

**CITY OF WILSONVILLE
PLANNING COMMISSION**

**WEDNESDAY
JULY 10, 2013**

6:00 P.M.



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

PLANNING COMMISSION MEETING

WEDNESDAY, JULY 10, 2013
6:00 PM

AGENDA

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

Ben Altman, Chair
Al Levit
Marta McGuire
Ray Phelps

Eric Postma – Vice Chair
Peter Hurley
Phyllis Millan
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 June 12, 2013 Planning Commission minutes

VI. 6:25 PM WORK SESSIONS

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

VII. 7:25 PM OTHER BUSINESS

A. 2013 Planning Commission Work Program
B. Commissioners' Comments

VIII. 7:45 PM ADJOURNMENT

Time frames for agenda items are not time certain.

Public Testimony

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

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

Thank you for taking the time to present your views.

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

Meeting packets are available on the City's web site at: <http://www.ci.wilsonville.or.us/pdocs>.

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:
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City of Wilsonville

PLANNING COMMISSION MEETING

WEDNESDAY, JULY 10, 2013

6:00 PM

V. CONSIDERATION OF THE MINUTES

- A. Consideration of the June 12, 2013 Planning Commission minutes

**PLANNING COMMISSION
WEDNESDAY, JUNE 12, 2013
6:00 P.M.**

DRAFT

**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 6:00 p.m. Those present:

Planning Commission: Ben Altman, Eric Postma, Marta McGuire, Peter Hurley, and Al Levit. Phyllis Millan arrived later in the meeting. Ray Phelps and City Councilor Julie Fitzgerald were absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, and Katie Mangle

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.

A letter of support written from the Planning Commission for STIP Enhance Funding for the Kinsman Road Extension Project was distributed at the beginning of the meeting along with a map and summary of the project's benefits titled, "Kinsman Road Extension Project Barber Road to Boeckman Road".

Nancy Kraushaar, Community Development Director, stated she was requesting the Planning Commission's support for the Kinsman Road Extension project that the City has submitted for funding through the State Transportation Improvement Program (STIP) Enhance Funds. The STIP Selection Committee was currently in the public comment period of the process, so it would be beneficial for the Planning Commission to submit a letter of support. She took the liberty of drafting a letter and wanted the Commission to determine whether it was suitable. She read the letter of support into the record, noting the accompanying information sheet summarizing the benefits described in the funding application.

Ms. Kraushaar suggested revising "The City of Wilsonville" to be "The City of Wilsonville Planning Commission" strongly believes the Kinsman Road Extension project is a worthy investment of the STIP Enhance State Transportation Funds.

Commissioner Postma moved that the Planning Commission sign and submit a letter of support regarding STIP Enhance Funding for the Kinsman Road Extension as advised, correcting the fourth paragraph on Page 1 by adding a period to the last sentence, and replacing "City of Wilsonville" with "Planning Commission" in the Conclusion paragraph on Page 2. Commissioner Hurley seconded the motion, which passed unanimously.

Commissioner Hurley suggested switching the locations for the callout boxes on the map that accompany the letter for WES and the Tonquin Trail and extending the arrow for WES almost to the park and ride.

Ms. Kraushaar agreed that made sense, adding it would be incorporated.

IV. CITY COUNCIL LIAISON REPORT

A. City Council Update

No Council report was given due to Commissioner Fitzgerald's absence.

V. CONSIDERATION OF THE MINUTES

The May 8, 2013 Planning Commission minutes were approved as presented by a 4 to 0 to 2 vote with Commissioners McGuire and Hurley abstaining.

WORK SESSIONS

A. Metro's Climate Smart Communities (Kraushaar)

Nancy Kraushaar, Public Works Director, noted the Commission would be discussing Metro's Climate Smart Communities Scenarios Project with City Council at the July joint work session. Given the complexities of the project, Staff believed an overview would prepare the Commission for questions and comments for Metro representatives who would also be attending the work session. She presented Metro's Climate Smart Communities Scenarios Project via PowerPoint, included in the meeting packet, reviewing the history, project timeline, background leading to the initiative, strategies, findings, evaluation criteria, next steps, strategies tested, and recommended refinements. Her additional comments included:

- In 2009, the State Legislature directed Metro to develop land use and transportation scenarios to reduce greenhouse gas emissions from cars and small trucks. In a previous House bill, the governor and the state legislature had considered short-term, medium-term, and long-term greenhouse gas emissions reductions. The presentation would cover the analysis that had been done so far in terms of where they would be in 2035. Metro was assigned the duty of coming up with scenarios to achieve emission reductions, which launched the Climate Smart Communities Project, a region-wide, collaborative approach with most local agencies participating with technical staff and the County as well.
- She distributed three handouts as follows:
 - Frequently Asked Questions regarding the Climate Smart Communities Project dated April 2013.
 - A paper discussing an inventory done on greenhouse gas emissions in the Portland area dated Spring 2010 that tried to portray and clarify the various factors contributing to such emissions.
 - A community case study series featuring Wilsonville Climate Smart Communities Project dated 2013. The case studies showcased eight communities which were taking steps that in the long run would contribute to reducing greenhouse emissions. Case studies for Hillsboro and Beaverton were also available for the Commission. More reports and information was available on Metro's Climate Scenarios website at www.oregonmetro.gov/climatescenarios.

- The next step was the Joint Planning Commission/City Council Work Session in July. Dinner would be served at 4:30 pm. Metro Councilor Craig Dirksen would be present, along with other Metro Staff. Metro Councilor Carlotta Collette had been invited because although she was not Wilsonville's representative, she represents a vast amount of Clackamas County. In October, many of the Metro committees would receive further briefings on Phase 2 and hopefully adopting that report and moving onto Phase 3, which was the selection of the preferred scenario. Websites were provided for further material and to possibly join any email lists.

Comments and questions from the Commission continued with responses from Ms. Kraushaar as noted:

- She did not believe information was available yet regarding the status of the first goal to stop increases of greenhouse gases by 2010, but she could inquire about it.
- The presentation focused on transportation; however, even if the transportation moved to zero output, the region would not be close to meeting the State's 2035 GHG target of 1.2 MT per capita.
 - Emphasis was put on transportation because Metro was told to focus on transportation to determine how the reductions could be achieved for transportation, which included assumptions for clean fuels and vehicles. The State was working on several programs that addressed the other areas.
 - It was suggested the information be presented accordingly, otherwise both aspects were being mixed in the program's focus.
- Having more electric cars would shift the transportation to energy use, which would not necessarily address the 1.2 MT goal. While it would change the carbon footprint, it could negatively impact the emissions. The issue was very complicated.
- The goal of the joint session was to allow Metro to hear, questions, pushback, ideas, and reactions from the local elected and appointed officials. Although the City did not have much choice due to the State law, feedback could be provided about what felt comfortable for Wilsonville. Metro wants to have a robust discussion about the program.
- She suggested asking Metro about any public/private collaborations being considered or other organizations being involved, or if the program's focus regarded policy implementation on a city-by-city, regional, and statewide basis.
- Focus was placed on light-duty vehicles, but she was unsure how a school bus would fit into that scenario.
- A community like Wilsonville could have an impact if all its school buses and SMART vehicles were run on natural gas; doing so would be beneficial in many ways. A TSP Policy addressed fleet fuel and cooperative efforts for alternative fuels.

Chair Altman added the focus group he had participated in involved private businesses providing input. He was fascinated by what FedEx was doing to reduce its impact. He believed the program provided opportunity to sort out what has happened and what could happen. He understood the scenarios were to assess the most reasonable policy direction for achieving the 1.2 MT. It seemed the region was moving in the right direction, but no benchmark numbers had been provided regarding the 10 percent reduction.

- Ms. Kraushaar stated she would try to get some information to email to the Commission about where they currently stood. In looking at the different intensity levels of each scenario and policy area, it was clear that it would take more than just government entities to achieve the goal. One criterion was to evaluate how other areas would be affected. Metro wanted to look at other areas, so communities and businesses would be integrated. Metro could probably offer a better answer.

B. Goal 10 Housing Needs Analysis (Mangle)

An email from Eric Postma dated June 12, 2013 requesting clarifications about applying OAR 660-007-0030 to the Goal 10 Needs Allowance was distributed at the beginning of the meeting.

Katie Mangle, Long Range Planning Manager, explained the Goal 10 Housing Needs Analysis included two parts: the Housing Needs Assessment to determine the demand, supply and need, and the Housing Strategy Report, which would be in late fall. The demographic trends were discussed previously and tonight's presentation would cover development trends in Wilsonville. The next meeting would cover economic data, such as income and affordability. All this information would be combined with the buildable lands inventory to help determine the City's capacity for the housing needed.

Bob Parker and Beth Goodman of ECONorthwest presented the Preliminary Analysis of Housing Market Data for the Wilsonville Housing Needs Analysis via PowerPoint. The material was also provided to the Planning Commission. Key comments and responses to comments and questions from the Commission by the consultants and Staff were as follows:

- Wilsonville households were generally younger than the regional averages. There were more single-person households than regionally, consistent with regional trends. Growth was seen in both seniors and younger people. Wilsonville's ethnic diversity had also increased, which was also consistent with what was seen in the region and across the state. This data would have implications for housing need in Wilsonville and was still being worked on throughout the project.
- Permits for single-family detached stayed up during 2011 and 2012, which was atypical in the region and nation. For 2013, Wilsonville has already had 150 single-family units and no multi-family units were permitted.
- Wilsonville was meeting the state density requirements of providing for an overall density of eight or more dwelling units per net buildable acre. The average density between 2000 and 2012 was 12.4 dwelling units per acre. One reason for the higher density of 12.4 was because two-thirds of Wilsonville's development was multi-family, which pushed the average density closer to multi-family density and away from single-family densities.
- The Industrial Plan Designation on Slide 14 was the Canyon Creek Estate Subdivision on Canyon Creek Rd, which under provisions of the old Development Code, were permitted to piggy-back on large industrial area master plans. It enabled Don Morrisette Homes to build the second subdivision on Canyon Creek Rd with the Tektronix Master Plan and Tektronix authorizing that application. It was intended to get housing on a large campus-style development and was a legacy in one of the old Master Plans that the City had in place. Today, it was still a problem for appraisers who inquire about the zoning on detached homes in that particular neighborhood. Responding that it is a planned development industrial always results in a lengthy explanation.
 - The commercial category represented the Bell Tower building at Fred Meyer that had 56 units on one acre.
- Ms. Goodman discussed average sales price. She showed that Wilsonville's average sales price was about \$310,000 for single-family housing in 2012. The regional average was \$308,000. Also shown was statistics for neighboring cities. Overall, Wilsonville's price was fitting into the median, and a little skewed towards the high.
- Information provided in the presentation was a little different than what was shown in the report in the meeting packets. The use of older rather than new data was questioned. The 2007 home prices discussed on Page 27 was drastically different from the 2012 home prices.
 - Wilsonville's housing prices in 2000 or 2002 was reviewed, but also the high in 2007 and in 2012 to see over that period, both before and after the housing crash, whether housing values

had increased for overall sales price and the answer was yes. Value had also been lost since 2007. That information could be provided to the Commission.

