

AMENDED AGENDA

WILSONVILLE CITY COUNCIL MEETING OCTOBER 7, 2013 7:00 P.M.

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

Mayor Tim Knapp

Council President Scott Starr
Councilor Susie Stevens

Councilor Richard Goddard
Councilor Julie Fitzgerald

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

Executive Session is held in the Willamette River Room, City Hall, 2nd Floor

- 5:00 P.M. EXECUTIVE SESSION** [15 min.]
- A. Pursuant to ORS 192.660(2)(f) Exempt Public Records
- 5:15 P.M. COUNCILORS' CONCERNS** [5 min.]
- 5:25 P.M. PRE-COUNCIL WORK SESSION**
- A. Water Rate Study (Kraushaar/Kerber/Ossanna) [20 min.]
Study is separately bound
- B. Wilsonville Community Sharing Update (Ossanna) [10 min.]
- C. Villebois Master Plan Amendment (Neamtzu) [15 min.]
- D. Tourism Development Strategy: Bill Baker, Total [10 min.]
Destination Marketing (Ottenad)
- 6:50 P.M. ADJOURN**
-

CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a regular session to be held October 7, 2013 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10 a.m. on September 17, 2013. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered therewith except where a time limit for filing has been fixed.

- 7:00 P.M. CALL TO ORDER**
- A. Roll Call
- B. Pledge of Allegiance

- C. Motion to approve the following order of the agenda and to remove items from the consent agenda.

7:05 P.M. MAYOR'S BUSINESS

- A. Upcoming Meetings

7:10 P.M. COMMUNICATIONS

- A. *Revision* Quarterly WWTP Report (staff – Mende)
B. Wilsonville Community Sharing (staff – Ossanna)
C. Curfew (staff – Rhodes)
D. Quarterly Council Goals Report (staff – Cosgrove) – *cmbs*

7:40 P.M. CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

7:45 P.M. COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

- A. Council President Starr – Park & Recreation Advisory Board, Chamber/City Leadership.
B. Councilor Goddard – Library Board, Chamber Board, and Clackamas County Business Alliance
C. Councilor Fitzgerald – Planning Commission; Committee for Citizen Involvement; and Library Board
D. Councilor Stevens – Development Review Panels A and B; Wilsonville Seniors

7:50 P.M. CONSENT AGENDA

- A. ✓ Minutes of the September 5, and September 16, 2013 Council Meetings. (staff – King)

7:55 P.M. NEW BUSINESS

- A. **Resolution No. 2439**
A Resolution Of The City Of Wilsonville Authorizing Community Services Support Grant To Wilsonville Community Sharing. (staff – Ossanna/Kohlhoff)

8:00 P.M. PUBLIC HEARING

- A. **Ordinance No. 724** – first reading
An Ordinance Of The City Of Wilsonville Amending The Villebois Village Master Plan For The “Future Study Area” Establishing The General Land Use Framework In Terms Of

Type Or Types Of Uses, Open Space Considerations, Circulation And Utilities (staff – Pauly)

8:30 P.M. CONTINUING BUSINESS

- A. **Ordinance No. 723** – second reading
An Ordinance Of The City Of Wilsonville Amending Chapter 6, Of The Wilsonville Code To Provide For Regulating The Use Of Public Property And Facilities By Film And Media Productions Within The City. (staff – Kohlhoff)

8:35 P.M. CITY MANAGER'S BUSINESS

8:40 P.M. LEGAL BUSINESS

8:45 P.M. ADJOURN

An Urban Renewal Agency meeting will follow.

Time frames for agenda items are not time certain (i.e. Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item.) Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if required at least 48 hours prior to the meeting. The city will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:-Qualified sign language interpreters for persons with speech or hearing impairments. Qualified bilingual interpreters. To obtain services, please contact the City Recorder, (503)570-1506 or king@ci.wilsonville.or.us

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Water Cost of Service Rate Study Draft Report

Prepared for:
City of Wilsonville



Prepared by:
Galardi Rothstein Group



SEPTEMBER 2013

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Executive Summary

Introduction

The City of Wilsonville, Oregon (the City) authorized Galardi Rothstein Group to conduct a water cost of service study in February, 2013. The purpose of the study was to assist the City in determining a schedule of water rate increases sufficient to implement the recently adopted Water System Master Plan (Keller Associates, September 2012). In addition, the study was to develop alternative rate structure options that generate stable and predictable revenue overall, and equitably recover revenue from different property types (e.g., residential, multifamily, and nonresidential), based on the cost of services provided.

The scope of the study includes four (4) primary elements:

1. Financial Planning
2. Cost of Service Analysis
3. Rate Structure Options
4. System Development Charges

The first three elements are presented in this report; separate documentation is provided for the system development charge (SDC) analysis.

The City's current rates are based on a cost-of-service analysis that was completed more than 15 years ago. Since that time, the system cost structure and customer usage characteristics have changed. While the City has implemented regular increases in water rates, these increases have been applied 'across-the-board' to all customer classes and rate components. The rate structure options presented in this report reflect the updated cost-of-service analysis, as well as the City's other rate objectives.

The results of each study element are summarized below.

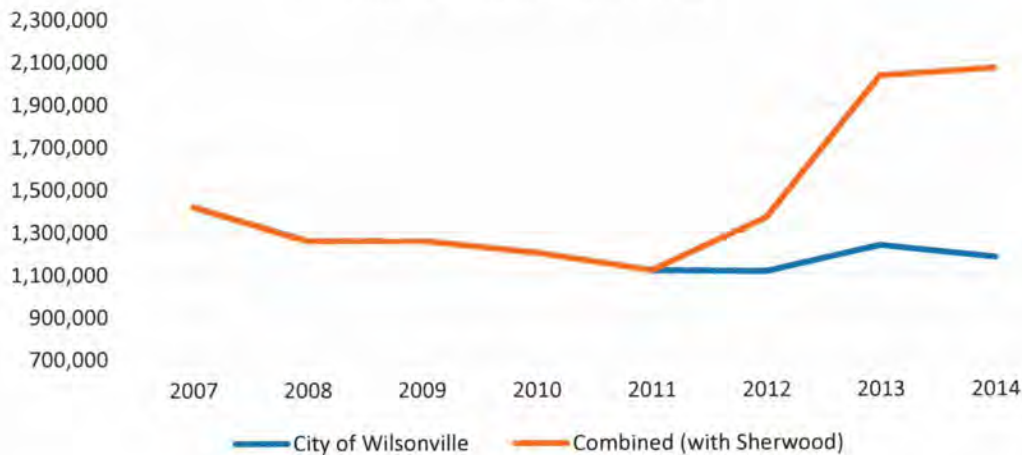
Financial Plan

Water rate revenues are the largest source of revenue for the City's water system, representing over 90 percent of annual revenues. Rate revenues are significantly impacted by annual water sales volumes, as the majority of revenue generated from rates is from the usage charges assessed on monthly water use. For the City, about 75 percent of annual water rate revenue is from volume-dependent charges.

Water use has declined significantly over the past 5-10 years for utilities across the country. Factors that have contributed to this trend include installation of water efficient appliances, economic slow-down, increasing water rates, and customer water conservation education. As shown in Figure ES-1, water sales in Wilsonville declined significantly between 2007 and 2012, decreasing about 5 percent per year, on average. Sales within the City increased in

fiscal year (FY) 2012/13, particularly for irrigation purposes, reflecting a warm and dry spring.

Figure ES-1
Annual Water Sales (ccf)



Despite the steady decline in usage over the past several years, the City's water fund is in a generally strong financial position, and is projected to require only moderate inflation-level increases in water rates over the next 5-10 years. The factors that have contributed to this positive financial position include the following:

Decreases in treatment costs per unit – As shown in Figure ES-1, the City began selling water to the City of Sherwood in 2011. With the exception of some materials and service costs (primarily electricity and chemicals), the majority of a water system's operating costs are fixed (in other words, do not change in proportion to water sales volumes). Therefore, as shown in Table ES-1, while total volume of water sold has increased significantly in the past few years, the cost per unit has declined, with the estimated cost per unit sold in FY2013/14 almost 20 percent lower than the FY2010/11 rate.

Table ES-1

City of Wilsonville

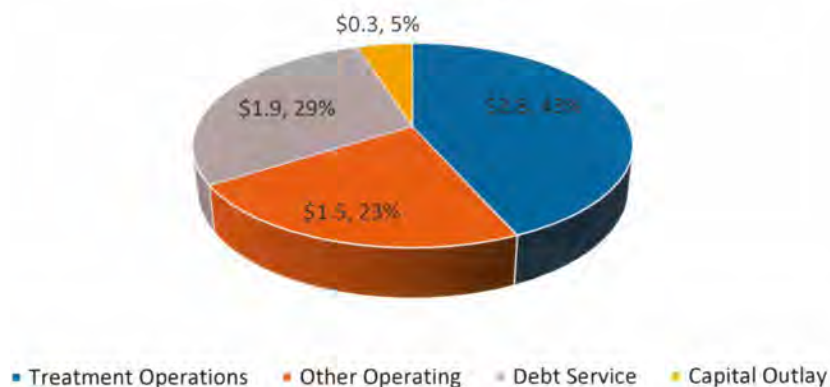
Actual and Estimated Water Treatment Unit Costs

Year	Treatment (\$ millions)	Treatment Sales (ccf)	Unit Cost (\$/ccf)
2011	\$1.87	1,117,503	\$1.67
2012	\$1.82	1,364,064	\$1.33
2013	\$2.39	2,028,618	\$1.18
Est. 2014	\$2.80	2,063,225	\$1.36

Ccf = hundred cubic feet

As shown in Figure ES-2, water treatment operations represent over 40 percent of the total estimated revenue requirements from water rates for FY2013/14; the fact that the City's share of these costs have been reduced, means that more revenue from existing rates is available to fund other operating costs and capital outlays, reducing the need for future rate increases.

