562,828 |
| 2024 | - | - | \$1,204,211 | \$1,204,211 |
| 2025 | - | - | \$859,716 | \$859,716 |
| 2026 | - | - | \$515,223 | \$515,223 |
| 2027 | - | - | \$228,592 | \$228,592 |
| 2028 | - | - | \$57,192 | \$57,192 |
| 2029 | - | - | - | - |
| 2030 | - | - | - | - |
| Total | \$141,367 | \$11,821,851 | \$8,247,490 | \$20,210,708 |

Source: ECONorthwest, FYE: Fiscal Year End, URA: Urban Renewal Area

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues in the sample scenario, as shown above, are based on projections of the assessed value of investment that could occur within the Area, depreciation of the investment and the total tax rate that will apply in the Area. The assumptions include assumptions of development, as identified in the TIF Zones concept by the City of Wilsonville. Although these assumptions are used as a basis for evaluating the Plan, the financial feasibility is predicated on the simple formula that increased revenues will be shared by the City for administration, by the developer and by the taxing jurisdictions. No payments will be made until tax increment is received from the County Assessor. These payments will be distributed on a formula that includes payments for administrative costs, then a 75/25 split between the developer and impacted taxing jurisdictions.

Table 4 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues, and the annual tax increment revenues (not adjusted for under-collection, penalties, and interest). These projections of increment are the basis for the projections in Table 3. These projections include shared revenue with impacted taxing jurisdictions.

Table 5 shows the investment and depreciation assumptions used in preparing the financial analysis. In this scenario, all investment is assumed to be equipment, and so it is depreciated. The depreciation schedule used in this scenario is a half-year convention over a 10-year recovery period that was published by the Internal Revenue Service in its annual report for how to depreciate property. Depreciation is an annual income tax deduction that allows you to recover the cost or other basis of certain property over the time you use the property. It is an allowance for the wear and tear, deterioration, or obsolescence of the property. In this case, all the investment in property is assumed to depreciate to zero after 10 years. Property can be depreciated at different times throughout the year, depending on the accounting method used. Under the half-year convention, you treat all property placed in service or disposed of during a tax year as placed in service or disposed of at the midpoint of the year. This means that a one-half year of depreciation is allowed for the year the property is placed in service or disposed of.

However, as stated above, for purposes of financial feasibility, the fact that no payments will be made until tax increment is received establishes financial feasibility.

Table 4 – Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

| FYE | Assessed Value | Frozen Base | Excess Value | Tax Rate | TIF |
|--------------|----------------|--------------|---------------|----------|---------------------|
| 2013 | \$16,608,823 | \$16,608,823 | \$0 | 13.0968 | - |
| 2014 | \$16,608,823 | \$16,608,823 | \$0 | 13.0936 | - |
| 2015 | \$16,608,823 | \$16,608,823 | \$0 | 13.0793 | - |
| 2016 | \$16,608,823 | \$16,608,823 | \$0 | 12.9159 | - |
| 2017 | \$139,908,823 | \$16,608,823 | \$123,300,000 | 12.9159 | \$1,592,530 |
| 2018 | \$236,748,823 | \$16,608,823 | \$220,140,000 | 12.9159 | \$2,843,306 |
| 2019 | \$314,220,823 | \$16,608,823 | \$297,612,000 | 12.9159 | \$3,843,927 |
| 2020 | \$254,698,423 | \$16,608,823 | \$238,089,600 | 12.9159 | \$3,075,141 |
| 2021 | \$207,075,023 | \$16,608,823 | \$190,466,200 | 12.9159 | \$2,460,042 |
| 2022 | \$168,979,123 | \$16,608,823 | \$152,370,300 | 12.9159 | \$1,968,000 |
| 2023 | \$137,609,123 | \$16,608,823 | \$121,000,300 | 12.9159 | \$1,562,828 |
| 2024 | \$109,843,623 | \$16,608,823 | \$93,234,800 | 12.9159 | \$1,204,211 |
| 2025 | \$83,171,423 | \$16,608,823 | \$66,562,600 | 12.9159 | \$859,716 |
| 2026 | \$56,499,423 | \$16,608,823 | \$39,890,600 | 12.9159 | \$515,223 |
| 2027 | \$34,307,323 | \$16,608,823 | \$17,698,500 | 12.9159 | \$228,592 |
| 2028 | \$21,036,823 | \$16,608,823 | \$4,428,000 | 12.9159 | \$57,192 |
| 2029 | \$16,608,823 | \$16,608,823 | \$0 | 12.9159 | - |
| 2030 | \$16,608,823 | \$16,608,823 | \$0 | 12.9159 | - |
| Total | | | | | \$20,210,708 |