- It was troubling to see a difference in information as reported versus what was shown. Including a 2007 figure at the top of the market in the report skewed the information and resulted in a different conclusion than that presented in the PowerPoint.
- Other similar discrepancies were found. It was important to rely on the most recent data available when doing the analysis.
- Ms. Goodman clarified that the housing bubble was considered with data taken from prior to 2004 and after 2007 to would take the bubble out of the middle and provide a more useful average value maintenance. Chapter 4 was only a summary; it was accurately presented in the other tables of the full report.
- The analysis did not just rely on the Decennial Census. Two different data sets were being used because different things were being learned from both. Average sales data was taken from the Metro Regional Land Information System, which tracked actual sales during 2000, 2007 and 2012. The Decennial Census data and American Community Survey averaged the median housing price over the 2007 to 2011 period. For Wilsonville, this data was given for a five-year period, which resulted in a data lag because it included housing value information from 2007 through 2011, as well as what people estimated their home was worth without adjusting for what their homes would actually sell for in the current market. Ms. Goodman was very wary of this data for housing sales price and housing valuation price. While available, she did not believe that was where the emphasis should be put.
- Why was it important to know about past pricing trends when they were looking at a starting point? A lot of effort was being spent looking at trends, the interpretation of which was bogging down the process.
 - Overall, it was important to understand whether housing prices were increasing or decreasing as well as the relationship between income and housing price. Many times housing prices have been about two and a half to three times the household income. In 2007, it increased to five or six times the housing income, or higher. Housing had become a lot less affordable, which had implications as far as who could afford housing in the future. Using this information with the growth seen in younger people and seniors can be useful.
 - Past information and trends help the City establish a baseline for comparison to the metro region and other local communities and also identify problems that must be solved moving forward, such as affordability and who to plan for. Wilsonville was certainly competing in a regional housing market as seen from the commuting data.
 - MLS data was harder to obtain than data from Metro's regional land information system. The housing price was focused on data that was not census data, but the census data could reveal the ratio of income to housing cost.
- Given the disproportionate amount of multi-family in the community and competing in a regional housing market, did Wilsonville have more apartments because of market demand or people have moved here because multi-family was available here. Was Wilsonville building for a market that was not here yet or one the community wants or trying to attract? Did the size of homes drive who lives in Wilsonville or were residents driving the size of the homes and residential units.
 - Bob Parker responded that it was probably a bit of both, but deferred his answer to a future meeting. The private sector builds the housing in the community and the City's obligation is to plan for housing with expected targets from the State and Metro, which the City has exceeded. A next step was to take information from the Buildable Lands Inventory and do an assessment of the capacity of that land to accommodate new housing, which would then raise important policy questions and decisions for the City. Wilsonville was getting what the City's planning

system was aiming for, but it was aiming various kinds of housing and amenities, not just apartments. On the other hand, there was clearly a demand function evident over the past previous years. The demand across the state had turned back towards multi-family when moving out of the recession and housing crash.

- Language in the Comprehensive Plan attempts to create a general balance between housing types, but the data suggested that was not being achieved. While Wilsonville was doing well in a residential construction standpoint; was the community doing well because of the many lots available in Villebois and because people wanted to live here or because there were empty lots. The Household Composition section on Page 29 of the draft analysis said the factors suggested demand for smaller housing for both renters and owners. If competing in a regional housing market, why was that notable; Wilsonville might have a smaller family size because that was the housing type available. Was the City perpetuating the cycle by building a lot of apartments, which might suggest smaller houses were wanted, thus driving the family size number lower and lower, resulting in a community of only apartments due to the "snowballing" demographic that was created.
 - The past would not dictate the future, because policy choices could be made. Much of the focus later in the project would consider what the City wants to do with Frog Pond and how to designate that land, which would influence how housing would look in the future. The City's policies might change direction.
 - The data might direct the City with regard to regulations and statutes, especially OAR 660—007-0030 and the 50 percent requirement. It was troubling that the report ignored half of that regulation, which allows an exception if it could be justified through other routes. This data informs that other route. Incorrect data would affect policy choices and if something other than the 50 percent requirement should be pursued. When drafting the report, it was critical to be completely objective about what the data provided, which was why having the 2012 home price data missing was troubling.
 - In Table 3-4 on Page 11 of the analysis, the total attached and detached housing almost equaled multi-family housing, to the skewing in the data came from the single family attached, which was carried through in many of the bar graphs. The category affected the statistics dramatically and whether or not row houses should be built. Detached row houses in Villebois would fall in the single-family detached category.
 - The analysis prompted a lot of philosophical discussion, but the data was difficult to parse out.
 - The statutory definition includes single-family attached with the multifamily on the 50/50.
 - Housing would have to be skewed away from multi-family almost completely in the future to get a ratio that was in the middle of the pack, according to some of the bar charts, and it would not change the nature of the community.
 - Frog Pond was isolated and would not affect what happens in Villebois or The Grove. However, it would have a drastic effect on transportation and a profound impact on schools.
 - Having objective data was the key to understanding the policy considerations and the data was confusing.
- The economic downturn threw everything off so much and so many factors were involved, like the loss of jobs and extremes in housing values, that the data was not very useful in providing any confidence about changing direction. The Comprehensive Plan allowed for ranges of densities, but what the market delivers depended on the economy at the time. Wilsonville's rental multi-family increased because people were losing their jobs and homes. But that did not mean things should change. The Comprehensive Plan allowed for that to happen. If the economic downturn had not

occurred, the single family trend would have likely continued. The Comprehensive Plan allowed the market to flow, regardless of the economy, and adapt as needed.

- Mr. Parker noted the variations occurred prior to the housing collapse, adding that cyclical nature was seen in apartment buildings which he expected would continue regardless of the policies implemented. He did not have the information needed for a policy debate about what housing mix the City should plan for; more information regarding capacity would inform that discussion and would likely help the pieces come together.
- He asked what information would help guide the Commission toward policy decisions. It was easy to get lost in the data, which contained inconsistencies, and forget they were trying to plan a community.

Commissioner Millan arrived at 6:55 p.m.

Comments and responses to comments and questions from the Commission continued as follows

- The data could show what the community looks like at build out versus the Comprehensive Plan.

This was a process and the data noted a point in time, which is a big difference.

It would be interesting to see if the new apartments were more expensive than the existing base because there were a lot of subsidized and older rentals in the community. Jory Trail units were renting very rapidly. A different piece of information would be to learn where pricing was going as a community and what residents are being attracted. The new apartments were more upscale but only cost \$0.94 a square foot

- In Figure 3-5, the numbers for the Owner Occupied and Renter Occupied had flip-flopped. Because of the number of employees commuting in and out of Wilsonville, the City has worked to increase workforce housing. Did the ratio of imported and exported employees change with the inverse of owner and renter occupied housing between 2000 and 2010?
 - Ms. Goodman stated information from the census started being available in 2004, so she would check about any data from 2000. She noted the decrease in home ownership in other communities in 2010 was attributable to the housing market bust.
 - This was not the only graph where the data did not actually directly relate to multi-family to single-family. Wilsonville has been trying to reduce the number of commuting employees for 10 years, but it was a moving target; no community could achieve that. People do not necessarily want to live near their place of work. Was there any data that indicated it was doable?
 - Wilsonville in part of the region with transportation connections making Wilsonville very commutable. Additionally, housing is a substitutable good. People have choices and proximity to work is one of a whole list of considerations when choosing where to live. Answering such questions to the level desirable might not be possible. Policy decisions could make work force housing more empirical, but people could not be forced to live and work in a community. Was anecdotal evidence available that people were not moving to Wilsonville because housing was not available?
 - Housing preferences could also change if gasoline prices increase significantly, which occurred in 2007 and 2008. However, where people live and work was not something that people change easily, especially for homeowners.
 - Providing housing to those who work in Wilsonville was a ridiculous goal in today's world.
 - Ms. Goodman confirmed they were attempting to approximate what might happen over the next 20 years. Mr. Parker added that it was an exercise with tangible results. Looking back 20 years, the City's planning efforts has had observable results on the community.
 - Because of planning, the City knew approximately what would happen in Villebois as far as the number of single and multifamily units planned. Single family dwellings would be the

next to build out, so presumably over the next few years an increase in the development of single family housing would be seen.

- Referring a document that was distributed earlier in the meeting that included emails dated May 6, 2013 and May 7, 2013, between Ms. Mangle and Dennis Yee, and included two Regional Forecast Comparison tables, she stated that the Housing Need Projection was based on Metro's forecast and was not the split the City had to assume. Metro simply did some capacity estimates assuming a 1.5 percent growth rate and a 50/50 housing mix. Although Staff was not able to get a comparison of the different cities to see how accurate Metro's forecasting has been, they did talk to Metro and did get a summary of how accurate Metro's forecast had been at a regional level.
 - Metro's forecast for 2007 had been low by about 1.7 percent of the population.
 - The housing mix Metro was showing was significant, not necessarily the target, which had been quite low compared to what was happening in Wilsonville. Metro's forecasted mix assumed something quite different from what was discussed earlier in the meeting and demonstrated the City had some ability to self-direct moving forward.
 - Metro's housing forecast indicated a population increase of about 27,000 in Wilsonville.
- Combining the vacant lands inventory with the housing demand to determine whether the city has room for that increase in population was part of the next steps. The density mix also played a role in that determination. Wilsonville exceeded the target enough that there was more room to work with when planning for density in the future.
 - The City's obligation is to plan for a 50/50 housing mix under the standard approach. An alternate approach was available in that the City must provide the opportunity for the determined housing mix that must be justified through the administrative rule. In reality, the City would get the housing mix determined by the market, based on market trends locally and regionally.
- Forecasts for the City of Portland in 1985 were nowhere close 20 years later. Jurisdictions plan for the 20 years of growth, but no one really knew; it was easy to hit 100% in hindsight.
 - Metro's housing mix forecast was from Metro's 2002 *Regional Forecast Comparison – History and Current Forecast*. Information on the back of the handout explained the forecast was completed [inaudible] since then. Metro was unable to provide data on how other cities in the metro area had grown in comparison to their 20-year anticipated growth plan.
 - Each city should be able to review the forecasts from their last 20 year plan and compare it to their current population. The doomsday scenarios of explosive population forecasts in the Metro area have never come to fruition.
 - The City's 1980 20-Year Plan projected a population increase of 20,000 in 20 years in Wilsonville and the increase was right in that range.
 - The Commission should understand and recognize that the data is not perfect and do the best it possibly can with the information available. Rewriting the methodology was not an option at this point.
 - The data should be presented with a footnote reflecting that the data is not perfect.
- Wilsonville's growth rate had been three to five percent over the last 10 to 20 years, while the forecast was 1.5 percent. Armageddon was not being forecasted; Metro's forecast seemed extremely low, so perhaps a footnote should indicate the forecast was conservative.
 - Concerns were expressed about Metro dictating the housing stock based on incorrect data.
 - The question regarding how Wilsonville should or wants to grow circles back to Goal 10.
 - While Metro does have some rules and requirements, a lot depends on the market and many factors play into the discussion as the process continues, including quality of life issues.

- Infrastructure costs are a factor. Certain density requirements could be expected for Frog Pond to account for infrastructure costs.
- Comparative data was wanted to show that historically bad planning data for forecasting for demand that does not come to fruition and so when doing the concept planning required by Metro for Frog Pond the City might have some leeway to use the Goal 10 alternative and not have to do the 50/50 for new construction.
- In the tables, Metro did a good job forecasting population in the region, but a bad job on jobs/employment.
- Although the data covered a short timeframe, there was no reason to think the projected growth would change dramatically.
- No one could accurately predict these forecasts and planning decisions should not be based on bad 20-30 year population statistics that traditionally do not pan out.
- The forecasts have not been that far off and the figures are adjusted every five years anyway. The City was obligated to stay within the regional forecasts; it could not generate its own numbers.
- More than one data set is used, forecast numbers are taken from the City, real estate market, American Community Survey, census data, etc., not just Metro. If Metro's numbers were not satisfactory, one's decision could be based on other data sets.
- Understanding how data sets are used was important. Metro's data would primarily be used to assess whether Frog Pond would be enough and at what point the City would need to lobby to get Advance Road in the UGB. Metro's data would not play into Frog Pond a whole lot.
- Ms. Goodman noted that the time period for the capacity analysis, which shows what Wilsonville will look like at build out; the number of building units at what type under the City's current policies, did not have to be projected for this project. That information was important going forward with Metro, however, as the City planned for other areas and infrastructure.
- Determining the housing mix for Frog Pond would involve State requirements for allowing for a certain mix and certain required densities, which was different than the forecast. While Frog Pond's housing mix would involve the 50/50 mix to determine housing types based on population projections, the forecast helps determine when build out would be achieved, but that timing would not change some of the requirements for Frog Pond. The forecasts greatly affect the Advance Road conversation because Metro decides if it comes into the UGB. It was an important factor, but not the only factor and was not driving the local decisions.
- Wilsonville would decide what the community looks like because conversations moving forward would involve growth, mix, density, character, livability qualities, affordability and other policy questions.
- The forecasting and capacity analysis will be important in demonstrating the City's need when lobbying for Advance Road to come into the UGB; however, one element shows a lower forecast what information is needed to push Advance Road forward?
 - Ms. Goodman replied they would talk with Staff further about the data that would be needed for that conversation with Metro as the next forecasts come in.