Figure ES-2
FY2014 Revenue Requirements From Rates
(\$6.4 Million)



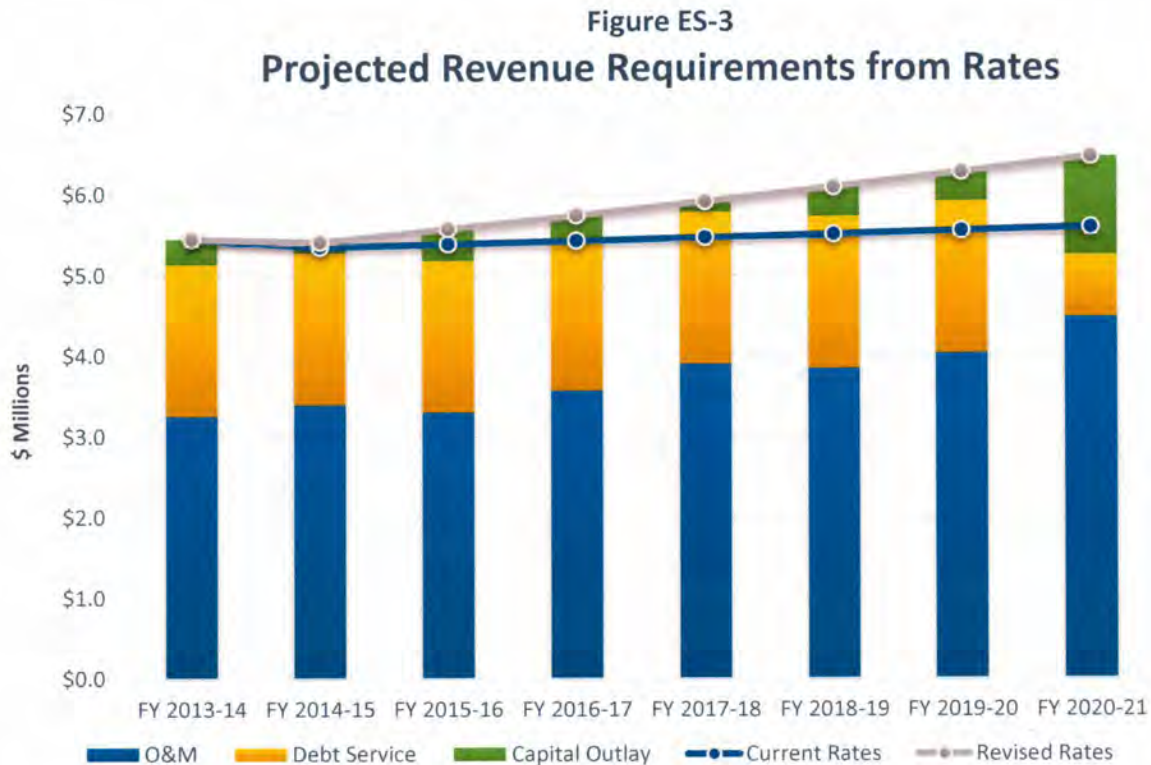
Regular increases in water rates – the City has made regular adjustments to water rates to meet projected system requirements, including required debt service coverage and operating reserve targets. The City last increased water rates by 3 percent in November 2011. In the five years prior to 2011, rate increases varied from 0-3 percent per year.

Decline in debt service during the planning period – The City's existing revenue bonds (which were used to purchase the water treatment plant) will be paid in full near the end of the planning period (FY2020/21), and the remainder of existing debt will be retired in FY2021/22. Figure ES-3 shows the annual composition of revenue requirements for the period FY2013/14 through FY2020/21. No additional debt is planned for the study period to fund the improvements identified in the Water System Master Plan. During the planning period, a combination of annual rate revenues, existing reserves, and SDC revenues are assumed to pay for the approximately \$15 million of planned capital improvements.

In addition to increased capital outlays over the planning period, the financial plan projects modest increases in operating costs (about 3.7 percent annually). To meet the projected annual requirements, as well as continuing to generate sufficient revenues for operating contingencies and debt service coverage requirements, an average annual rate increases of 2.25 percent is projected beginning in FY2014/15.

As the City reaches the end of the period, additional capital improvements will likely be identified (as the recent master planning effort was limited to the distribution system). However, with the reduction in existing debt service, the City will likely be in a good

position to fund additional capital improvements related to water treatment or other facilities, with the planned revenue increases.



Cost of Service Analysis

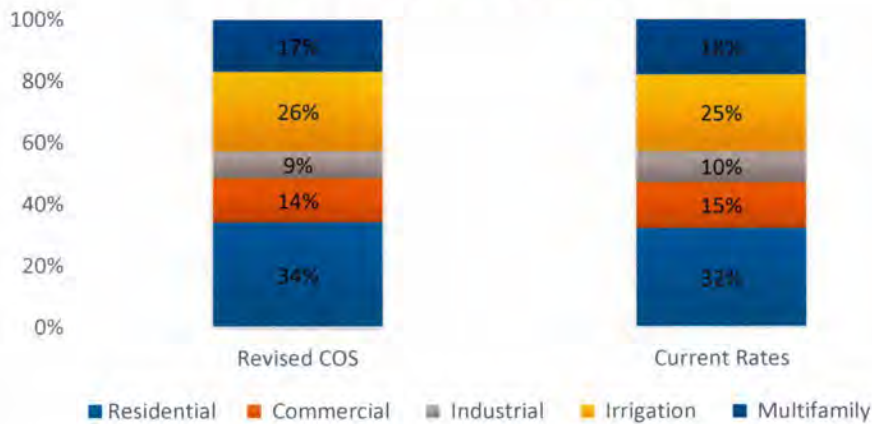
A fundamental principle for developing an equitable system of user charges is to ensure that all users pay—through monthly charges for water service, SDCs and other fees—for their share of the total costs imposed on the system. Operating expenditures and normal capital expenditures should be paid through user charges. System development charges may only recover the capital costs associated with serving future development.

Some water system expenditures are a function of average water usage; others are a function of peak demands placed on the system. Some costs are associated with serving customers regardless of the volume of usage or discharge (for example, costs associated with fire protection capacity, and customer services, meter reading and replacement).

Classifying water system costs in terms of the functions and service characteristics they support and then further allocating the costs to customer classes based on their service requirements is referred to as a cost of service analysis. The cost allocation methodology used in this study follows American Water Works Association (AWWA)-recommended methods. Under these methods, water treatment, storage, distribution, and customer-related costs are allocated to residential, multifamily, commercial, industrial, and irrigation customers, in proportion to their estimated average and peak water demands, and customer and meter requirements.

The results of the City's cost of service analysis show a moderate shift in revenue responsibility from multifamily and nonresidential customer classes (commercial and industrial) to residential and irrigation customers. A comparison of the annual revenue responsibility (share of total annual cost of service) by customer class under the revised analysis and current rates is provided in Figure ES-4. Based on current usage trends, residential and irrigation customers have significantly higher peak demand requirements, compared to other customer classes, which is a key factor in the increased share of total system costs for these users.

Figure ES-4
Cost of Service Comparison



Rate Structure Options

Rate design involves determining a system charges for each class of customers that will generate the revenue that are approximately equal to the allocated cost responsibility of each class developed in the cost of service analysis. Like the existing rates, the revised rate schedules include a fixed monthly service charge and meter charge, the latter of which varies by meter size for nonresidential customers, and a volume rate per hundred cubic feet (ccf) of water use that varies by customer class.

Policy Framework

Two alternative rate options (scenarios) were developed for City Council consideration. In developing rate options, the following policy objectives were considered:

- Inter-class rate equity – both scenarios recover the revised cost of service from each customer class.
- Intra-class rate equity – both scenarios address rate equity *within* each customer class through revised scaling of meter charges (larger meters pay relatively higher charges), and in the case of Scenario 2, reduction of the monthly minimum charges (lower volume users pay relatively less).

- Rate and revenue stability – both scenarios maintain revenue recovery from fixed charges near or equal to the current rates (25 percent).
- Water conservation and long-term rate affordability and stability – both scenarios maintain the current conservation-oriented rate structure for residential customers, and continue to charge relatively higher rates for irrigation uses, sending important price signals to customers about the need to use water efficiently, thus delaying the need for costly future expansion.

In order to mitigate bill impacts on customers from shifts due to the cost of service and rate structure changes, the rate options have been developed on a 'revenue-neutral' basis for FY2013/14, meaning that the revised options generate the same revenue *overall* as existing rates. As mentioned previously, the projected annual revenue increase of 2.25 percent is assumed to begin in the year following a potential rate structure change (FY2014/15). Each rate component is discussed below. The current and revised rate options are shown in Table ES-2.