Source: ECONorthwest, FYE: Fiscal Year End, TIF Revenue: Tax Increment Revenue

Table 5 – Projected Investments and Depreciation Schedules

| Calendar Year | FYE | Investment Schedule 1 | | | Investment Schedule 2 | | | Investment Schedule 3 | | | Total RMV |
|---------------|------|-----------------------|--------------|---------------|-----------------------|--------|---------------|-----------------------|--------|---------------|---------------|
| | | Value | Depreciation | RMV | Value | Depr. | RMV | Value | Depr. | RMV | |
| 2013 | 2015 | | | | | | | | | | |
| 2014 | 2016 | | | | | | | | | | |
| 2015 | 2017 | \$137,000,000 | 10.00% | \$123,300,000 | | | | | | | \$123,300,000 |
| 2016 | 2018 | | 18.00% | \$98,640,000 | \$135,000,000 | 10.00% | \$121,500,000 | | | | \$220,140,000 |
| 2017 | 2019 | | 14.40% | \$78,912,000 | | 18.00% | \$97,200,000 | \$135,000,000 | 10.00% | \$121,500,000 | \$297,612,000 |
| 2018 | 2020 | | 11.52% | \$63,129,600 | | 14.40% | \$77,760,000 | | 18.00% | \$97,200,000 | \$238,089,600 |
| 2019 | 2021 | | 9.22% | \$50,498,200 | | 11.52% | \$62,208,000 | | 14.40% | \$77,760,000 | \$190,466,200 |
| 2020 | 2022 | | 7.37% | \$40,401,300 | | 9.22% | \$49,761,000 | | 11.52% | \$62,208,000 | \$152,370,300 |
| 2021 | 2023 | | 6.55% | \$31,427,800 | | 7.37% | \$39,811,500 | | 9.22% | \$49,761,000 | \$121,000,300 |
| 2022 | 2024 | | 6.55% | \$22,454,300 | | 6.55% | \$30,969,000 | | 7.37% | \$39,811,500 | \$93,234,800 |
| 2023 | 2025 | | 6.56% | \$13,467,100 | | 6.55% | \$22,126,500 | | 6.55% | \$30,969,000 | \$66,562,600 |
| 2024 | 2026 | | 6.55% | \$4,493,600 | | 6.56% | \$13,270,500 | | 6.55% | \$22,126,500 | \$39,890,600 |
| 2025 | 2027 | | 3.28% | - | | 6.55% | \$4,428,000 | | 6.56% | \$13,270,500 | \$17,698,500 |
| 2026 | 2028 | | | | | 3.28% | - | | 6.55% | \$4,428,000 | \$4,428,000 |
| 2027 | 2029 | | | | | | | | 3.28% | - | \$0 |
| 2028 | 2030 | | | | | | | | | | |

FYE: Fiscal Year End RMV: Real Market Value Depr.: Depreciation
 Source: ECONorthwest

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the new maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated for a 15-year period and are shown in Tables 6a and 6b. Table 6a shows the general government taxing jurisdictions and Table 6b shows the education taxing jurisdictions.

The concept for this plan, as defined by the City of Wilsonville, includes a 25% share of net tax increment proceeds with the affected taxing jurisdictions. This formula for revenue sharing is different than the formula described in Oregon Revised Statutes (ORS). Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. By statute, the share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the urban renewal agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. Since revenue sharing is anticipated at the onset of the Plan, and this revenue sharing exceeds the potential amount of distributions through revenue sharing required in ORS 457.470, the revenue sharing in ORS 457.470 has been waived by the taxing jurisdictions.