Ms. Mangle reviewed the remaining two items in the Staff report with these additional comments:

- The final memorandum on the Buildable Lands Inventory was included in the meeting packet. The amount had increased about five acres from that provided in April due to a couple additional vacant properties being found. There were about 479 buildable acres including Villebois and Frog Pond.
- Staff had also been working closely with the City Attorney's Office on a policy review of how City policies and codes measured against OAS and OAR State requirements under Goal 10.

- Though waiting to hear formally from the State, Staff was confident the City was in good shape with regards to the Fair Housing Act, to allowing needed housing types, how mobile home and manufactured homes were handled. The Development Code currently provides the opportunity to build a 50/50 mix of single-family and multi-family. The City has a different process for reviewing the residential development through the PD zone and site design review and Staff believed that process met the clear and objective review of needed housing types, and resulted in a variety of needed housing types as well.
- The analysis showed that nothing needed to be changed in order to comply; however, a few items were found that the City might want to be changed. For example:
 - Duplexes are not allowed in planned development residential zones, which Staff believed was a code-writing error. The zone allows multi-family and single-family, but not duplexes.
 - The Old Town Overlay Zone should allow more of a clear and objective process, especially for building single-family homes in the Old Town Neighborhood, which was also what the Neighborhood Plan identified. Staff would recommend that future projects develop, perhaps, a two-track system to have a more clear and objective process.
 - After the Goal 10 capacity and policy discussions, other Code items to address might be identified, but currently, no requirements were needed to meet compliance.
- The capacity analysis and Goal 10 would not be discussed at the July Planning Commission meeting as intended, but the joint meeting would still be held with Council to bring them up to speed on everything that has happened thus far, as well as introduce some of the housing affordability data summarized in the packet. The capacity analysis would be discussed in August and another joint session scheduled with Council at some point for further discussion. The joint meeting with Council would be held on July 15th at 6:00 pm following the Metro's Climate Smart Communities presentation at 5:00 pm.

Mr. Parker addressed Commissioner Postma's email regarding OAR 660-007-0030, stating the consultants were aware the City had two paths it could choose to take. Additional information would put everyone in a better position to make a judgment on the best policy direction for the City.

Commissioner Postma agreed, but cautioned that from all the materials provided so far, there was no indication that another alternative exists. It is important that Council is made aware of the fact that 50/50 was not the only decision. The alternative approach might be more complicated, or not even feasible, but people needed to know it was available.

Ms. Goodman stated further research would be done to see how the alternative has been used, and they would include it as an alternative.

VI. OTHER BUSINESS

A. 2013 Planning Commission Work Program

Chris Neamtzu, Planning Director, stated the City received a legislative amendment for the Villebois Master Plan for the former Living Enrichment Center site. He believed a work session would be helpful to review the Master Plan and what was being proposed in preparation for a public hearing, which he was targeting in August. Polygon Northwest was applicant. The Commission would review a land plan, utility plan, infrastructure plan, associated circulation plans, and open-space networks. The amendment affects a lot of the maps, graphics, and a few paragraphs of the text of the Comprehensive Plan.

- The Tax Increment Financing Zone project was being targeting for a public hearing in August. Having Staff present an overview would be valuable even though a consultant had not yet been selected. Although the Commissioners were familiar with the concept and many participated on the

committee that helped guide it, the Commission provides recommendations to City Council on urban renewal related plans as well as holding the public hearing.

- He noted the TSP review went well at the City Council level. Staff continued to work with the owners of Wilsonville Concrete on some minor issues, but the conversation continued up to the morning of the public hearing. The Council was pleased with the work done by the Commission and asked Staff to communicate their high level of appreciation of their thoughtful and lengthy work on policy and in shaping what Council thought was an excellent community document. Council focused on the Code amendments, specifically as it related to covered bicycle parking and the concept of short-term and long-term parking. The Council approved everything on first reading with minor amendments to the TSP document itself, requesting a redirect on the Code writing for the long-term covered bicycle parking. He, Katie Mangle, and Darcy Rudzinski of Angelo Planning Group worked to simplify that regulation into more of a user-friendly approach. They also had options for the Council's consideration when Staff returns to Council next Monday night for a second reading on the two ordinances that would adopt the TSP. There had been no testimony on the TSP at City Council.
 - He explained the settlement agreement with Wilsonville Concrete about the paths had been investigated and it talked about timing and where the Tonquin Trail comes to a stop at the bridge that crosses Arrowhead Creek. He reminded about the conflicts between pedestrians and bicyclists using Industrial Way and the heavy truck and freight movement coming out of the concrete plant. The settlement agreement spoke to the Brown Road Extension and when that road and Kinsman Rd would connect to Industrial Way. The TSP was written to be compliant with the intent of the settlement agreement with language suggesting that the Tonquin Trail would not cross Industrial Way absent a signalized intersection there in the future, so it became a non-issue.
 - He clarified there are public rights to Industrial Way. The street was not safe in that it was not set up well for bicycle or pedestrian use, but public acquisitions were made that give the public the right to use the roadway. Users of the road were not trespassing, but the preference would be to use the Old Haul Road, which was dedicated to the City as the primary bicycle and pedestrian access from Wilsonville Road.
 - He believed the agreement with Wilsonville Concrete preceded the work on the Bicycle and Pedestrian Master Plan, but he would check the dates to see how any rights related to the Master Plan might be affected by that agreement.
 - He confirmed the agreement was tied to the water line and described easements, including a bike/ped easement over the 60-inch water line from the water treatment plant that generally follows an alignment west of the existing Industrial Way. No pathway actually exists. Where the line was installed, west of Industrial Way up to the intersection, was consistent with the settlement agreement.
- He also reported that the public hearing for the school district's request to amend the urban growth boundary for the 40-acre Advance Road school site would be held in the Council Chambers on June 27th at 7:00 pm. The process was a bit different as the application would be judged by an individual hearings officer who would receive the applications and testimony, and then make a recommendation to the full Metro Council. The Metro Council would then conduct additional public hearings on the request, at which time a final decision would be rendered. He believed public testimony would be important at the meeting and encouraged anyone interested in a new middle school and the overcrowding at Wood Middle School and supportive of the school district's request to send a letter of support or testify in person.

Commissioner McGuire suggested that the Planning Commission could send a letter of support.

- Mr. Neamtzu stated City Council intended to do something similar. He agreed to draft a letter for the Commission's review, noting the work the Commission had done on the 20-Year Look and their earlier request for Advance Road to come into the boundary.

Commission Hurley moved that the Planning Commission draft and send a letter to the Metro hearings officer and Metro Council in support of the West Linn-Wilsonville School District's requested urban growth boundary expansion. Commission McGuire seconded the motion which passed unanimously.

B. Commissioners' Comments

Chair Altman noted staff had circulated information on the neighborhood barbecues. He encouraged Commissioners to attend the barbecues if possible.

Mr. Neamtzu stated the Planning Department would have tables at the barbecues, which would be held in Villebois at Sophia Park, at Engelman Park, and also at Jory Trail. He invited the Commissioners to join staff as they shared information and material about the TSP and other current planning projects. He purchased inflatable globes that doubled as beach balls to use as a giveaway in hopes of attracting more people to Planning's table.

Chair Altman announced that he would not be present for next month's meeting.

VIII. INFORMATIONAL ITEMS

- A. SMART Newsletter, May 2013
- B. Metro Making a Great Place: Voters Invest In Nature

IX. ADJOURNMENT

Chair Altman adjourned the regular meeting of the Wilsonville Planning Commission at 8:28 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, JULY 10, 2013

6:00 PM

VI. WORK SESSIONS

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

PLANNING COMMISSION STAFF REPORT

Villebois Village Master Plan Amendment for “Future Study Area”

Meeting Date: July 10, 2013
Report Date: July 3, 2013

Contact: Daniel Pauly, AICP
Contact Telephone: 503-682-4960
Contact Email: pauly@ci.wilsonville.or.us

Introduction

At the time the Villebois Village Master Plan was adopted in 2003 an approximately 43 acre site southwest of SAP South along Grahams Ferry Road was designated as a “Future Study Area.” The area maintained the “Future Study Area” designation in subsequent Villebois Village Master Plan updates/amendments in 2006 and 2010. The request before the Planning Commission, in its legislative advisory role to the City Council, is to review the amendments to the Master Plan proposed by Polygon Northwest to enable development of the “Future Study Area”. The July 10th Work Session will be followed by an August 14th Public Hearing. Below is a brief review of the Villebois Planning Process and background for the requested changes. Attached are the applicant’s introductory narrative and proposed changes to the Villebois Village Master Plan text and figures. Please note as of July 3, 2013 a number of the items are changing, including the mix of housing types. Updated materials will be sent to the Planning Commission when available.



Land Use Plan “Figure 1” from Currently Adopted Villebois Village Master Plan

The Villebois Planning Process

Legislative

As shown in the diagram below, the planning process in Villebois has a number of levels. The Concept Plan is the foundational policy document adopted by the City in 2003. The Concept Plan functions as an update and refinement of the 1997 D ATELUP (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 subsequently serves as the basis for the Village Zone standards adopted as part of the City's Development Code.

Quasi-judicial

With the Master Plan and Zoning Code in place an application can then be made for a Specific Area Plan (equivalent to Stage I Master Plan), Preliminary Development Plan (equivalent to Stage II Master Plan), and a Final Development Plan (equivalent to Site Design Review). Zone Map Amendments, if necessary, are requested concurrently with the Preliminary Development Plan.



Additional Background

From the early 1970's until the recent demolition the subject site housed a substantial institutional development including:

- 91,224 square foot main building with auditorium, classrooms, food service, recreational amenities including swimming pool, etc.
- 11,920 square foot maintenance building
- 2000 and 2400 square foot outbuilding
- 19 stand-alone cottages

The site was originally development by the State of Oregon as the Callahan Center for Workman Rehabilitation. The Callahan Center operated until 1986.

In the early 1990's the property, along with the adjoining Dammasch State Hospital property, was included in the Metro UGB and annexed into the City. The primary driver of this action was to enable connection to the City's sewer system to remove pollution issues with a private treatment plant. At the time of annexation the area was envisioned as an industrial park.

The property was subsequently purchased from an investor by a religious institution called the Living Enrichment Center or "LEC" following the City approving a Conditional Use Permit. The LEC functioned on the property until it closed due to financial difficulty in 2004, including during the period of the initial Villebois planning.

During the process to adopt the Villebois Village Master Plan the LEC requested their property be included in the Master Plan. However, the request was received at a point in the process where the final land uses, park designs, etc. were not able to be determined on the same timeline as the other areas of Villebois. In the end, the LEC property was given the Residential-Village Comprehensive Plan designation, potential maximum development was included in utility calculations, but for the purpose of Land Use, parks, circulation, etc., it was designated as a "Future Study Area."

Following LEC, the property was acquired by entities affiliated with Sunwest. Sunwest subsequently suffered financial trouble and the bank which held the mortgage failed. During this period the property fell into severe disrepair. Eventually the property ended up in the ownership of the current owners, NW Wilsonville Properties, LLC. The current owners had the resources to demolish the structures on the site in preparation for development. Polygon Northwest currently has an option to purchase the property and accordingly is requesting the Master Plan amendment.

Attachments

- A: Applicant's Introductory Narrative
- B: Proposed Amended Text of Villebois Village Master Plan
- C: Proposed Amended Figures of Villebois Village Master Plan
- D: Proposed Amended Figures of Villebois Village Master Plan Technical Appendix

Attachment A

~~INTRODUCTION INTRODUCTORY AND~~ NARRATIVE
FOR
VILLEBOIS VILLAGE MASTER PLAN AMENDMENT

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Comment [a1]: Is Section V needed given that we are simultaneously revising the master plan?

Comment [a2]: Check page numbers

Attachment A

I. GENERAL INFORMATION

Applicant: Polygon Northwest Company
Fred Gast, President
109 E 13th Street
Vancouver, WA 98660

Proposal: Legislative Amendment to Villebois Village Master Plan

II. REQUEST

This application is a request for amendment to the *Villebois Village Master Plan*, consisting of the addition of a proposed land use plan for the Future Study Area. Future Study Area is located on a parcel that is 42.8 acres in size in the southwest corner of Villebois. The site was previously owned by and operated as the *Learning Living* Enrichment Center (LEC). LEC no longer owns the site and it has long remained vacant since LEC concluded its operations. At this time, Polygon Northwest *Homes Company* is purchasing the property and proposing a land use plan for the Future Study Area.