Table ES-2
City of Wilsonville
Current Rates and Revised Cost-of-Service Scenarios (FY2013/14)

	Current Rates	Revised Cost of Service	
		Scenario 1	Scenario 2
<i>Monthly Quantity (ccf)¹</i>	4-17	4-17	2
Residential Rates			
Fixed Charge (\$/month)	\$19.88	\$20.99	\$17.06
Volume Charge (\$/ccf)			
Tier 1	\$3.70	\$4.14	\$3.51
Tier 2	\$5.61	\$5.80	\$5.73
Nonresidential Rates			
Meter Charge (\$/month)			
3/4"	\$19.88	\$20.98	\$17.06
1"	\$21.91	\$21.47	\$19.03
1.5"	\$24.03	\$25.87	\$21.01
2"	\$28.16	\$31.12	\$26.44
3"	\$32.32	\$44.82	\$66.42
4"	\$36.44	\$52.37	\$81.22
6"	\$44.81	\$68.66	\$115.77
8"	\$55.63	\$86.17	\$155.26
10"	\$75.90	\$114.53	\$191.04
Volume Charge (\$/ccf)			
Commercial	\$3.64	\$3.41	\$3.30
Industrial	\$3.92	\$3.35	\$3.29
Irrigation	\$5.61	\$5.80	\$5.73
Multifamily	\$3.79	\$3.49	\$3.34

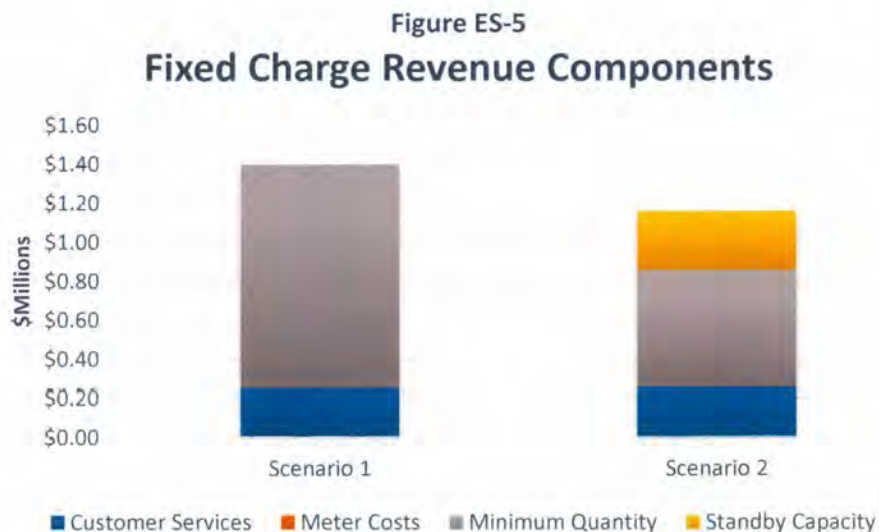
¹ Current rates and Scenario 1 monthly quantity varies by meter size

Fixed Charges

For both the existing rates and the two revised rate options (Scenarios 1 and 2), the fixed charges include a minimum monthly quantity that is charged to customers regardless of their monthly water use. For existing rates and Scenario 1, the minimum quantity varies by meter size; the smallest meter sizes (3/4" and 1") have a minimum quantity of 4 ccf, and the largest meter size (10") has minimum quantity of 17 ccf. For Scenario 2, the monthly minimum quantity is 2 ccf for all meter sizes, consistent with the City's existing wastewater rates.

In addition to the monthly quantity cost, the fixed charges recover the costs of meter replacement, billing and customer services costs, and in the case of Scenario 2, a portion of standby capacity costs¹. The revenue generated from the revised fixed charges are shown in Figure ES-5. Scenario 1 (and the current rates) generates almost \$1.4 million (about 25 percent) of total annual rate revenue from fixed charges, primarily through the minimum quantity charges. In Scenario 2, standby capacity costs are added to the fixed charges, while the minimum quantity cost is reduced.

Reducing the minimum quantity is consistent with cost of service principles, as many customers use less than the current monthly minimum. However, there are additional costs that are "fixed" in nature (do not vary with customer water use); inclusion of a portion of these costs in the fixed charge (in place of monthly minimum charges) enhances rate equity and balances rate stability. In actuality, the majority (over 75 percent) of a water system's costs are fixed; however, most utilities' rate structures generate more revenue from volume rates in order to balance revenue stability goals with conservation and customer affordability concerns.



¹ The City is required to maintain standby capacity to meet fire and other emergency needs. This capacity is required in addition to average and peak demand capacity, and is a fixed cost to maintain.

Another feature of the revised rate scenarios is that the meter costs for larger meters increase more significantly than the smaller meters. This is consistent with cost of service principles, as meter replacement and standby capacity costs increase with the size of the meter. This practice is also consistent with other communities. Figure ES-6 shows that the City's current charge for a large (10") meter are significantly below other communities in the region, and even with the revised rates, the rate for a 10" remains on the lower end of the range.

Exhibit ES-6
Comparison of Monthly Fixed Charges
(10" Meter)

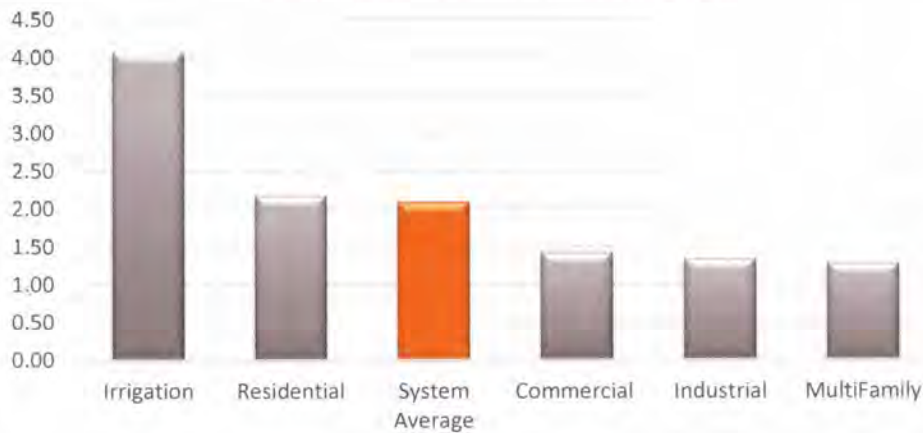


Volume Charges

As shown in Table ES-2, the existing and revised rate options include volume charges that vary by customer class, and a 2-tiered volume rate for residential customers. The volume charges are assessed all usage *in excess* of the monthly minimum quantities.

If all customers used water evenly throughout the year, the utility could invest in significantly less capacity for all of its primary facilities (treatment, storage, transmission and distribution). Furthermore, in this hypothetical case, the price of each unit of water would not vary, so all customers could be charged the same. However, in reality, a water utility must invest in significant peak day (and for some facilities, peak hour) capacity, to meet the needs of its customers. Figure ES-7 shows estimated peak day factors for the system and each of the City's customer classes. Owing to the seasonal nature of the service, irrigation customers have significantly higher peaking factors than regular commercial, industrial and multifamily uses. The peaking factor for residential customers also exceeds the system average.

Figure ES-7
Estimated Peak Day Factors



The volume rates shown in Table ES-2 are designed to recover the average and peak demand-related costs allocated to each customer class; therefore, the rates for residential and irrigation customers are higher than the other customer classes (in both the current rates and revised options). The updated cost of service analysis results in a moderate increase in the rates for residential and irrigation customers (compared to current rates), based on updated usage characteristics. The volume rates for the other customer classes decrease, such that overall revenue neutrality among rate options is maintained.

The volume rates for Scenario 2 are slightly lower than Scenario 1 for all customers, reflecting the fact that the minimum charge included in the monthly fixed charge is reduced. Because the volume rates only apply to usage over the minimum charge, a reduction in the minimum quantity means that more usage is subject to the volume charges.

Impact on Typical Bills

Table ES-3 shows sample residential monthly bills for a range of volumes, based on existing and projected rates for FY2013/14.

Table ES-3

City of Wilsonville

Sample Bill Comparison – Residential

	Monthly Use (ccf)	Current Rates	Revised Cost of Service	
			Scenario 1	Scenario 2
Small	2	\$19.88	\$20.99	\$17.06
Winter Average	5	\$23.58	\$25.13	\$27.59
Summer Average	8	\$34.68	\$37.56	\$38.11
Large	25	\$120.50	\$127.90	\$124.41
Difference				
Small	2		\$1.11	(\$2.82)
Winter Average	5		\$1.55	\$4.01
Summer Average	8		\$2.88	\$3.43
Large	25		\$7.40	\$3.91

For Scenario 1, the bills for most customers would increase less than \$3.00 per month, as a result of the updated cost of service analysis. For Scenario 2, the average bill increases are generally in the \$3-\$4 per month range; however, bills for small volume users would decrease. In reality, for many customers, bills may increase moderately in summer months, but decrease in winter (lower usage months). In future years, all customer bills would increase uniformly based on the system-wide increase (currently projected to be 2.25 percent).

Figure ES-8 shows a comparison of monthly bills for a typical residential customer with water use of 10 ccf per month in Wilsonville, and surrounding communities. The City has gone from having the highest bills in the region a few years ago, to a more moderate placement. Furthermore, many other communities have future projected rate increases that far exceed the City's projected increase of 2.25 percent.

Figure ES-8
Residential Monthly Bill Comparison (10 ccf)



Tables ES-4 presents sample monthly bills under current rates and revised rates for other customer classes. As for residential customers, bill impacts vary within each customer class based on billed usage levels and meter sizes. However, in general, most multifamily, commercial and industrial bills will decrease, due to the reduction in the volume rates (based on the updated cost of service). Customers with larger meters may experience some monthly bill increases. Irrigation bills will generally increase based on the revised cost of service analysis.