The West Linn-Wilsonville School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. The formula for funding schools, as changed in the 2013 legislative session, is \$6,852 per pupil for FY 2013-14 and \$7,081 per pupil for FY 2014-15, an increase over the 2012 levels. According to the State of Oregon Department of Education,

there was approximately \$1 billion dollars of increased revenues allocated to school financing in the 2013 legislative session.¹

Tables 6a and 6b show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. It assumes the growth as projected in the other tables in this Report. **It does not offset the foregone revenues with the expected new revenues. Although the taxing jurisdictions are shown to forego approximately \$12 million, as shown in Table 6a and 6b, they will receive approximately \$8 million, as shown in Table 3. Over the life of the Plan, the taxing jurisdictions will receive over 40% of the total tax increment revenues produced by this sample scenario.**

There is always some discussion about the true impact of urban renewal on the taxing jurisdictions as there is one line of thought that some of the growth projected would not occur “but for” urban renewal. In this case, the building is underutilized either through vacancy or type of use, and expectations are that it will remain underutilized in the future without developer incentives. Given this, there would be no expectation that any increase of property taxes would come from this building without the use of urban renewal.

There is no anticipated change in revenue for affected taxing jurisdictions upon termination of the Plan, which is expected in 15 years. All projected investment is equipment, and equipment’s assessed value depreciates over time. By the time the Area expires, all equipment will be fully depreciated, so there will be no additional assessed value to tax. However, the taxing jurisdictions are receiving 25% of the net increment during the time period the developer is receiving 75% of the net increment, and they are receiving 100% of the increment for the remaining time frame of the Area, as shown in Table 3. If there are any improvements to the building itself, or increases in value of the building itself, the taxing jurisdictions would realize the increased taxes from those investments.

¹ Phone interview with Jan McComb, State of Oregon Department of Education, July 11, 2013.

Table 6a – Projected Impact on Taxing District Permanent Rate Levies (General Government)

| FYE | Clackamas County | Tualatin Valley Fire & Rescue | City of Wilsonville | Port of Portland | Metro | COUNTY EXTENSION & 4-H | COUNTY LIBRARY | COUNTY SOIL CONS | VECTOR CONTROL | Subtotal |
|--------------|--------------------|-------------------------------|---------------------|------------------|-----------------|------------------------|------------------|------------------|----------------|--------------------|
| 2013 | - | - | - | - | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - | - | - | - | - |
| 2017 | (223,673) | (141,896) | (234,502) | (6,522) | (8,987) | (4,652) | (36,972) | (4,652) | (605) | (662,461) |
| 2018 | (397,755) | (252,332) | (417,012) | (11,597) | (15,982) | (8,272) | (65,746) | (8,272) | (1,075) | (1,178,043) |
| 2019 | (537,473) | (340,967) | (563,494) | (15,671) | (21,595) | (11,178) | (88,841) | (11,178) | (1,453) | (1,591,850) |
| 2020 | (430,170) | (272,895) | (450,997) | (12,543) | (17,284) | (8,946) | (71,105) | (8,946) | (1,163) | (1,274,049) |
| 2021 | (344,323) | (218,435) | (360,994) | (10,040) | (13,835) | (7,161) | (56,915) | (7,161) | (931) | (1,019,795) |
| 2022 | (202,808) | (128,659) | (212,627) | (5,913) | (8,149) | (4,218) | (33,523) | (4,218) | (548) | (600,663) |
| 2023 | (90,665) | (57,517) | (95,054) | (2,644) | (3,643) | (1,886) | (14,986) | (1,886) | (245) | (268,526) |
| 2024 | - | - | - | - | - | - | - | - | - | - |
| 2025 | - | - | - | - | - | - | - | - | - | - |
| 2026 | - | - | - | - | - | - | - | - | - | - |
| 2027 | - | - | - | - | - | - | - | - | - | - |
| 2028 | - | - | - | - | - | - | - | - | - | - |
| 2029 | - | - | - | - | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | - | - | - | - | - |
| Total | (2,226,867) | (1,412,701) | (2,334,680) | (64,930) | (89,475) | (46,313) | (368,088) | (46,313) | (6,020) | (6,595,387) |

Source: ECONorthwest.