The approved *Villebois Village Master Plan* recognizes the Future Study Area and anticipated future planning and development of the property in three sections: Chapter *Two2*, General Land Use Implementation Policy *Two2*, and General Land Use Implementation Measure 5. Specific text from each of the three sections is listed below.

Chapter 2 - Future Study Area

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.

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Representatives of LEC have provided testimony on the proposed future uses of the LEC campus. In their March 31, 2003 letter, a representative of LEC proposed the following uses (which include expansion of some or all current uses):

- New sanctuary;
- New teen center;
- Chapel; and
- Expansion of the retreat center, including additional overnight

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lodging facilities and senior housing and care facilities.

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

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

The 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 02C07B).

Figure 3 Specific Area Plan Boundaries is amended to include the Future Study Area in Specific Area Plan South. An amendment to Specific Area Plan (SAP) will be submitted to include the Future Study Area as Plan Area 2 and as a part of this SAP 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.

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Implementation, General Land Use Plan - Policy Two

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.

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 Figure 1 - Land Use Plan, and the amendment to Specific Area Plan - South shall not

Attachment A

~~be considered a neighborhood plan as defined in Section 2.1 of the Villebois Village Master Plan.~~

Implementation Measure 5

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

~~The amendment to Specific Area Plan 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.~~

~~These components of the Villebois Village Master Plan necessitate a master plan amendment. Chapter Two-2 sets precedence for the establishment of a land use plan for the development of the Future Study Area. Chapter Two-2 and Implementation Measure 5 require master plan or ordinance amendments to develop and implement said land use plan. Therefore, proposing the addition of a land use plan for the Future Study Area and corresponding amendments to the Villebois Village Master Plan are consistent with the treatment of the Future Study Area in Chapter Two-2 and Implementation Measure 5. Policy Two-2 establishes that the Future Study Area is not considered to be part of a neighborhood plan. Therefore, a land use plan for the Future Study Area that is distinct from that of neighborhood centers is appropriate consistent with the intent of the Master Plan. Finally, the Master Plan text addressing the Future Study Area was written in 2003 and reflects the context of the site at that time. Text amendments to the Villebois Village Master Plan, Chapter 2 - Land Use and Chapter 3 - Parks & Open Space / Off-Street Trails & Pathways are needed to reflect current site and planning information.~~

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III. LIST OF PROPOSED AMENDMENTS

The following is a comprehensive list of proposed amendments to the Villebois Village Master Plan that shall serve as a reference to locate the proposed amendments. Section II of this notebook includes proposed revisions to the Villebois Village Master Plan. Section IIA of this notebook 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. See Section IV of this report for additional description of proposed amendments to the Villebois Village Master Plan.

Comment [a3]: Update and include future study area

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Attachment A

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)
- Table 1 - Park Programming Matrix: update to include OS-3 Forested Wetland Preserve

Comment [a4]:

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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 and table
- Figure 5b - Parks & Open Space Categories: remove label, and update plan and table
- Figure 6a - Onsite Stormwater Facilities: remove table and add plan information
- Figure 6b - Onsite Rainwater Management: remove table and add plan information
- Figure 7 - Street Plan: add plan information

Attachment A

Master Plan Technical Appendix

~~Appendix B - DKS Memorandum of Understandings for this amendment to be added when available~~

- ~~Appendix F - Parks Capacity Analysis Drawings: update index sheet and, add Feasibility Plan 20,~~
- ~~review circles for needed park elements and update if need be~~

IV. DESCRIPTION OF PROPOSED AMENDMENTS PLAN

LAND USES

~~The~~ Villebois is an urban village of at least 2,300 residential units ~~and with~~ a mixed-use Village Center. Villebois is comprised of residential, office, retail, and/or related employment uses. Development of Villebois relies on three guiding principles: connectivity, diversity, and sustainability. Plan Implementation Goal, Policies, and Implementation Measures set forth the specific steps for the development of the Villebois to achieve desired land uses.

The *Villebois Village Master Plan* is currently in the implementation phase. Current tracking indicates a total of 2,653 residential units have been proposed or developed in Villebois as of the May 2013 submittal of this legislative amendment. Open spaces, neighborhoods, commercial and employment uses, rainwater systems, and transit and street systems have also been developed or planned with each development phase.

This application proposes to add the land use plan of the Future Study Area to the *Villebois Village Master Plan*. The land use plan for the Future Study Area includes residential and open space uses. The development of approximately 121 detached residential units of varying sizes is anticipated with this plan. Lot sizes include small, medium, and standard. This proposed amendment also extends the boundary of the Specific Area Plan - South to include the Future Study Area. The development of the Future Study Area will be addressed through 'Specific Area Plan - South Plan Area 2,' an addendum to Specific Area Plan - South. *Parks & Open Space* below describes proposed open space uses.

As mentioned in Section II of this report, *Policy 2* of the Villebois Village Master Plan ~~Implementation~~ indicates that the Future Study Area shall not be treated as a neighborhood plan as it is addressed through a Specific Area Plan. Therefore, the land use plan for the Future Study Area is distinct from certain uses and design characteristics of the neighborhood areas, including, but not limited to, a neighborhood center ~~access~~ and access-distance to the Village Center at the confluence of neighborhoods.

PARKS & OPEN SPACE

Parks and open spaces in the Villebois are designed to provide a range of experiences and intensities for residents and visitors. For example, experiences range from soccer, basketball, and tennis, and intensities range from highly active (e.g. basketball) to highly passive (e.g. areas for reading and tranquility). Park

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experiences and open spaces are connected through an interconnected trail and pathway system. Existing natural features are maintained and enhanced in park areas through tree planting, wetlands ~~improvements~~ preservation, and plantings ~~as for~~ for wildlife forage and habitat. ~~Detention and water~~ Water quality facilities are integrated into parks where required and rainwater components are provided ~~that they do in a manner that does~~ not interfere with ~~possible~~ park spaces.

The proposed amendment to the Villebois Village Master Plan includes the addition of OS-3 description and an update to the trails and pathways information. The Future Study Area will include OS-3, Forested Wetland Preserve. The preserve contains functioning wetlands and forested areas. The plan will comply with applicable SROZ regulations. The OS-3 area will include two child play areas with benches, picnic tables, and on-street parking. It will also include benches located in forested areas, distanced from residential and child play areas, where residents and visitors may enjoy wildlife viewing ing and space for quiet contemplation. Additionally, soft-surface nature trails will meander through the forest and connections to existing trails in Graham Oaks Natural Area will be provided.

UTILITIES

Sanitary Sewer

The Future Study Area site generated 158 gpm when it was in operation as LEC. An analysis of the potential uses for site development determined that maximum flow will not exceed the 158 gpm already included in the City Wastewater Master Plan. This original analysis assumed the development of approximately 300 ~~residential~~ apartment units. The land use plan proposed with this application assumes the development of 121 detached residential units on the site, which will generate an impact less than that assumed in the original analysis. Therefore, no updates to Figure 6 - Conceptual Composite Utilities Plan are needed for sanitary sewer.

Comment [a6]: Explain revisions and reference revised reduced plan, if applicable.

Water

Figure 6 of the *Villebois Village Master Plan* depicts the proposed water system for Villebois and shows its connection points to the City's existing system. It consists of a network of 12-inch to 48-inch transmission mains, which deliver water for domestic and fire protection purposes for the Villebois Village and adjacent areas. No updates to Figure 6 - Conceptual Composite Utilities Plan are needed for the water system.

Stormwater

The *Villebois Village Master Plan* is designed to minimize impacts from this development onto three watersheds into which it drains. Figure 6A - Onsite Stormwater Facilities and Figure 6B - Onsite Rainwater Management include updated plan information for the Future Study Area.

CIRCULATION

This amendment proposes to add local street network ~~to information for~~ the Future Study Area. Figure Chapter - 5 Circulation of the *Villebois Village Master Plan* includes ~~the~~ this addition to the street network.

Attachment A

Comment [a7]: update

V. PROPOSAL SUMMARY & CONCLUSION

This Narrative and Sections II and III of this notebook describe the proposed amendments to the *Villebois Village Master Plan*. The Conclusionary Findings Document (Notebook - Section III) supports the request for the approval of amendment to the *Villebois Village Master Plan* and demonstrates compliance with the applicable standards of the Wilsonville Comprehensive Plan, the Village (V) Zone, Metropolitan Service District, and Statewide Planning Goals and Guidelines.

VILLEBOIS VILLAGE MASTER PLAN

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 FIGURE 7 – STREET PLAN
 FIGURE 8 – PROPOSED ARTERIAL & COLLECTOR SYSTEM
 FIGURE 9A – STREET & TRAIL SECTIONS - A
 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
TBD	LAND USE PLAN FOR FUTURE STUDY AREA	TBD
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 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 recognized 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.

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. An amendment to Specific Area Plan-South Specific Area Plan (SAP) 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.

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*.

Open Spaces

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

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

OS-1: Forested Wetland Preserve (5.07 acres)

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

OS-2: Upland Forest Preserve (10.60 acres)

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

OS-3: Future Study Area SROZ Forested Wetland Preserve (23.20 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 two child play areas, 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 1.760-71—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 6,225 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

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.

Table 1: Park Programming Matrix (revised May 31st, 2013)

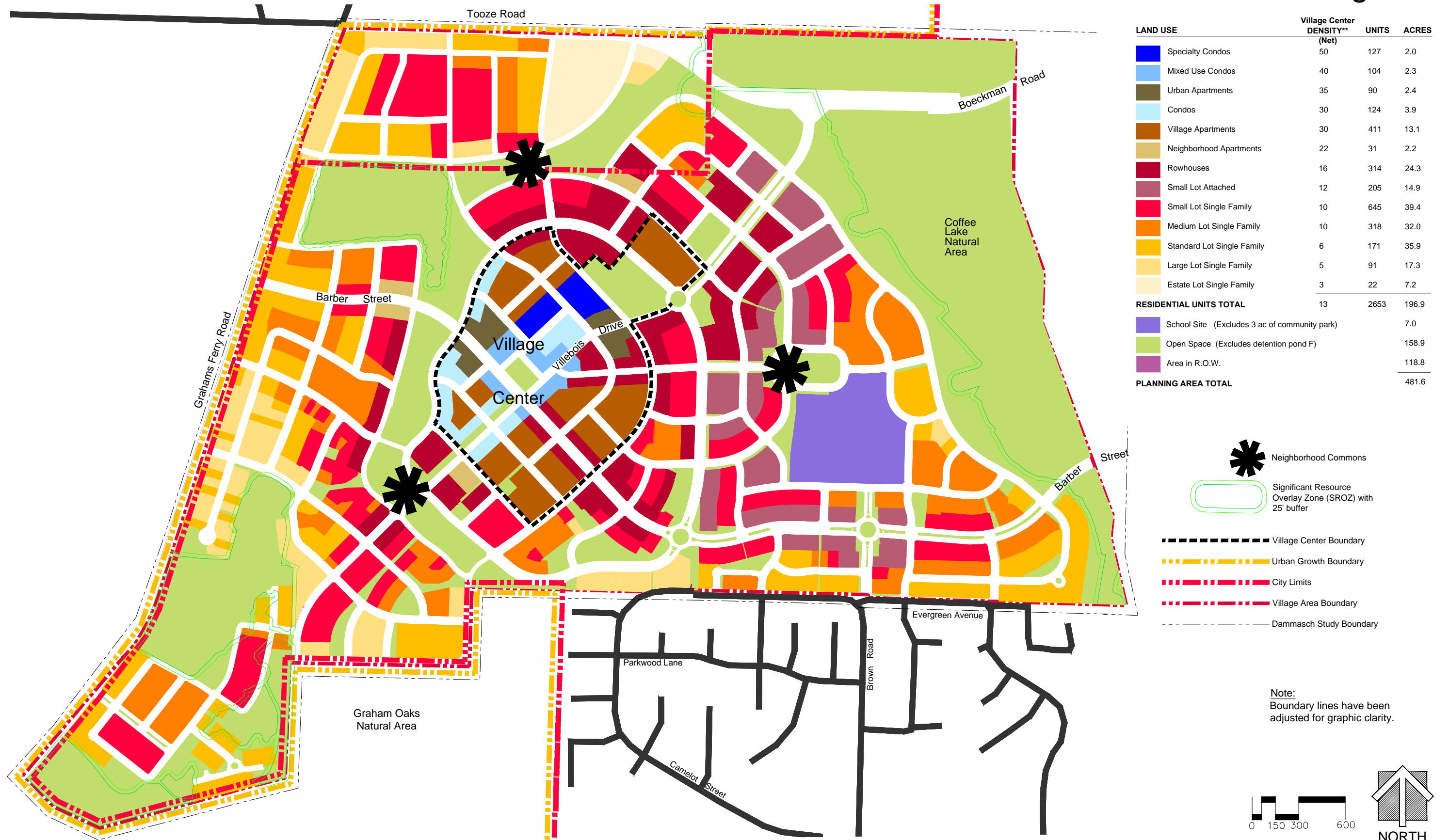
7/14/2006	NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Collina Park	NP 5 - Fir Park	NP 6 - East Neighborhood Park	NP 7 - Piazza Villebois	PP 1	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various	LG 5 ABC (2, 4, 5, 7, 9, 11, 12, 14, 15)	LG - Various	CP 1 - School Community Park ***	RP 1 - Villebois 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	OS 4, 5, 6 - Coffee Lake Natural Area	TOTAL AMENITIES (dots represent presence, not quantities)	Units					
Park Area (acres)	1.53	1.00	1.80	2.90	1.00	1.60	0.52	0.51	0.51	0.43	0.32	0.68	0.42	2.70	0.69	4.81	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	23.20	62.59	159.33	Acres					
Amphitheater				.																											1					
Barbeque			.	.		.														.	.											5		
Child Play:																																				
structure			.	.		.		.	.	.	.	.	.	.		.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	19		
creative	.	.				.	.											.	.	.	.	.	.	.	.	.	.	.	.	.	.	10		
Community Garden					.																											34	Plots			
Drinking Fountain			.	.	.	.	.								.	.		.	.	.	.	.	.	.	.	.	.	.	.	.	.		15	
Lawn Play, general	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.		10.85	Acres
Lawn Play, sport field:																																				
little league baseball & youth/adult softball																	.															1	Fields			
soccer																	.															3-5	Fields			
Lawn Play, dog park																						.										1				
Mailboxes **																																				
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.