Table ES-4

City of Wilsonville

Typical Bill Comparison - Nonresidential

	Monthly Use (ccf)	Meter Size	Current Rates	Revised Cost of Service		Difference \$	
				Scenario 1	Scenario 2	Scenario 1	Scenario 2
Monthly Minimum (ccf)			4-17	4-17	2		
Commercial							
Small Meter 1	5	3/4"	\$19.88	\$20.98	\$26.97	\$1.10	\$7.09
Small Meter 2	25	3/4"	\$96.32	\$92.69	\$93.00	(\$3.63)	(\$3.32)
Average - Sm Meter	54	1.5"	\$201.64	\$192.48	\$192.02	(\$9.16)	(\$9.62)
Average - Lg Meter	54	3"	\$203.40	\$205.31	\$238.11	\$1.91	\$34.71
Large Meter	2,500	10"	\$9,114.02	\$8,592.80	\$8,438.80	(\$521.22)	(\$675.22)
Industrial							
Small Meter 1	5	1"	\$25.83	\$24.82	\$28.91	(\$1.01)	\$3.08
Small Meter 2	50	1"	\$202.23	\$175.73	\$177.02	(\$26.50)	(\$25.21)
Average - Sm Meter	143	1.5"	\$566.16	\$489.68	\$486.07	(\$76.48)	(\$80.09)
Average - Lg Meter	143	3"	\$566.61	\$501.92	\$531.48	(\$64.69)	(\$35.13)
Large Meter	2,200	6"	\$8,629.61	\$7,413.20	\$7,350.14	(\$1,216.41)	(\$1,279.47)
Irrigation							
Small Meter 1	5	3/4"	\$25.49	\$26.78	\$34.25	\$1.29	\$8.76
Small Meter 2	50	3/4"	\$277.94	\$287.84	\$292.05	\$9.90	\$14.11
Average	69	1.5"	\$380.99	\$394.99	\$402.72	\$14.01	\$21.73
Large Meter 1	200	3"	\$1,115.05	\$1,164.46	\$1,200.74	\$49.41	\$85.69
Large Meter 2	2,700	3"	\$15,140.05	\$15,667.57	\$15,522.96	\$527.52	\$382.91
Multifamily							
Small Meter 1	5	3/4"	\$23.67	\$24.47	\$27.08	\$0.80	\$3.41
Small Meter 2	25	3/4"	\$99.47	\$94.20	\$93.86	(\$5.27)	(\$5.61)
Average - Sm Meter	49	1.5"	\$190.55	\$179.06	\$177.74	(\$11.49)	(\$12.81)
Average - Lg Meter	49	3"	\$191.26	\$191.04	\$223.15	(\$0.22)	\$31.89
Large Meter	550	6"	\$2,091.41	\$1,951.44	\$1,945.69	(\$139.97)	(\$145.72)

Recommendations

The recommended financial plan and rates presented in this report are based on a number of assumptions related to customer growth and water use, cost escalation, capital project scheduling, and other variables that are difficult to predict, particularly during periods of economic uncertainty. An overarching recommendation is that the City monitor revenues and expenses annually, and make adjustments to planned rate increases as necessary to ensure adequate revenue recovery to meet projected system needs and debt coverage and reserve requirements.

Financial Plan

Based on the analysis presented in this report, required annual rate increases over the planning period are 2.25 percent. These increases should be reviewed again, in the context of further development of the City's capital improvement program. Specifically, the City plans to conduct a water treatment system facilities plan in the next couple of years that will likely identify additional system improvements needed during the planning period. As part of that effort, the City should review and, if necessary, update the projected rate increases in light of actual customer growth and water usage patterns, and operating cost trends subsequent to this report.

Significant changes in the sizing or timing of distribution system capital projects or support from alternative funding sources will also have an impact on the revenue requirements from rates. The recently adopted Water System Master Plan identified a number of capital improvements needed for future growth that the City intends to fund with SDCs. Given the unpredictable nature of SDCs, the City may need to supplement rate funds for some of these larger short-term project needs (for example, a planned reservoir), should SDCs revenue accrue at a slower rate than expected. In this case, future rate adjustments may be necessary.

Cost of Service Analysis

It is recommended that the City continue to charge customers on a cost of service basis. While the current rates reflect a prior cost-of-service analysis, updated costs and planning criteria (from the City's recently completed Water System Master Plan), along with current customer usage characteristics support a moderate shifting of costs away from multifamily and nonresidential customers to residential and irrigation customers (the latter of which are primarily nonresidential services). While a shift to cost-of-service rates will have significant bill impacts on some users in the short-run (FY2013-14), future bill increases are projected to be less than inflation. Furthermore, such a shift is consistent with the City's equity and economic development goals.

Rates

Both Scenarios 1 and 2 (shown in Table ES-2) are projected to generate the approximately the same revenue as the current rates, and maintain over 20 percent of revenue from fixed charges. Given the variability in water use industry-wide, it is recommended that the rate structure generate at least 20 percent of revenue from fixed monthly service charges. Furthermore, it is recommended that the City begins to shift more of the fixed charges to larger meter sizes, compared to the current rates. This is consistent with industry standard

practice and equity, given that the majority of the costs included in the fixed charge are impacted by meter size. The Scenario 1 and 2 rates begin to address this current inequity. Finally, it is recommended that the City begin to phase-out the minimum monthly quantity that is included in the fixed charge, as in the case of Scenario 2. An industry-wide trend has been to eliminate minimum quantities and replace these charges with standby capacity charges. Many customers use less than the current minimum, and the City's sewer rates are based on a 2 ccf minimum, increasing customer confusion. Standby charges for secondary capacity costs (like fire protection and emergency capacity) are quickly gaining favor in the industry and by customers, as these charges generate stable revenue for a portion of water service that benefits all customers and is not related to actual monthly water use.

Any rate changes should be implemented in conjunction with a public information and education program that clearly describes the basis for the changes, and consistency with City goals and objectives.

1.0 Introduction

1.1 Authorization and Purpose

The City of Wilsonville, Oregon (the City) authorized Galardi Rothstein Group to conduct a water cost of service study in February, 2013. The purpose of the study was to assist the City in determining a schedule of water rate increases sufficient to implement the recently adopted Water System Master Plan (Keller Associates, September 2012). In addition, the study was to develop alternative rate structure options that generate stable and predictable revenue overall, and equitably recover revenue from different property types (e.g., residential, multifamily, and nonresidential), based on the cost of services provided.

This report presents the results of the water rate study. Separate documentation is provided for a system development charge (SDC) analysis.

1.2 Report Purpose and Organization

The purpose of this report is to document the technical methodology and policy framework used to develop projected annual revenue adjustments for the system as a whole, and by customer class, and to provide alternative water rate scenarios.

The following additional sections are included in this report:

- Section 2, General Overview of the Rate Setting Process, describes the process for determining cost-based utility rates.
- Section 3, Financial Plan, presents the projected costs and revenue requirements from rates for the period fiscal year (FY) 2013/14 through FY2020/21.
- Section 4, User Characteristics, presents the classification of customers for rate-setting purposes and current usage characteristics.
- Section 5, Cost of Service Analysis, describes the allocation of costs to system functions, service characteristics, and customer classes.
- Section 6, Rate Design, presents the existing rates and revised cost of service rates for two alternatives.

2.0 General Overview of the Rate Setting Process

The process for developing cost of service water rates is illustrated and discussed below.

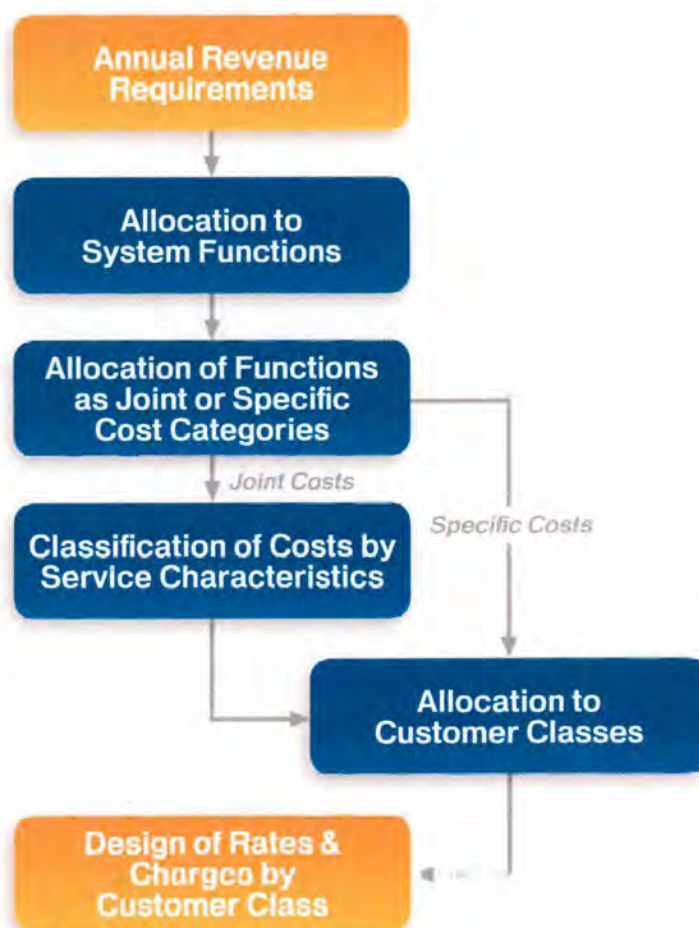
2.1 Determine Revenue Requirements from Rates

Revenue requirements are the costs of providing services to utility customers over a specific period of time (usually one year). These costs include operation and maintenance (O&M) and capital costs. O&M costs are the routine costs of operating and maintaining a utility system in order to provide service. Examples of O&M costs are chemicals and electricity used at plants, system operator labor, and administrative expenses. Capital costs include current revenue or cash funded capital improvements, planned annual contributions to funds for such purposes, and ongoing debt service requirements (principal and interest payments on outstanding revenue bonds, loans, and other obligations).

To determine the amount of revenue that rates must generate annually, the total revenue requirements are reduced by nonrate or other system revenues. Examples of other system revenues are unrestricted interest earnings, SDC revenues, and revenue from miscellaneous charges. Total requirements less other system revenues equal requirements from rates.

2.2 Allocate Revenue Requirements to Customer Classes

Determination of the costs of service by customer class has four components. These components are referred to as functionalization, joint and specific groupings, classification, and allocation. **Functionalization** involves categorizing revenue requirements according to utility functions. Water system functions typically include supply, treatment, transmission,



storage, pumping, customer, meter, and fire protection. Utilities incur varying levels of costs to perform the different system functions needed to meet customer demands. Therefore, the first step in the cost allocation process is to determine what it costs the utility to perform different service functions.

Next, functional costs are grouped by **joint and specific** categories. This process allows certain types of costs (e.g., water treatment costs) to be allocated directly to benefiting customers (e.g., City of Sherwood). The majority of costs are generally joint, or common to all customers within the City's service area. The City of Sherwood operates its own distribution system, so only shares in the City's treatment costs.