Table 6b – Projected Impact on Taxing District Permanent Rate Levies (Education and Totals)

| FYE | COM COLL CLACK (perm) | ESD CLACKAMAS | SCH WLINN/WILS (perm) | Education Subtotal | General Government Subtotal | Total |
|--------------|--------------------------|------------------|--------------------------|-----------------------|--------------------------------|---------------------|
| 2013 | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - |
| 2017 | (51,932) | (34,302) | (452,927) | (539,161) | (662,461) | (1,201,622) |
| 2018 | (92,349) | (60,998) | (805,436) | (958,783) | (1,178,043) | (2,136,826) |
| 2019 | (124,789) | (82,425) | (1,088,359) | (1,295,573) | (1,591,850) | (2,887,423) |
| 2020 | (99,876) | (65,969) | (871,075) | (1,036,920) | (1,274,049) | (2,310,969) |
| 2021 | (79,944) | (52,804) | (697,240) | (829,988) | (1,019,795) | (1,849,783) |
| 2022 | (47,087) | (31,102) | (410,677) | (488,866) | (600,663) | (1,089,529) |
| 2023 | (21,050) | (13,904) | (183,592) | (218,546) | (268,526) | (487,072) |
| 2024 | - | - | - | - | - | - |
| 2025 | - | - | - | - | - | - |
| 2026 | - | - | - | - | - | - |
| 2027 | - | - | - | - | - | - |
| 2028 | - | - | - | - | - | - |
| 2029 | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | - |
| Total | (517,027) | (341,504) | (4,509,306) | (5,367,837) | (6,595,387) | (11,963,224) |

Source: ECONorthwest. Please refer to the explanation of the schools funding in the preceding section.

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base, including all real, personal, manufactured, and utility properties in the Urban Renewal Area, is projected to be \$16,608,823. The total assessed value of the City of Wilsonville is \$2,368,094,165. There are five existing urban renewal areas, as shown in Table 7. These five areas, plus the 27255 SW 95th Avenue Area, total 4.33% of the total assessed value of the City of Wilsonville, well below the 25% maximum. The 27255 SW 95th Avenue Area has 26.07 acres, including right-of-way, and the City of Wilsonville has 4,712 acres; the other five existing urban renewal areas total 1,068.09 acres. Therefore, 23.22% of the City's acreage is in an urban renewal area, below the 25% state limit.

Table 7 – Urban Renewal Area Conformance with Assessed Value and Acreage Limits

| Urban Renewal Area | Assessed Value | Acres |
|--|-----------------|--------|
| 27255 SW 95 th Avenue | \$16,608,823 | 26.07 |
| 25600 SW Parkway Center Drive | \$7,476,210 | 10.35 |
| 9805 SW Boeckman Road | \$10,879,601 | 24.98 |
| 26755 SW 95 th Avenue | \$7,064,499 | 9.76 |
| Year 2000 Plan | \$44,087,806 | 567 |
| West Side Plan | \$16,526,288 | 456 |
| City of Wilsonville | \$2,368,094,165 | 4,712 |
| Percent of Assessed Value in Urban Renewal | 4.33% | |
| Percent of Acreage in Urban Renewal | | 23.22% |

Source: City of Wilsonville, Clackamas County Assessor, U.S. Census Bureau

XI. RELOCATION REPORT

There is no relocation report required for the Plan. No relocation activities are anticipated.



City of Wilsonville

PLANNING COMMISSION MEETING

WEDNESDAY, SEPTEMBER 11, 2013

6:00 PM

IX. OTHER BUSINESS

A. 2013 Planning Commission Work Program

2013 Annual Planning Commission Work Program

| DATE | AGENDA ITEMS | | |
|--------------|--|--|--|
| | Informational | Work Sessions | Public Hearings |
| September 11 | | Goal 10 Housing Needs Analysis | Tax Increment Financing (TIF) Zones Villebois Master Plan Amendments <i>(Continued from August 14)</i> |
| October 9 | Basalt Creek Concept Plan | | |
| November 13 | Frog Pond / Advance Road Concept Plan Industrial Form Based Code | Goal 10 Housing Needs Analysis - Public Forum hosted by the CCI | |
| December 11 | | Goal 10 Housing Needs Analysis | |

2013

- 1 **5-year Infrastructure Plan**
- 2 Asset Management Plan
- 3 **Basalt Creek Concept Planning**
- 4 Community Investment Initiative
- 5 **Climate Smart Communities (Metro)**
- 6 **Development Code amendments related to density**
- 7 **Frog Pond / Advance Road Concept Planning**
- 8 **Goal 10 Housing Plan**
- 9 **Old Town Code Amendments**
- 10 **Parks & Rec MP Update - Rec Center/Memorial Park Planning**
- 11 **Villebois Master Plan Amendments for former LEC site**
- 12 French Prairie Bike/Ped Bridge
- 13 **Density Inconsistency Code Amendments**

*Projects in bold are being actively worked on in preparation for future worksessions