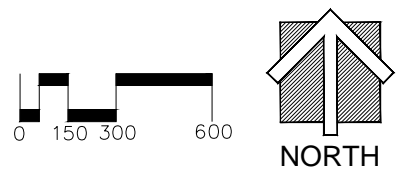
*** Ammenities to be determined pending discussions with school district.

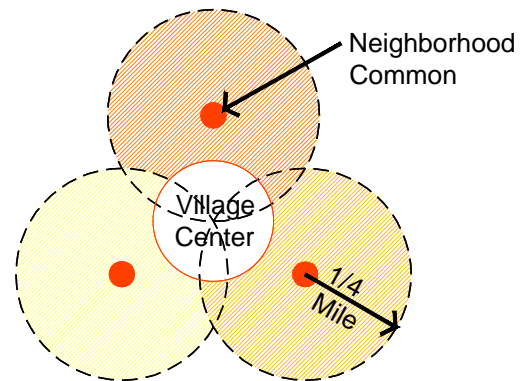


NOTES:
 The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments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

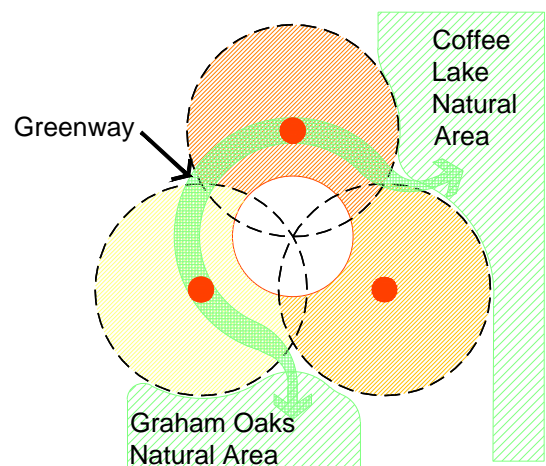
** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Note:
 Boundary lines have been adjusted for graphic clarity.

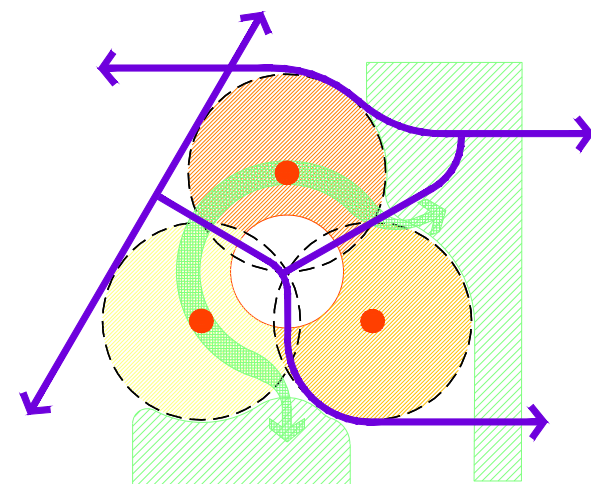




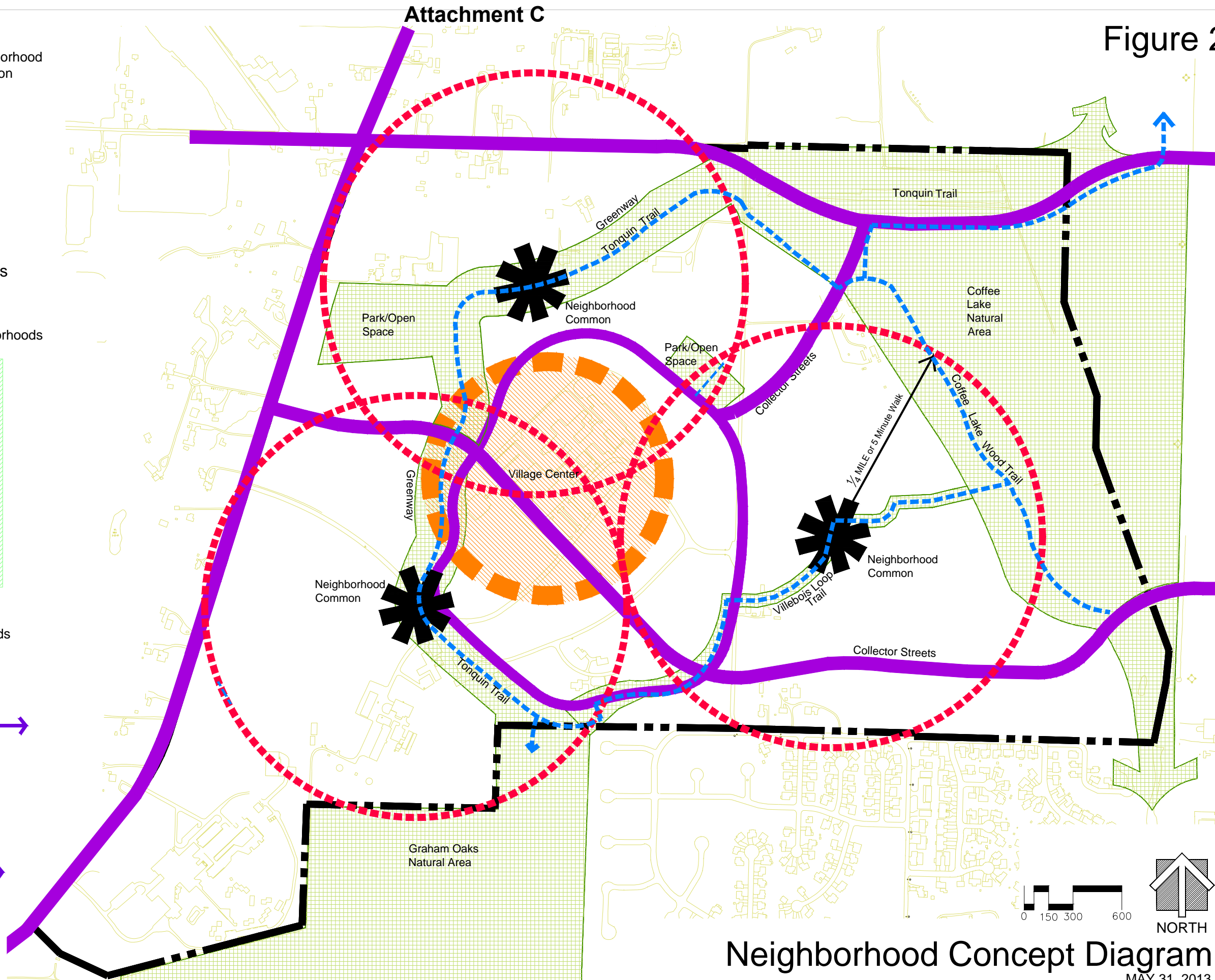
Conceptual Diagram - Neighborhoods
 - 1/4 mile radius neighborhood = 5 minute walking distance
 - Commons at neighborhood center
 - Village Center at the confluence of neighborhoods