Following functionalization and grouping of functions into joint and specific categories, a **classification** process occurs. A fundamental objective in developing a rate system is to price utility services so that each customer pays for the service they receive in proportion to their use. Some costs incurred by the utility are a function of the quantity of water consumed. Other costs are associated with serving customers regardless of the quantity that flows through the system. The American Water Works Association (AWWA) recommends classification of water system costs based on average and peak demands, and customer services (accounts and meters). Costs are classified among these service characteristics, so that they may then be allocated to customer classes in proportion to system demands.

It is accepted practice in the utility industry to classify customers into relatively few, reasonably homogeneous groups or classes for rate-setting purposes. In the final step of the cost allocation process, the characteristics of the utility's customers are analyzed and costs are **allocated** to each class. For water systems, user characteristics include average and peak water demands, the number of meters by meter size, and the number of customers. The user characteristics serve as the basis for allocating costs by service characteristic to each customer class. For example, if residential customers represent half of the water utility's average demand, they will be allocated half of the utility's average demand-related costs. However, this same class may be responsible for 75 percent of the system's peak demand. Therefore, the residential class's allocation of peak-related costs will be 75 percent. The sum of each class's proportionate cost share of each service characteristic is that class's total cost of service.

2.3 Determine Rate Structure and Develop Rates

The last step in the rate development process is the design of the rate structure and the development of rates. There are a variety of rate structure options available to meet a wide range of policy objectives. Rates generally are comprised of a fixed charge per customer per billing period, and a volume charge that varies based on water usage. However, the particular structure selected depends on local policy objectives.

The end result of this rate development process is an equitable distribution of system revenue requirements to system users. This process is called cost of service ratemaking.

3.0 Financial Plan

3.1 Introduction

This section presents the water system financial plan. The financial plan provides the framework within which to analyze the overall impact on water rates of implementing the near-term capital improvements and operational needs recommended in the Water System Master Plan, along with continued operation and maintenance of the existing water treatment plant. The building blocks of the financial plan are the projections of costs or "revenue requirements" that the City will incur during the planning period and the revenues, under existing rates, that the City expects to generate during the same period.

In order to develop adequate revenues from a system of water rates, the annual revenue requirements of the utility must be determined. The basic revenue requirements are composed of the following:

- O&M costs
- Annual capital improvement projects funded by rates and reserves
- Debt service expenditures (principal and interest on water utility-related debt)
- Transfers to the City's other funds for indirect and direct services provided to the utility

Revenue requirements are presented for the current fiscal year (FY2013/14) through FY2020/21. A water system financial forecast model was also prepared for the City to allow for future monitoring and updating of financial projections over a 10-year period.

3.2 Key Forecast Assumptions

The financial plan is based on a set of overall assumptions related to timing, customer growth, inflation, and other factors, as well as the phasing of the City's CIP. The following is a list of key assumptions used in the forecast:

- The residential customer growth rate is assumed to average 2.0 percent per year throughout the study period, while the annual growth rate for the other customer classes (with the exception of industrial) is assumed to be about 1 percent. No growth is assumed for industrial customers; if one or more significant industrial users are added to the system, the City should update the financial plan accordingly.
- Water sales per account are assumed to equal a 3-year historical average for most customer classes; however, irrigation sales which increased significantly in FY2012/13 (likely the result of a warm and dry spring) are assumed to return to FY2011/12 levels.
- Operation and maintenance (O&M) costs are based on current (FY2013/14) budget, and the following annual escalation factors:
 - Personal Services – 5.5 percent
 - Material and service costs – 3.5 percent

- Transfers – 4 percent
- Contract services (water treatment plant) – 3.5 percent
- Future capital costs are increased at an annual rate of 3.0 percent.
- The City maintains a minimum operating reserve/contingency equal to 20% of O&M costs, as well as 50 percent of annual debt service costs (until the debt is retired in FY2021/22).
- The water fund pays a franchise fee of 4 percent of water sales revenues.
- Revenues from system development charges (SDCs) will accrue at levels provided by the City, and \$0.35 million will be transferred annually to pay for a portion of debt service.
- Interest earnings on fund balances and reserves are estimated to accrue at a rate of 0.75-1.5 percent annually.

3.3 Operations and Maintenance Costs

Operations and maintenance costs are shown in Table 3-1 and include all costs associated with operating and maintaining the system, including personnel, materials, and services costs, and transfers to other funds. O&M costs also include non-CIP-related capital outlays (e.g., routine equipment purchases). Water system O&M costs are projected for the study period based on the budgeted FY2013/14 estimated totals and the assumed escalation rates presented previously.

Total estimated expenses for FY2013/14 are almost \$4.5 million and are projected to increase to \$5.8 million in FY2020/21, or 3.7 percent on average. Treatment-related materials and services costs make up slightly of 50 percent of the water system budget. Treatment costs include the contract labor and expenses to operate the plant, as well as electricity, chemicals, and regular repair and maintenance.

Personnel costs shown in Table 3-1 are for City staff that operate and maintain the distribution system. The projected materials and service costs for distribution include repair and maintenance expenditures identified in the Master Plan (e.g., reservoir washing and cleaning, and maintenance of planned capital improvements.) Finance costs include customer bank charges and meter reading services primarily. Transfers include payments to other funds for direct service (e.g., customer billing) and indirect services (legal, community development, etc.)

Table 3-1
City of Wilsonville
Projected Water System O&M Costs

Category	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Personal Services	\$509,270	\$537,280	\$566,830	\$598,006	\$630,896	\$665,596	\$702,203	\$740,824
Materials & Service								
Finance	\$89,149	\$92,269	\$95,499	\$98,841	\$102,301	\$105,881	\$109,587	\$113,422
Distribution	\$511,379	\$529,917	\$550,111	\$570,472	\$597,523	\$614,214	\$637,289	\$665,968
Treatment	\$2,397,771	\$2,468,308	\$2,563,533	\$2,662,588	\$2,776,715	\$2,873,900	\$2,974,486	\$3,078,593
Franchise Fee	\$215,347	\$213,838	\$220,234	\$226,834	\$233,643	\$240,670	\$247,920	\$255,403
Capital Outlay	\$306,000	\$348,000	\$77,800	\$192,800	\$326,000	\$100,000	\$100,000	\$350,000
Transfers (Non-Capital)	\$467,500	\$486,200	\$505,648	\$525,874	\$546,909	\$568,785	\$591,537	\$615,198
Total	\$4,496,416	\$4,675,812	\$4,579,655	\$4,875,415	\$5,213,987	\$5,169,045	\$5,363,022	\$5,819,409

3.4 Capital Costs

Future capital expenditures for the water system are based on the Master Plan. Table 3-2 presents the CIP for the water system for the forecast period (FY2013/14 through FY2020/21), in 2013 dollars (by project), and total inflation-adjusted. The total projected improvement costs in 2013 dollars is \$13.5 million. Based on the anticipated project schedules and an estimated annual capital cost escalation rate of 3.0 percent, the total, inflation-adjusted CIP over the planning period is approximately \$15.1 million.

As shown in Table 3-2, a combination of rate and SDC funds will be used to fund the CIP over the study period. In addition, projects at the water treatment plant (Clearwell and Master Plan Update) and the Kinsman Transmission Main will be funded in part by the City of Sherwood. No additional debt is anticipated over the study period.

Table 3-2
City of Wilsonville
Capital Improvement Plan and Funding Sources (FY2013/14-FY2020-21)

Project	Cost
Annual - Water Distribution System Miscellaneous Imp.	\$410,400
Annual - GIS & Water Model Updates	\$54,720
Annual - Meter replacements	\$448,000
Annual - Pipe/Valve/Hydrant Replacement	\$1,818,880
Annual - Water Private Development SDC Reimbursement	\$91,000
Annual - Early Planning - Future Water Projects	\$400,000
Annual - 5 Year and Annual Water CIP Budget Dev.	\$80,000
Annual - Project Design and Development	\$918,000
Kinsman Transmission Main 3b - Barber to Boeckman	\$3,533,600
West Side Level B Reservoir and Off Site Improvements	\$29,400
Villebois Water System SDC Reimbursements	\$109,171
Water Master Plan Update	\$177,720
Well Hole & Facility Upgrades	\$912,000
Test Wells	\$156,800
Water Telemetry for Wells	\$232,090
WTP Clearwell Contact Time Improvement & Surge Tanks	\$310,362
Water Telemetry, Distribution System	\$37,295
Fire Flow Data Collection for System Capacity & Growth	\$11,200
Reservoir Improvements	\$32,604
Water Treatment Plant Master Plan Update	\$105,000
Water Rate Study and SDC Update	\$33,600
B&C Reservoir Improvements (126)	\$67,260
Tooze Road 24" WL (110th to Grahams Ferry Road)	\$360,640
Booster Station and Turnout	\$92,183
Villebois Dr. N. 18" Waterline (Coffee Lk. To Boeckman)	\$800,000
Automated valve at Tooze/Westfall (West Side Tank)	\$66,120
Boeckman Rd. WL (Canyon Crk to Wilsonville Rd.)	\$50,000
Annual - Pipe distribution improvements (loops, etc).	\$609,000
B&C Reservoir Improvements	\$35,340
New 16" River Crossing	\$1,532,000
Total (\$2013)	\$13,514,385
Total Inflation-Adjusted (@ 3% per year)	\$15,090,037
Rate-Funded	\$7,535,980
SDC-Funded	\$5,907,129
Sherwood Funded	\$1,646,928

3.5 Revenue Requirements from Rates

Table 3-3 shows total revenue requirements and requirements from rates for the study period. As the table shows, total revenue requirements increase moderately over the study period, from about \$7.5 million to almost \$8.1 million. Operation and maintenance costs increase consistent with the escalation and other factors described previously. Capital transfers are higher in the near-term and at the end of the planning period in order to support the capital improvements, as currently scheduled. Debt service costs begin to decrease in FY2020/21, as the City's water system revenue bonds will be paid in full. In the following year, the full faith and credit obligations will also be retired, leaving additional funding capacity for capital improvements or future debt funding. Capital improvements in the outer years of the planning period will be further defined following through the Water Treatment Plant Master Plan process (included in the City's 5-year CIP).

Revenue from the City of Sherwood, shown in Table 3-3 is for Sherwood's share of water treatment plant operating expenses. Other revenue (from interest on investments and other fees/charges) is modest (forecast at less than \$0.2 million in most years of the plan). Revenue from SDCs (\$0.35 million) is assumed to continue to fund a portion of debt service payments through the planning period.

When total requirements are reduced by other revenues and use of reserves, revenue requirements from rates are estimated to be about \$5.5 million in FY2013/14, and increase to \$6.5 million in FY2020/21. The additional revenue from rates is planned to come from both increased water sales (based on customer growth), and from modest rate increases of 2.25 percent per year, beginning in FY2014/15. No rate increase is planned for FY2013/14, to allow the city to potentially modify the current rate structure, without compounding customer bill impacts with both a structure change and overall revenue increase.

3.6 Projected Operating Results

Table 3-4 shows the projected operating results (net revenues and debt service coverage) for the Water fund for the study period. Debt service coverage is the amount of revenue that a utility must generate annually in excess of its operation, maintenance, and debt service requirements. This additional revenue is required by debt issuers as a condition of issuing revenue bonds; it provides the debt holders a measure of security regarding debt repayment by the utility. Failure to generate the required revenues puts the utility in default on the debt, which adversely affects current and future bond ratings and interest costs. The City has a two-tiered debt service coverage requirement on parity debt (revenue bonds). The minimum debt coverage (when SDC revenue is included) is 1.25 times annual debt service. However, the City must also meet a coverage requirement of 1.10 without SDC revenue. The City's subordinate debt does not have a coverage requirement; however, the City's practice on other similar obligations has been to maintain a minimum of 1.05 coverage on other obligations. As shown in Table 3-4, the projected coverage for the study period is expected to meet the minimum coverage requirements, plus some additional coverage should actual net revenues be lower than projected.

Table 3-3
City of Wilsonville
Revenue Requirements from Rates

Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
O&M Costs	\$4,496,416	\$4,675,812	\$4,579,655	\$4,875,415	\$5,213,987	\$5,169,045	\$5,363,022	\$5,819,409
Capital Costs								
Capital Transfers	\$1,200,000	\$2,333,352	\$693,591	\$494,669	\$340,906	\$651,741	\$597,543	\$1,507,511
Debt Service	\$1,878,449	\$1,878,955	\$1,877,470	\$1,883,253	\$1,879,843	\$1,876,612	\$1,876,612	\$765,812
Total Capital	\$3,078,449	\$4,212,307	\$2,571,061	\$2,377,922	\$2,220,748	\$2,528,353	\$2,474,155	\$2,273,323
Total Requirements	\$7,574,865	\$8,888,119	\$7,150,716	\$7,253,336	\$7,434,735	\$7,697,398	\$7,837,177	\$8,092,731
Less Nonrate Revenue								
Sherwood Charges	\$1,000,000	\$1,100,000	\$1,111,000	\$1,122,110	\$1,133,331	\$1,144,664	\$1,156,111	\$1,167,672
Other Revenue	\$237,700	\$172,105	\$163,139	\$175,313	\$174,624	\$173,771	\$171,850	\$170,460
SDC Revenue	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Total Nonrate Revenue	\$1,587,700	\$1,622,105	\$1,624,139	\$1,647,423	\$1,657,955	\$1,668,435	\$1,677,961	\$1,688,132
Additions to/(Uses of) Fund Balance	(\$538,107)	(\$1,855,133)	\$46,156	\$133,812	\$135,248	\$60,859	\$114,075	(\$941,971)
Requirements from Rates	\$5,449,058	\$5,410,881	\$5,572,733	\$5,739,725	\$5,912,028	\$6,089,821	\$6,273,291	\$6,462,628

WATER COST OF SERVICE RATE STUDY

Table 3-4
City of Wilsonville
Projected Operating Results

Description	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Beginning Fund Balance	\$5,337,677	\$4,734,181	\$2,814,117	\$2,793,401	\$2,858,336	\$2,922,640	\$2,910,421	\$2,949,216
Operating Revenue	\$6,971,369	\$6,968,055	\$7,130,000	\$7,318,271	\$7,499,039	\$7,685,179	\$7,875,973	\$8,073,209
Operating Expenses	\$4,496,416	\$4,675,812	\$4,579,655	\$4,875,415	\$5,213,987	\$5,169,045	\$5,363,022	\$5,819,409
Net Revenue Available For Debt Service	\$2,474,953	\$2,292,243	\$2,550,344	\$2,442,856	\$2,285,052	\$2,516,134	\$2,512,950	\$2,253,800
Revenue Bond Debt								
Existing	\$1,111,045	\$1,109,170	\$1,111,170	\$1,111,400	\$1,113,400	\$1,110,800	\$1,110,800	\$0
New								
Total	\$1,111,045	\$1,109,170	\$1,111,170	\$1,111,400	\$1,113,400	\$1,110,800	\$1,110,800	\$0
Revenue Bond Coverage - Parity Debt (1.25 min)	2.23	2.07	2.30	2.20	2.05	2.27	2.26	na
Parity Debt w/out SDCs (1.10 min)	1.91	1.75	1.98	1.88	1.74	1.95	1.95	na
Subordinate Debt								
Full Faith & Credit	\$767,404	\$769,785	\$766,300	\$771,853	\$766,443	\$765,812	\$765,812	\$765,812
Subordinate Debt Coverage	1.78	1.54	1.88	1.73	1.53	1.84	1.83	2.94
Subordinate Debt w/out SDCs	1.32	1.08	1.42	1.27	1.07	1.38	1.37	2.49
Total Debt Service								
Debt Service -- All Debt	\$1,878,449	\$1,878,955	\$1,877,470	\$1,883,253	\$1,879,843	\$1,876,612	\$1,876,612	\$765,812
Total Debt Coverage	1.32	1.22	1.36	1.30	1.22	1.34	1.34	2.94
Total Debt w/out SDCs	1.13	1.03	1.17	1.11	1.03	1.15	1.15	2.49

4.0 User Characteristics

An equitable allocation of revenue requirements to system users begins with an analysis of user characteristics. For rate-setting purposes customers are classified into relatively homogeneous groups with similar usage characteristics or service demands. For this analysis, the City's customers are grouped in the following categories (consistent with industry standards):

- Residential
- Commercial
- Industrial
- Irrigation
- Multifamily

The City also provides treated water to the City of Sherwood, which owns and operates its own local water distribution system.

Historical data on monthly and annual water sales and meters were used to estimate user characteristics for the FY 2013/14 test year, as shown in Table 4-1.

Table 4-1
City of Wilsonville
Units of Service

	Average Demand	Peak Demand		Customer	Equivalent Meters
	<i>ccf</i>	MDD <i>ccf/day</i>	MHD <i>ccf/day</i>	<i>Meters</i>	
FY 2013-14					
Residential	342,110	1,108	1,055	4,035	4,047
Commercial	212,149	431	528	338	812
Industrial	141,006	132	266	82	261
Irrigation	231,731	1,955	1,355	347	663
Multifamily	248,755	191	449	422	982
Unused	0			-	
Unused	0			-	
Subtotal	1,175,751	3,816	3,653	5,223	6,765
Sherwood	887,473				
Total System	2,063,225	3,816	3,653	5,223	6,765
MDD = Maximum Day Demand, MHD = Maximum Hour Demand					
Ccf = 100 cubic feet (748 gallons)					

4.1 Meters and Equivalent Meters

The water system serves 5,223 metered connections. Equivalent meters are the number of meters of each size expressed in terms of equivalent cost to a base meter size. Meter equivalency factors are used to scale meter and standby capacity costs to customers with larger meters (which are relatively more costly to serve), consistent with standard industry practice. Based on the number of meters of each size, the number of equivalent meters is estimated to be 6,765.

TABLE 4-2
City of Wilsonville
Equivalent Meter Factors

Meter Size	Factor
¾"	1.0
1"	1.4
1.5"	1.8
2"	2.9
3"	11.0
4"	14.0
6"	21.0
8"	29.0
10"	36.3

4.2 Annual Water Use

For the water system, projections of average annual (base), and peak demands (maximum hour and maximum day) demands were developed for each customer class. Total estimated water usage for FY 20113/14 is 2.1 million hundred cubic feet (ccf), of which 1.2 million ccf is related to City use, and 0.9 million is for Sherwood use.

4.3 Peaking Requirements

The cost of providing water to customers depends not only on how much water they use, but also on how that use occurs over time. The maximum-day and maximum-hour peaking requirements of a water utility's customers are an important influence on the utility's costs. Because water utilities attempt to meet all of the water demands of their customers, water systems are sized to meet their customers' peak requirements. Therefore, during off-peak periods there are usually significant costs associated with the unused capacity of the system. To develop equitable rates, these costs must be allocated to customers in proportion to each customer class's contribution to the system peak. Thus, it is necessary to determine the peak rate of use relative to the average rate of use for each class. This ratio is called a peaking factor. Peaking factors are developed for maximum-day and maximum-hour rates of use.

4.3.1 Peaking Factor Calculations

Calculation of peaking factors for individual classes relies on available water use information from the billing system (monthly water use by customer class). The peaking factors calculated in this study measure the probable ratio of each class's use during the system's peak day to each class's use during its average day. Similarly, the maximum-hour peaking factor is based on the customer class's use during the system's maximum hour. Thus, the peaking factors estimated in this analysis are the expected peaking factors for each customer class during the system's maximum day and maximum hour. For Wilsonville, the system peak day and hour production usually occur in July or August.