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

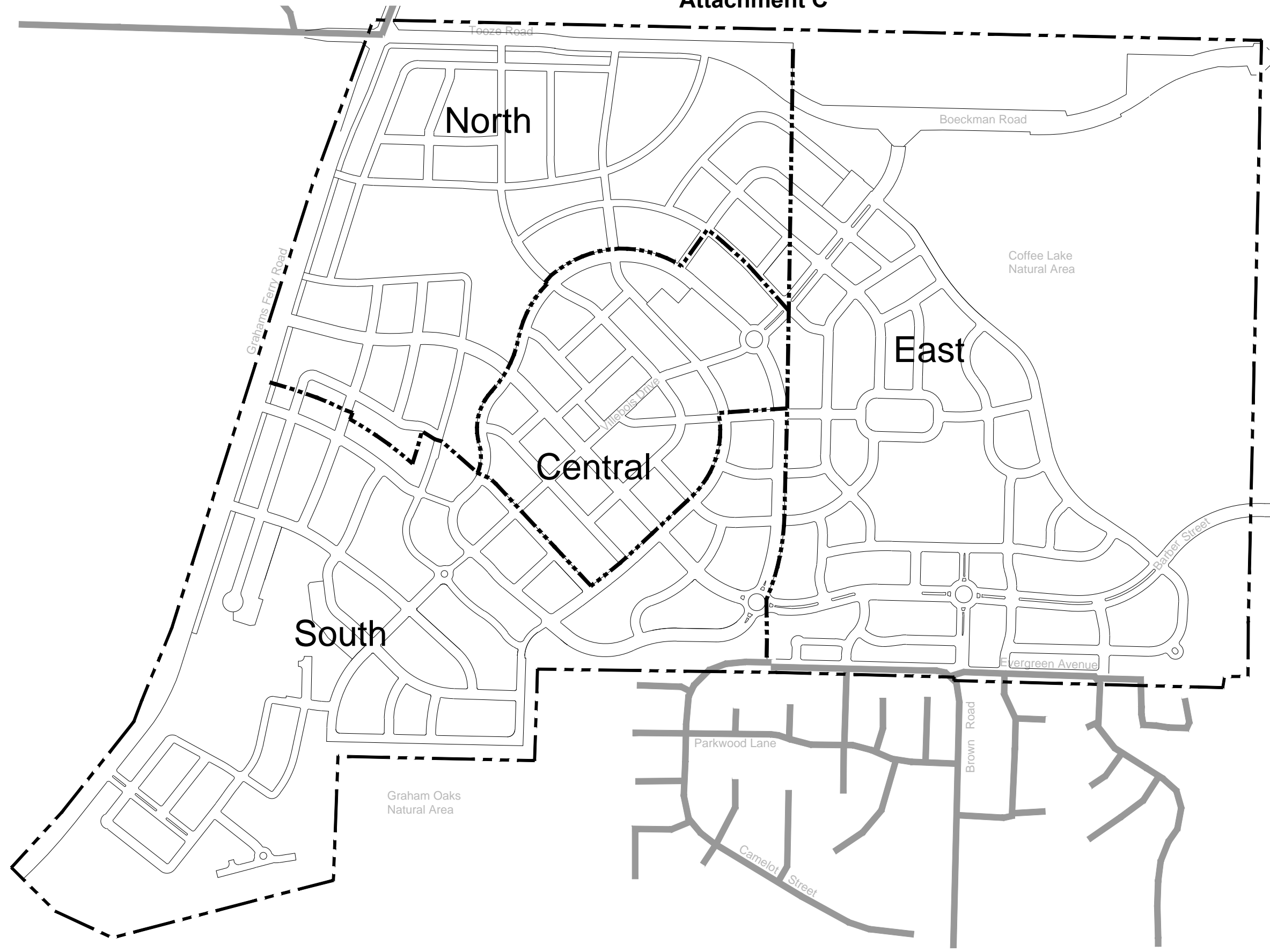


Conceptual Diagram - Roadways
 - Roadway system defines neighborhood edges






Neighborhood Concept Diagram


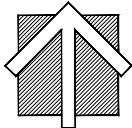
MAY 31, 2013



Legend

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

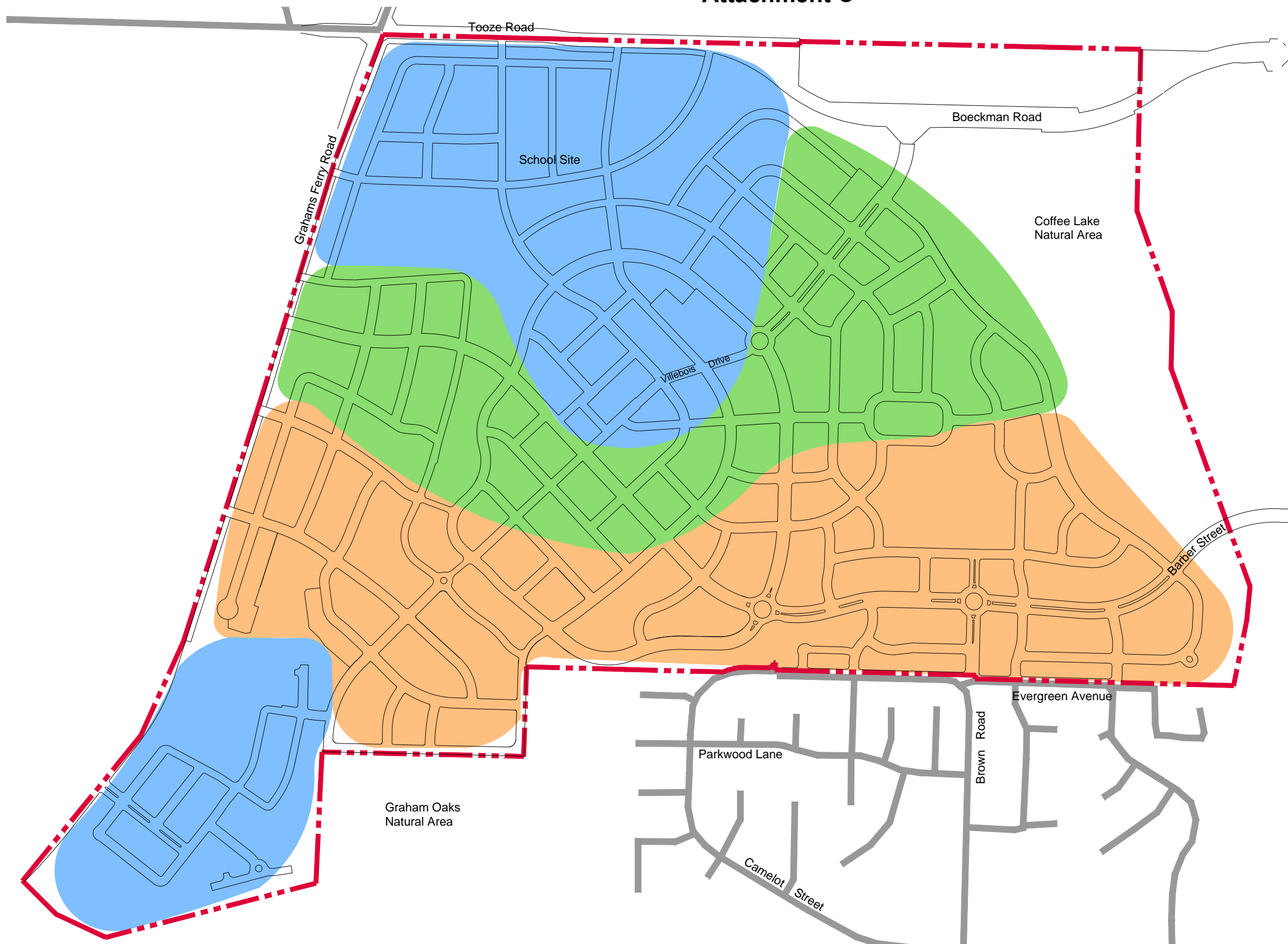
Note:
Boundary lines have been adjusted for graphic clarity.

NORTH

Conceptual Specific Area Plan Boundaries

MAY 31, 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

Conceptual Sequence of Development
MAY 31, 2013

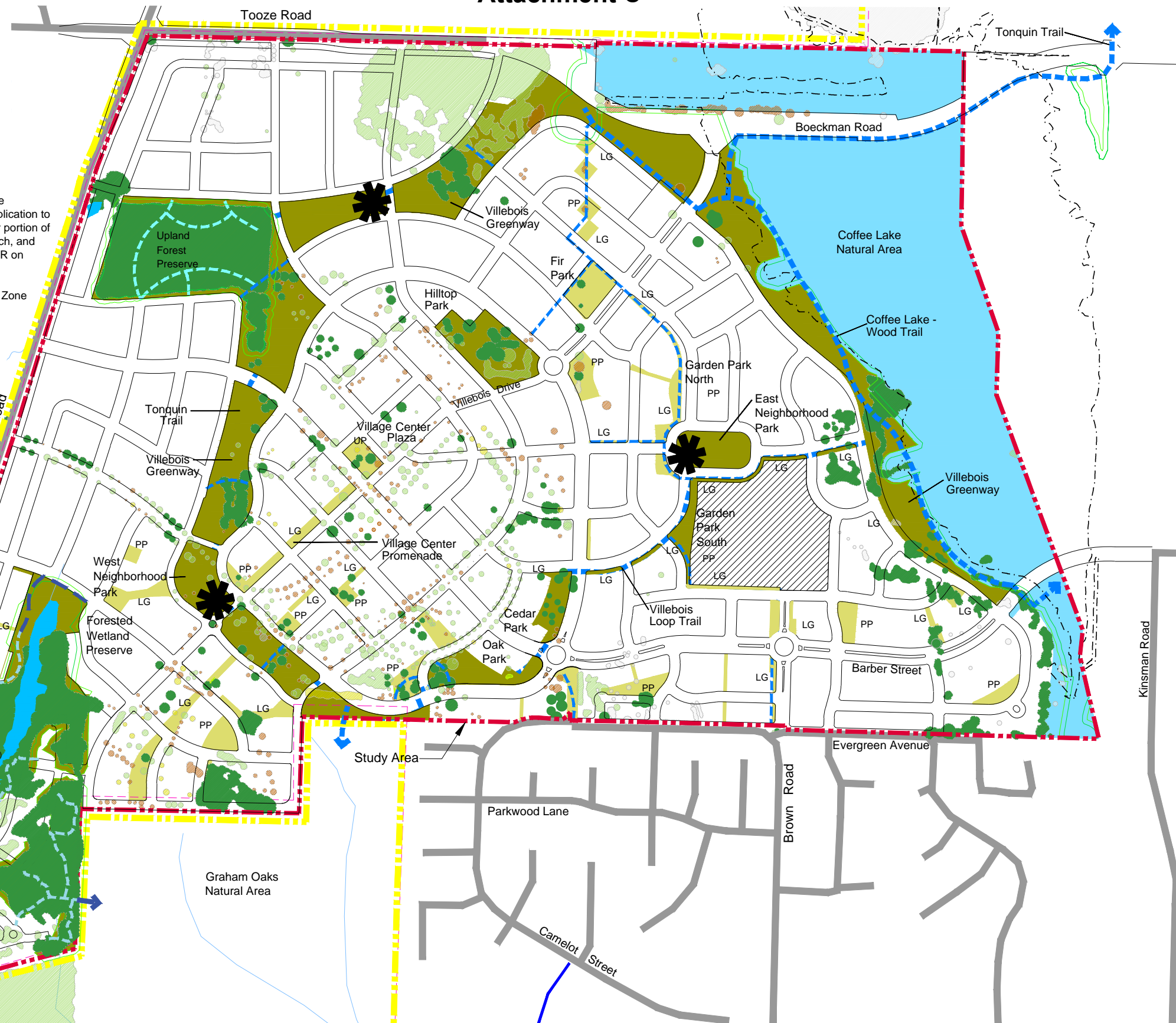
Legend

- 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

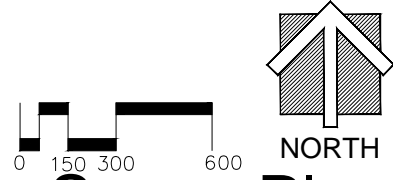
NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.
 Classification Method:
 Trees were rated based on the following considerations:
 1. Health
 2. Species (natives with habitat and ecosystem value)
 3. Compatibility with development
 4. Form / Visual Interest / 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 - 21.28 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 - 5.54 acres
- (LG)Linear Greens with Pathways- 4.70 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
- Forested Wetland Preserve (Future Study Area) - 23.20 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.59 acres
- Total amount of Parks= 57.73 acres
 Total amount of Open Space= 101.46 acres
 Total amount of Parks & Open Space= 159.19 acres
- Trails and Pathways - 50.21 miles**
- Nature Trail - 1.76 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 - 34.45 miles
- Park Legend**
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
- Owned and maintained by HOA with public access.
- Coffee Lake Open Space- To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).