The following equations show the calculations of peaking factors for each class, following standard formulas:

Maximum-Day Peaking Factor:

$$\left(\frac{\text{Class Consump. During System Max. Month}}{\text{Avg. Month for Class}} \right) \times \left(\frac{\text{System Peak - Day Rate of Flow}}{\text{System Max. - Month Rate of Flow}} \right)$$

Maximum-Hour Peaking Factor:

$$\left(\frac{\text{Class Consump. During System Max. Month}}{\text{Avg. Month for Class}} \right) \times \left(\frac{\text{System Peak - Hour Rate of Flow}}{\text{System Max. - Month Rate of Flow}} \right)$$

These equations provide a general approximation of peaking factors by class. They are the best estimating technique available in the absence of more specific information on particular subsets of the customer base.

Estimated Peaking Requirements. Data on monthly water system production and water usage by customer class was analyzed for FY 2009/10 through FY 2012/13. Peaking factors were estimated for each of these years based on the standard formulas. The four-year average peaking factors are shown in Table 4-3. Irrigation customers have the highest peaking factors, followed by residential. Summer irrigating, car washing, and other activities usually result in higher usage for residential customers in summer months.

Table 4-2 shows the expected maximum-day and maximum-hour extra capacity requirements for each customer class. The estimated maximum-day extra capacity for each customer class is calculated by multiplying the forecast of average-day demand for that class by its maximum-day peaking factor, and then subtracting from this product the class's average-day demand. The maximum-hour extra capacity is an estimate of the amount of water used by a customer class during the system's maximum hour, in excess of the maximum day rate of flow.

Table 4-3
City of Wilsonville
Estimated Peaking Factors by Class

Customer Class	Factor
Maximum Day Factor	
Residential	2.18
Commercial	1.43
Industrial	1.34
Irrigation	4.08
MultiFamily	1.28
Maximum Hour Factor	
Residential	3.31
Commercial	2.14
Industrial	2.03
Irrigation	6.21
MultiFamily	1.94

5.0 Cost of Service Analysis

A fundamental principle for developing an equitable rate structure is to ensure that all users pay—through user charges, connection charges, taxes, or other fees—for their share of the total costs imposed on the system. O&M expenditures and normal capital expenditures should be paid through user charges. Some of these expenditures are a function of water usage; others are a function of peak demands placed on the system. Some costs are associated with serving customers regardless of the volume of usage.

As described in Section 2, the basic steps used to allocate the revenue requirements of the City's water system to customer classes include the following:

- Revenue requirements are categorized by utility function
- The costs by function are classified based on the types of demand served by the utility (referred to here as service characteristics).
- Requirements by customer service characteristic are allocated to customer classes in proportion to each class's use.

In this section, the cost allocation process is described and the costs to be recovered from each customer class through rates for each system are presented. The approaches described in this section follow standard industry practice for water utility rate setting. While the allocation methodologies are widely accepted for developing equitable rates, equitable allocations are to some degree a matter of judgment. A detailed review of the water system was performed in conjunction with City staff and utilizing information from the recently completed Water System Master Plan to determine equitable allocations.

5.1 Allocation to Functions

Water system costs are allocated to the following functions:

- Treatment – facilities used to treat raw water.
- Transmission – facilities that convey water from the water treatment plant to the distribution system.
- Distribution— the smaller, local lines that carry water from the transmission system to neighborhoods and individual customers' properties
- Storage—facilities that provide temporary holding of water to meet peak demands and emergency supply, and maximize system efficiency.
- Pumping—the mechanism for moving water from the transmission system to storage tanks.
- Customer—billing and other services related to customers.
- Meters—replacement and maintenance of meters.

- Fire Protection—the additional facilities (e.g., hydrants) and capacity (larger supply lines and storage) in the system to meet the fire protection needs of the community.
- Franchise Fee— an indirect cost paid by the utility for the use of the City’s right of way, based water on sales.

Operation and Maintenance Costs

Table 5-1 shows the allocation of O&M costs to utility function. The City contracts for water treatment services with Veolia Water; therefore, water treatment personnel costs are included in the \$2.4 million of treatment costs, included under “materials and services”. Treatment costs also include pass-through costs for electricity and chemicals, as well as plant maintenance expenditures. Approximately \$1.0 million of the total \$2.8 million of treatment costs is estimated to be recovered through rates to the City of Sherwood. Annual treatment costs are recovered from Sherwood based on their proportionate average annual water use.

The remaining \$1.7 million of the water system budget for FY2013/14 is for distribution system functions (including storage, pumping, and fire protection), as well as customer and meter-related services and franchise fee costs. Public fire protection costs include staff and materials costs related to fire hydrants maintenance. Transfers are primarily for City direct and indirect services provided by other departments. Some of these costs are allocated directly (in the case of customer billing costs and treatment contract over-site), and others are allocated indirectly to the other functional categories because they support the entire system.

WATER COST OF SERVICE RATE STUDY

Table 5-1

City of Wilsonville

Allocation of O&M Costs to System Functions

Department / Description	Treatment	Transmission	Distribution	Storage	Pumping	Public Fire Protection	Customer	Meter	Franchise Fee	Indirect	Total
Personal Services	\$0	\$0	\$12,569	\$390,913	\$21,996	\$14,664	\$42,944	\$26,185	\$0	\$0	\$509,270
Materials & Service											
Finance	\$0	\$0	\$0	\$0	\$0	\$0	\$67,920	\$0	\$0	\$21,229	\$89,149
Distribution	-	7,595	332,300	30,392	31,731	25,951	24,359	59,050	-	-	\$511,379
Treatment	2,397,771	-	-	-	-	-	-	-	-	-	\$2,397,771
Franchise Fee	-	-	-	-	-	-	-	-	215,347	-	\$215,347
Capital Outlay											
Distribution	-	-	-	-	-	-	-	-	-	-	\$0
Treatment	306,000	-	-	-	-	-	-	-	-	-	\$306,000
Transfers (NonCapital)	98,430	-	-	-	-	-	80,800	-	-	288,270	\$467,500
Total	\$2,802,201	\$7,595	\$344,869	\$421,305	\$53,727	\$40,615	\$216,022	\$85,235	\$215,347	\$309,499	\$4,496,416
Direct Allocation %'s	0%	1%	52%	4%	3%	5%	14%	4%	16%	0%	
Re-Allocation of Indirects	\$0	\$4,507	\$161,646	\$11,709	\$10,370	\$15,399	\$44,538	\$13,198	\$48,132	\$0	
Total	\$2,802,201	\$12,102	\$506,515	\$433,014	\$64,097	\$56,013	\$260,560	\$98,433	\$263,479		\$4,496,416
Less: Sherwood Costs	(\$1,005,336)										
Net O&M Costs	\$1,796,865	\$12,102	\$506,515	\$433,014	\$64,097	\$56,013	\$260,560	\$98,433	\$263,479	\$0	\$3,491,080

Capital Costs

Annual capital costs consist of capital outlays for improvements dedicated through the CIP process, transfers to/from reserves to pay for a portion of capital costs, and debt service on existing bonds and obligations. Consistent with industry standards, the functionalization percentages for capital costs are based on the proportionate allocation of the book value of existing water system fixed assets and planned future improvements.

As Table 5-2 shows, approximately 36 percent of capital costs are for treatment, 25 percent are for the transmission, and 14 percent are for distribution system. Storage costs represent almost 21 percent of capital costs. The remaining costs are allocated to pumping, fire protection, and metering.

Table 5-2
City of Wilsonville
Allocation of Costs to System Functions

Function	Allocation	Capital Costs	Other Revenue	Net Capital Costs
Treatment	36.0%	\$1,107,183	(\$404,904)	\$702,280
Transmission	24.9%	\$766,959	(\$280,482)	\$486,478
Distribution	13.5%	\$416,724	(\$152,399)	\$264,326
Storage	20.6%	\$635,155	(\$232,280)	\$402,875
Pumping	0.3%	\$10,639	(\$3,891)	\$6,748
Fire Protection	3.5%	\$108,636	(\$39,729)	\$68,907
Customer	0.0%	\$0	\$0	\$0
Meter	1.1%	\$33,152	(\$12,124)	\$21,028
Franchise Fee	0.0%	\$0	\$0	\$0
		\$3,078,449	(\$1,125,807)	\$1,952,642

5.2 Allocation to Service Characteristics

The allocation of water system costs to service characteristics follows the Base-Extra Capacity cost allocation method recommended by the AWWA. Using this method, costs are defined and segregated into the following categories:

- Base (Average Day)
- Maximum Day
- Maximum Hour
- Customer or Billing
- Equivalent Meter
- Fire Protection
- Franchise Fees

Base or average day costs include capital costs and O&M expenses associated with service to customers under average demand conditions but do not include any costs attributable to variations in water use resulting from peaks in demand. Base costs tend to vary with the total quantity of water used.

Maximum-day and maximum-hour costs include costs attributable to facilities that are designed to meet peaking requirements. Such costs include capital and operating charges for additional plant and system capacity beyond that required for average rate of use.

Customer or billing costs are associated with any aspect of customer service, including billing and accounting services. These costs are independent of the amount of water used and the size of the customer's meter, and are not subject to peaking factors.

Equivalent meter costs are associated with the purchase and maintenance of water meters. Equivalent meter factors equate the hydraulic capacity of meters of different sizes to calculate the total number of 3/4 - inch equivalent meters connected to the water system in each customer class.

Fire protection costs include the additional capacity in the system to meet the fire protection needs of the community.

Emergency costs are the portion of storage costs designated for emergency needs of the community.

Franchise fee is paid by the utility for the use of the City's right-of-way based on sales inside the City.

Table 5-3 presents the service characteristic allocations for each function.