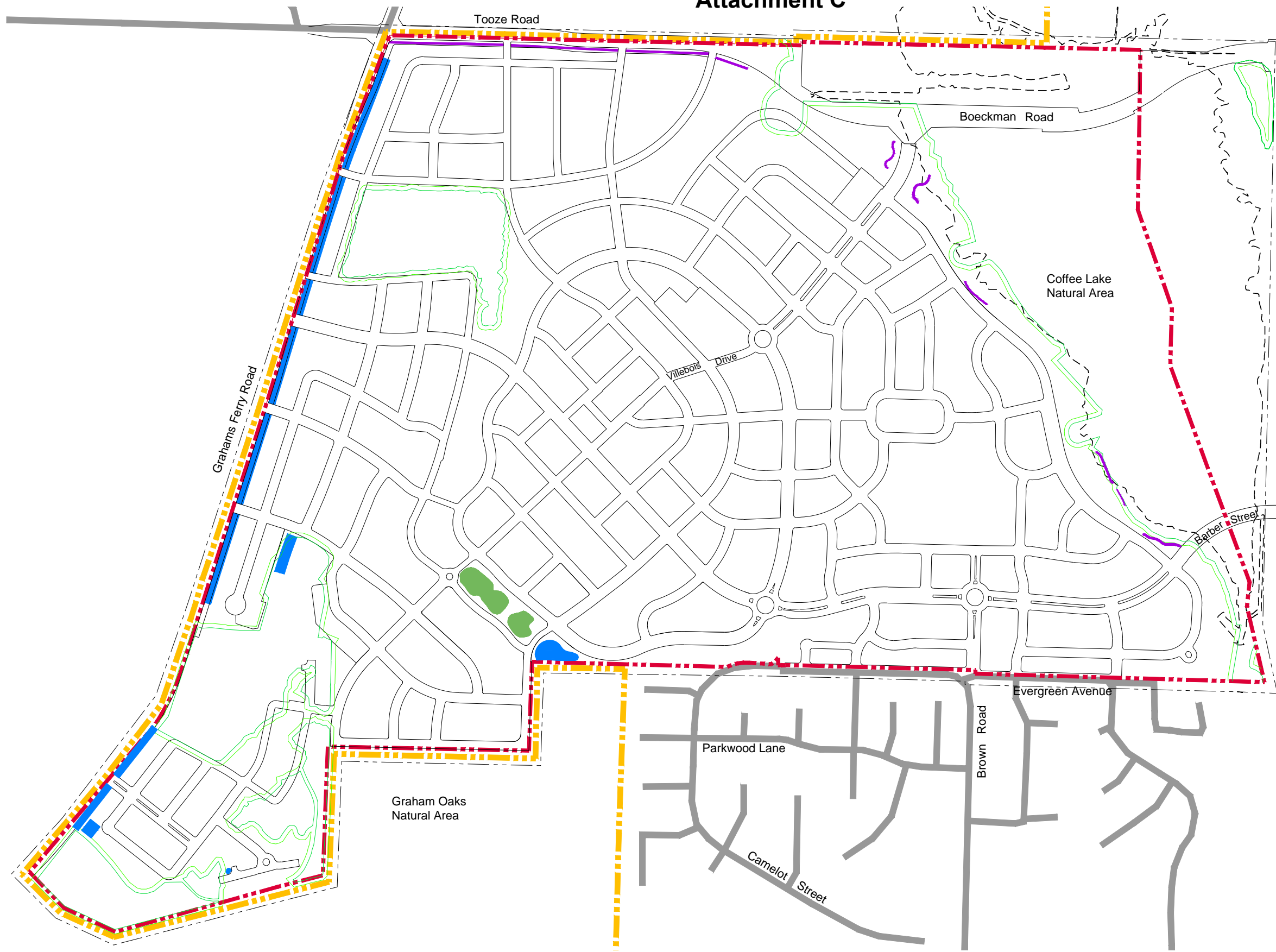


Parks and Open Space Plan
 MAY 31, 2013



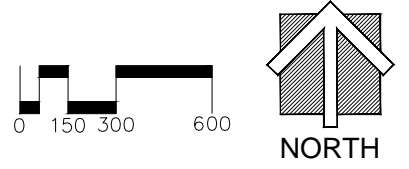
Recreational Experiences Plan

MAY 31, 2013

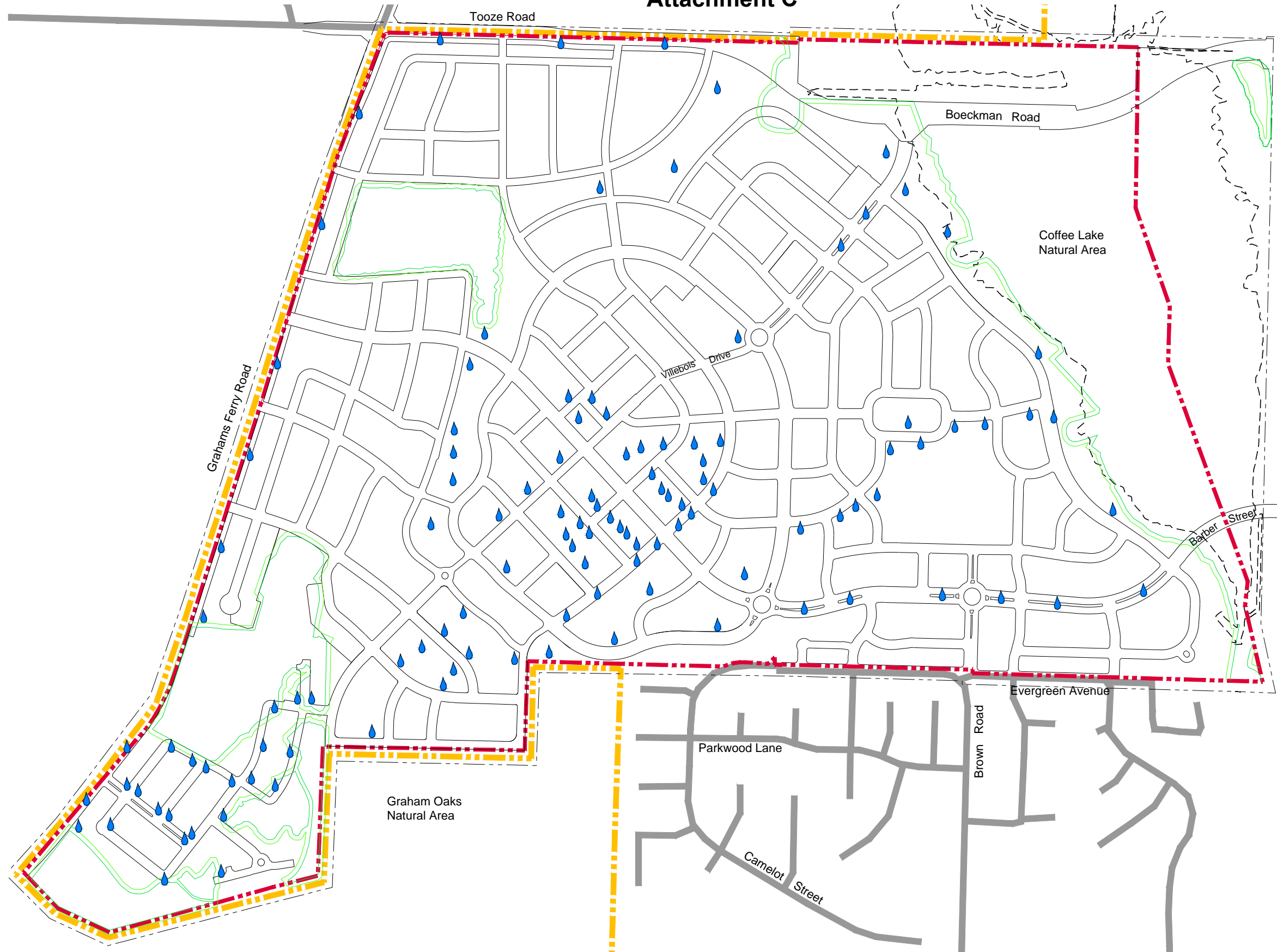







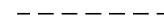
- Onsite Water Quality
- Onsite Stormwater/ Recreation Facilities
- Onsite Stormwater/ Water Quality Facilities/ Rainwater
- Urban Growth Boundary
- Village Area Boundary
- Damasch Study Boundary
- SROZ and Buffer Boundary
- Tentative 100 Year Flood Line (pending approval of MT2 application to update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

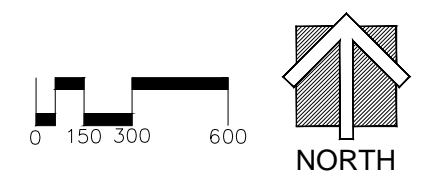
NOTES:
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Onsite Stormwater Facilities
 MAY 31, 2013



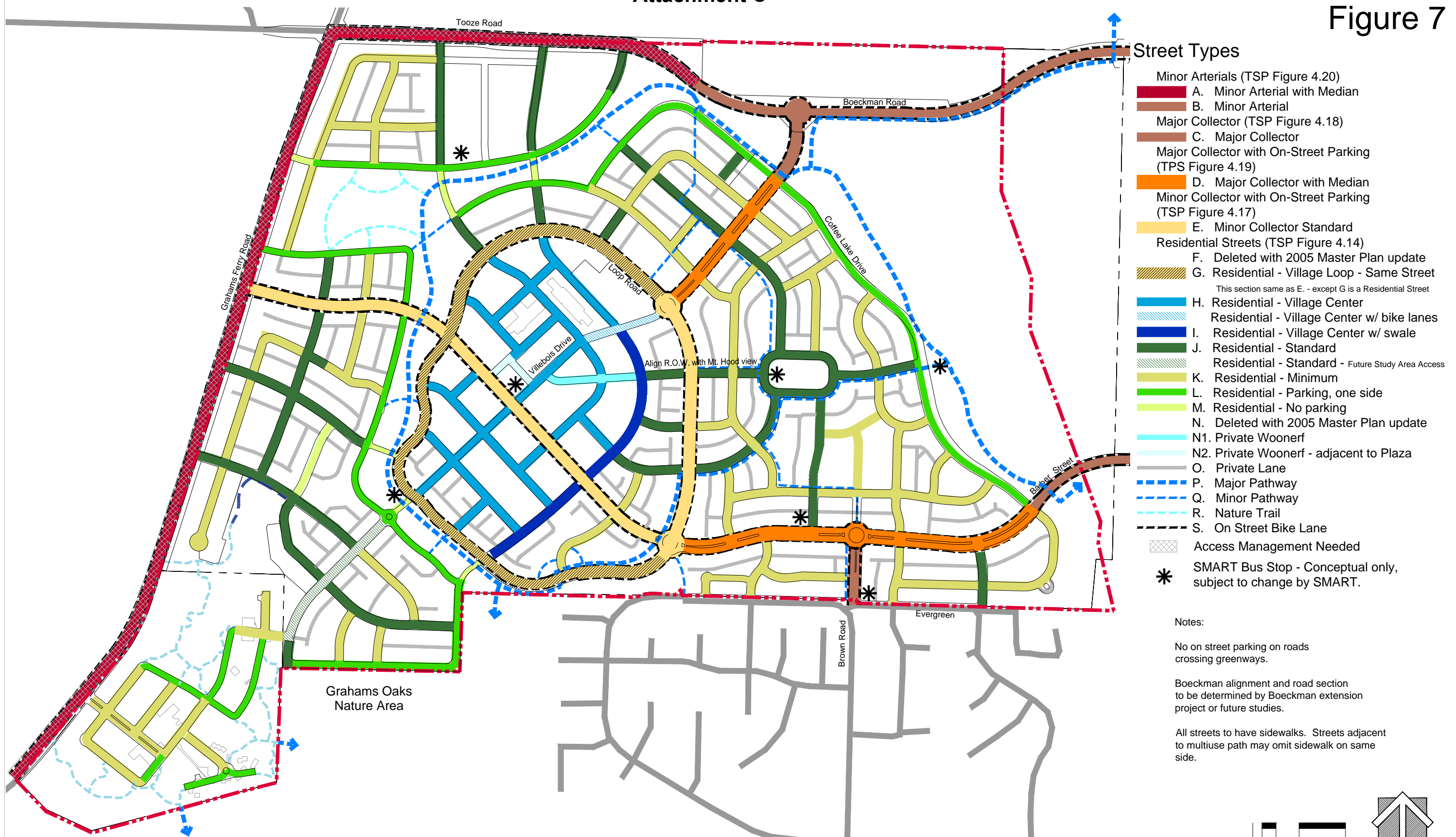
-  Opportunities for Rainwater Management Components
-  Urban Growth Boundary
-  Village Area Boundary
-  Dammasch Study Boundary
-  SROZ and Buffer Boundary
-  Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch,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



Onsite Rainwater Management

MAY 31, 2013

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.



- ### 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
 - 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
 - On Street Bike Lane
 - S. On Street Bike Lane
 - Access Management Needed
 - X. Access Management Needed
 - SMART Bus Stop - Conceptual only, subject to change by SMART.
 - * 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.

Attachment D

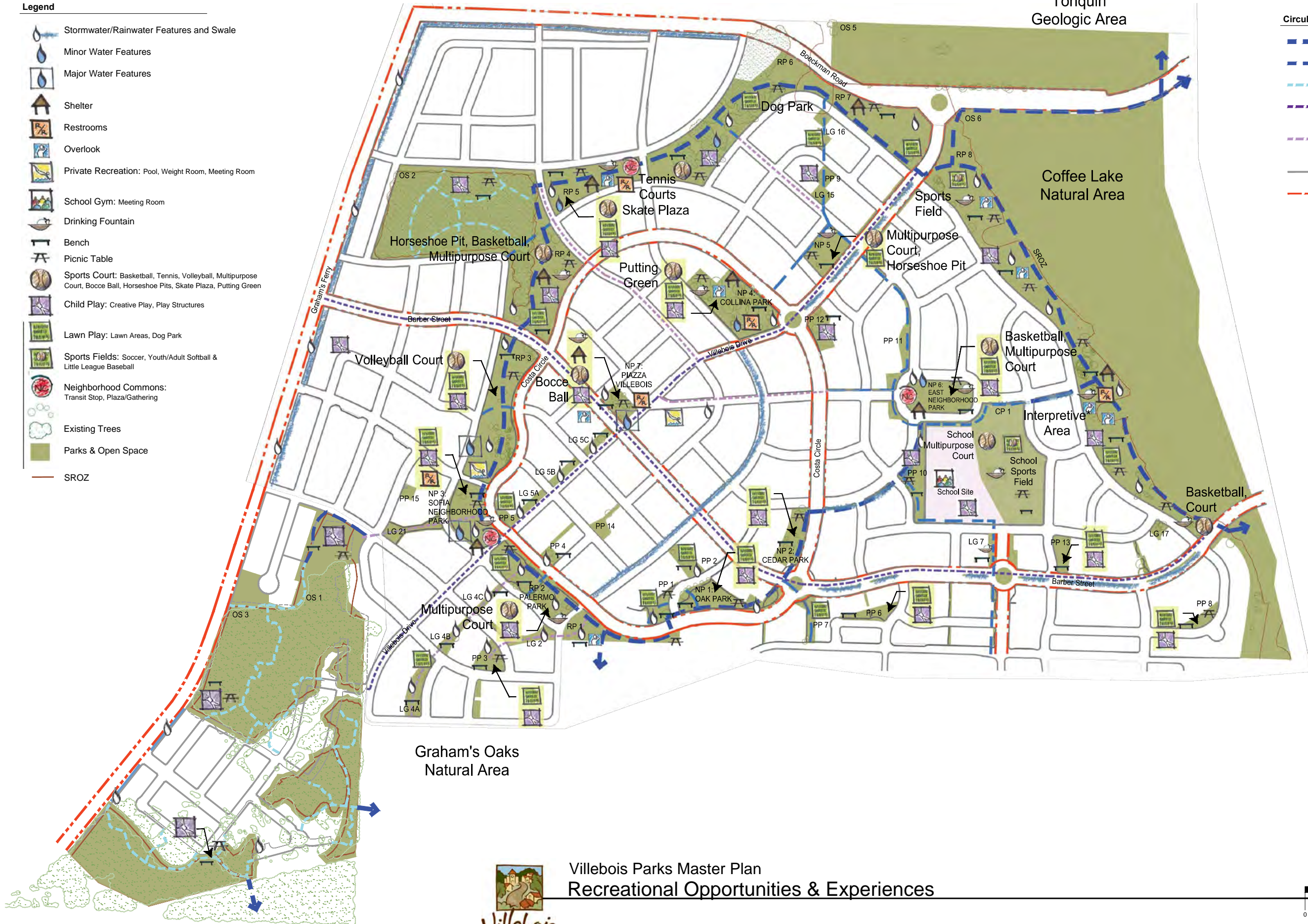
Tonquin
Geologic Area

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

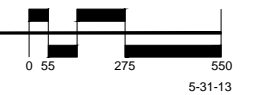
- Circulation**
- Major Path
 - Minor Path
 - Nature Trail
 - Major Pedestrian Connections
 - Minor Pedestrian Connections
 - Sidewalks
 - On Street Bike Lane



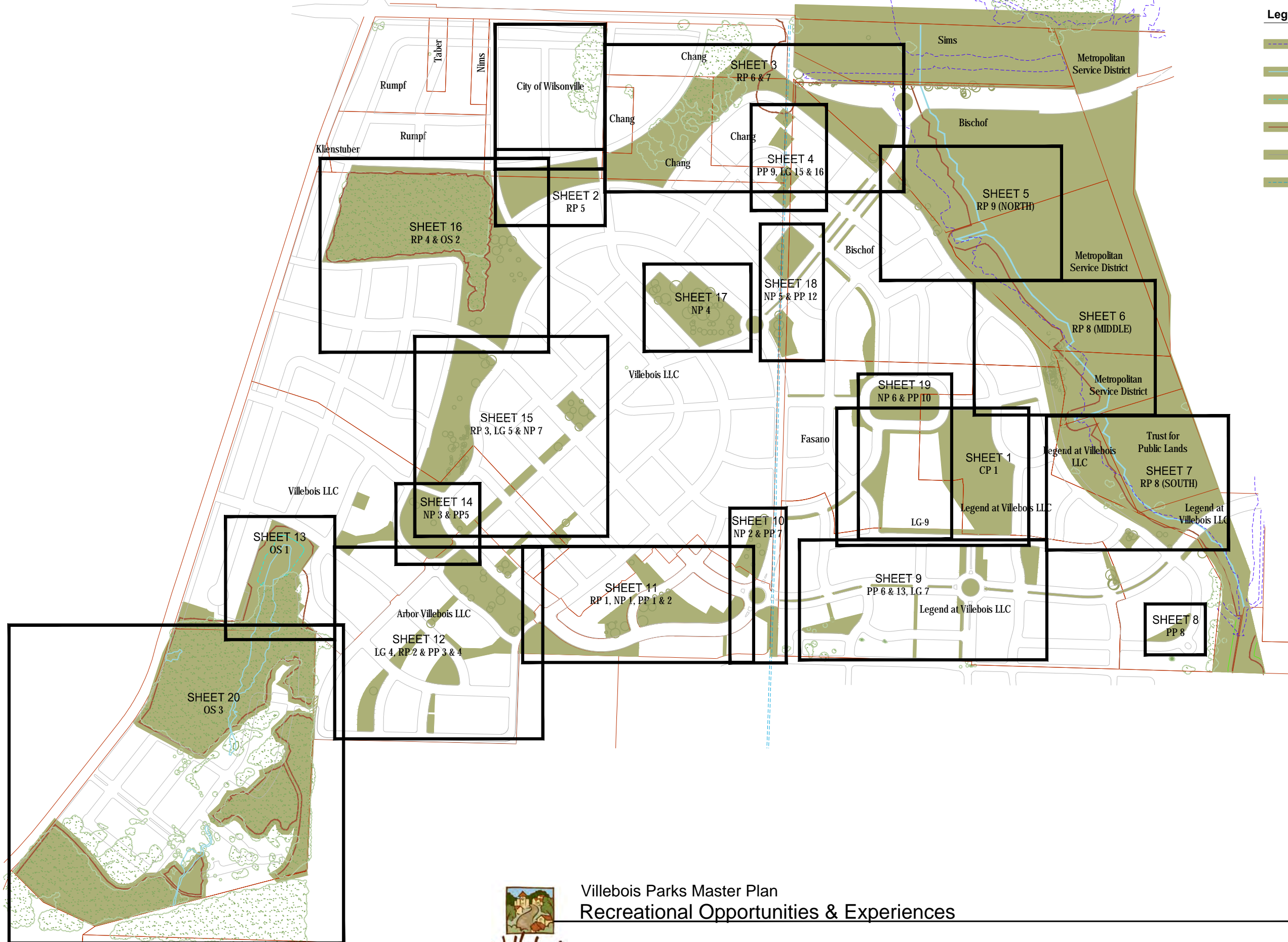
Villebois Parks Master Plan Recreational Opportunities & Experiences



Planning Commission - July 10, 2013
LP13-005 Villebois Master Plan Amendment



Attachment D

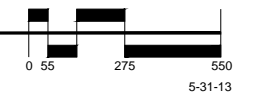


- Legend**
- Floodplain
 - Existing Wetland
 - Proposed Wetland
 - SROZ
 - Property Line
 - 10' Fuel Line Easement



Villebois Parks Master Plan Recreational Opportunities & Experiences

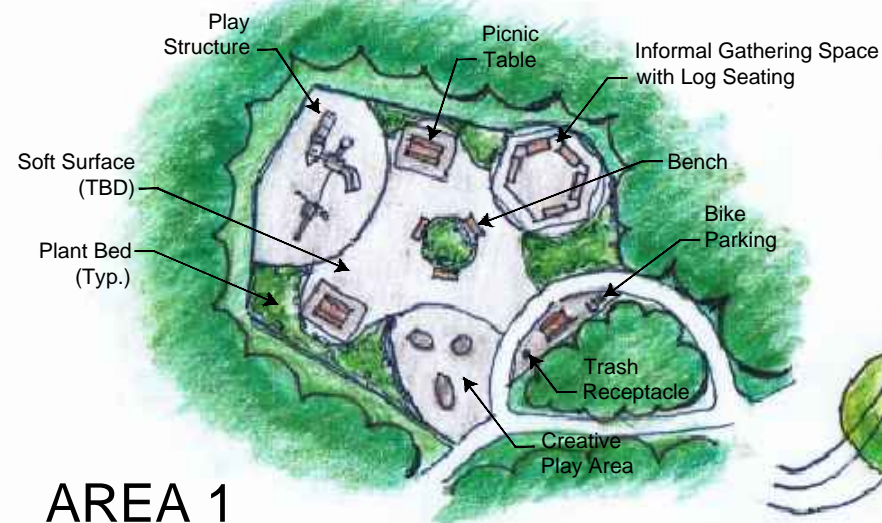
Planning Commission - July 10, 2013
LP13-0005 Villebois Master Plan Amendment



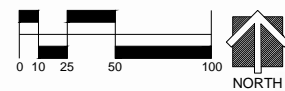
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Open Space 3 (23.20 AC)

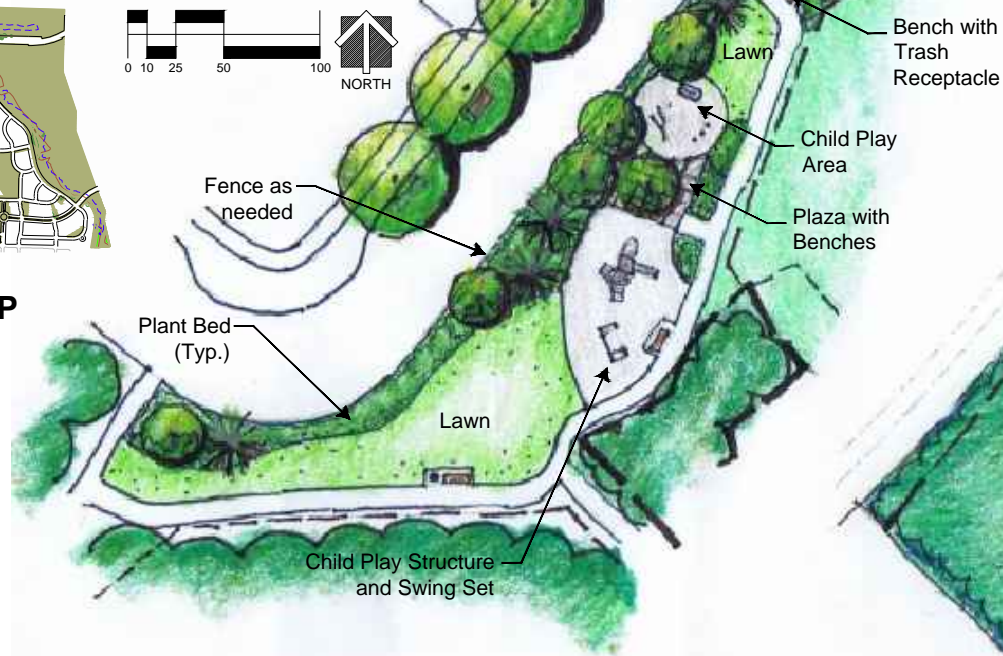
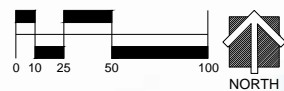
- Benches
- Picnic Tables
- Child Play Structure: 2
- Child Creative Play: 2



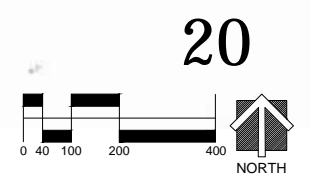
AREA 1



AREA 2



Villebois Parks Master Plan
Open Space 3





City of Wilsonville

PLANNING COMMISSION MEETING

WEDNESDAY, JULY 10, 2013

6:00 PM

VII OTHER BUSINESS

- A. 2013 Planning Commission Work Program

2013 Annual Planning Commission Work Program

DATE	AGENDA ITEMS		
	Informational	Work Sessions	Public Hearings
July 10		LP13-0005 - Villebois Village Master Plan Amendment for Future Study Area proposed Development Plan	
July 15		Special Meeting 5-7 p.m Joint Work Session with City Council on the Housing Needs Analysis and Metro's Climate Smart Communities	
August 14	Basalt Creek Concept Plan update Frog Pond grant update	Goal 10 Housing Needs Analysis	Tax Increment Financing (TIF) Zones Villebois Master Plan Amendments relating to the former LEC site
September 11			

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 Advance Road/Frog Pond 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