Table 5-3

City of Wilsonville

Net Requirements By Service Characteristic

	Base	MDD	MHD	Fire	Emergency	Customer	Meter	Indirect	Total
FY 2013-14									
Treatment	\$2,132,282	\$366,863	\$0	\$0	\$0	\$0	\$0	\$0	\$2,499,145
Transmission	\$244,110	\$267,039	\$0	\$0	\$0	\$0	\$0	\$0	\$511,149
Distribution	\$272,667	\$299,118	\$378,119	\$199,281	\$0	\$0	\$0	\$0	\$1,149,185
Storage	\$78,557	\$43,253	\$25,377	\$32,338	\$287,447	\$0	\$0	\$0	\$466,972
Pumping	\$30,286	\$33,227	\$0	\$0	\$0	\$0	\$0	\$0	\$63,513
Fire Protection	\$0	\$0	\$0	\$153,200	\$0	\$0	\$0	\$0	\$153,200
Customer	\$0	\$0	\$0	\$0	\$0	\$243,802	\$0	\$0	\$243,802
Meter	\$0	\$0	\$0	\$0	\$0	\$0	\$93,276	\$0	\$93,276
Franchise Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263,479	\$263,479
Total	\$2,757,903	\$1,009,499	\$403,497	\$384,819	\$287,447	\$243,802	\$93,276	\$263,479	\$5,443,722
Direct Allocation %	53%	19%	8%	7%	6%	5%	2%		
Re-Allocation of Indirects	\$140,273	\$51,345	\$20,523	\$19,573	\$14,620	\$12,400	\$4,744		\$263,479
Total	\$2,898,176	\$1,060,845	\$424,020	\$404,392	\$302,067	\$256,202	\$98,020		\$5,443,722

The allocation of O&M costs differs in some cases from the capital allocation—O&M costs are based on the operation of facilities, while capital costs consider facility design. For example, treatment O&M costs are allocated to average day demand, as are not operated based on the peaking requirements of the system; however, capital cost are allocated to both average and maximum day demands, reflecting plant sizing criteria. Transmission and pumping costs are operated to meet base and maximum day demands. Distribution lines are sized to meet peak hour demands, as well as fire flows. Storage facilities also play a role in meeting peak demands and fire and emergency needs; allocations reflect design criteria determined in the Water System Master Plan.

For facilities sized based on maximum day demands, the specific allocation of costs between average demand and max day demand reflects the historical (4-year average) system operations, as follows:

*General Allocation of Cost Based on a Max-Day Design Capacity
(Transmission, Pumping, Treatment Capital)*

Base allocation = average day (1.00) / max day peaking factor (2.1) = 48 percent

Max-day allocation = (max day use (2.1) – average day use (1.00)) / max day use (2.1) = 52 percent

As shown in Table 5-3, almost half of water system costs are allocated to average day demand, and about one-quarter of costs are related to peak demands. Fire protection and emergency capacity costs are 13 percent of the total, and customer and meter costs are 5 percent and 2 percent of costs, respectively.

5.3 Allocations to Customer Classes

Allocation of costs by service characteristic to customer classes is based on the proportionate use levels of each characteristic by each class. The basis for the allocation of water system costs by service characteristic to customer classes is summarized in Table 5-4.

Standby capacity (fire protection and emergency capacity) is a general community benefit for all customers, irrespective of the actual volume of water used. As such, the AWWA endorses allocation of all or a portion of standby capacity based on accounts or equivalent meters (the latter of which provides some scaling for size of development and land use).

TABLE 5-4
Water System Service Characteristic Allocation Basis

Service Characteristic	Basis of Allocation
Average Demand	Annual water use
Max Day Demand	Peak day rate of use
Max Hour Demand	Peak hour rate of use
Customer	Number of customer bills
Equivalent Meter	Number of meter equivalents
Fire & Emergency	Number of meter equivalents

Using a meter equivalent approach allows scaling of charges based on meter size, so more costs are allocated to customers with greater standby capacity requirements (e.g., larger commercial, industrial, and multifamily customers).

Shifts in Revenue Responsibility

The total allocated water system costs by customer class for FY 2013/14 are summarized in Table 5-5. A comparison of the allocated revenue requirements against estimated FY 2013/14 revenues from existing rates is also provided. Based on the revised COSA and policy framework, the revenue requirements from residential and irrigation customers are projected to increase, primarily as a result of peaking requirements, and an increase in customer-related costs. The remaining customer classes decrease some, based on the revised cost of service, with industrial customers decreasing the most.

Table 5-5
City of Wilsonville
Comparison of Revenue Recovery (FY2013/14)

Class	Current Rates	Revised COS
Residential	\$1,757,180	\$1,868,198
Commercial	\$809,803	\$774,337
Industrial	\$559,298	\$485,254
Irrigation	\$1,349,993	\$1,399,220
Multifamily	\$972,784	\$916,712
Total	\$5,449,058	\$5,443,722
Change from Current		
Residential		6.3%
Commercial		-4.4%
Industrial		-13.2%
Irrigation		3.6%
Multifamily		-5.8%

6.0 Rate Design

Rate design involves determining systems of charges for each class of customers that will generate a desired level of revenue. Two rate options were developed in this study to recover the revenue requirements presented in Section 3 and generate revenues by class that are approximately equal to the allocated cost responsibility of each class shown in Section 5. These two revised cost of service rate options are compared to the current rates and customer bills in this section.

6.1 Water Rate Options

Current and revised cost-of-service rate options are shown in Table 6-1. Like the existing rates, the revised rate schedule includes a fixed monthly service charge and meter charge, the latter of which varies by meter size for nonresidential customers, and a volume rate per hundred cubic feet for each customer class.

Table 6-1
City of Wilsonville
Current Rates and Revised Cost-of-Service Scenarios

	Current Rates	Revised Cost of Service	
		Scenario 1	Scenario 2
<i>Monthly Quantity (ccf)¹</i>	4-17	4-17	2
Residential Rates			
Fixed Charge (\$/mo)	\$19.88	\$20.99	\$17.06
Volume Charge (\$/ccf)			
Tier 1	\$3.70	\$4.14	\$3.51
Tier 2	\$5.61	\$5.80	\$5.73
Nonresidential Rates			
Meter Charge (\$/mo)			
3/4"	\$19.88	\$20.98	\$17.06
1"	\$21.91	\$21.47	\$19.03
1.5"	\$24.03	\$25.87	\$21.01
2"	\$28.16	\$31.12	\$26.44
3"	\$32.32	\$44.82	\$66.42
4"	\$36.44	\$52.37	\$81.22
6"	\$44.81	\$68.66	\$115.77
8"	\$55.63	\$86.17	\$155.26
10"	\$75.90	\$114.53	\$191.04
Volume Charge (\$/ccf)			
Commercial	\$3.64	\$3.41	\$3.30
Industrial	\$3.92	\$3.35	\$3.29
Irrigation	\$5.61	\$5.80	\$5.73
Multifamily	\$3.79	\$3.49	\$3.34

¹ Current rates and Scenario 1 monthly quantity varies by meter size

Fixed Charges

For both the existing rates and the two revised rate options (Scenarios 1 and 2), the fixed charges include a minimum monthly quantity that is charged to customers regardless of their monthly water use. For existing rates and Scenario 1, the minimum quantity varies by meter size; the smallest meter sizes (3/4" and 1") have a minimum quantity of 4 ccf, and the largest meter size (10") has minimum quantity of 17 ccf. For Scenario 2, the monthly minimum quantity is 2 ccf for all meter sizes, consistent with the City's existing wastewater rates.

In addition to the monthly quantity cost, the fixed charges recover the costs of meter replacement, billing and customer services costs, and in the case of Scenario 2, a portion of standby capacity costs. Scenario 1 (and the current rates) generate almost \$1.4 million (about 25 percent) of total annual rate revenue from fixed charges, primarily through the minimum quantity charges. In Scenario 2 standby capacity costs are added to the fixed charges to generate revenue of almost \$1.2 million, since the minimum quantity cost is reduced.

Reducing the minimum quantity is consistent with cost of service principles, as many customers use less than the current monthly minimum. However, there are additional costs that are "fixed" in nature (do not vary with monthly water use); inclusion of a portion of these costs in the fixed charge (in place of monthly minimum charges) enhances rate equity and balances rate stability. In actuality, the majority (over 75 percent) of a water system's costs are fixed; however, most utilities' rate structures generate more revenue from volume rates in order to balance revenue stability goals with conservation and customer affordability concerns.

Another feature of the revised rate scenarios is that the meter costs for larger meters increase more significantly than the smaller meters. This is consistent with cost of service principles, as meter replacement and standby capacity costs increase with the size of the meter. This practice is also consistent with other communities.

Volume Charges

As shown in Table 6-1, the existing and revised rate options include volume charges that vary by customer class, and a 2-tiered volume rate for residential customers. The volume charges are assessed all usage *in excess* of the monthly minimum quantities. The volume rates are designed to recover the average and peak demand-related costs allocated to each customer class; therefore, the rates for residential and irrigation customers are higher than the other customer classes (in both the current rates and revised options). The updated cost of service analysis results in a moderate increase in the rates for residential and irrigation customers (compared to current rates). The volume rates for the other customer classes decrease, such that overall revenue neutrality among rate options is maintained.

The volume rates for Scenario 2 are slightly lower than Scenario 1 for all customers, reflecting the fact that the minimum charge included in the monthly fixed charge is reduced. Because the volume rates only apply to usage over the minimum charge, a reduction in the minimum quantity means that more usage is subject to the volume charges.

6.2 Sample Bills

Tables 6-2 and 6-3 present sample monthly bills under current rates and revised cost of service rates for FY 2013-14, for different levels of water use within each customer class. Bill impacts vary within each customer class based on billed usage levels and meter sizes.

Table 6-2

City of Wilsonville

Typical Bill Comparison - Residential

	Monthly Use	Current Rates	Revised Cost of Service	
			Scenario 1	Scenario 2
Monthly Minimum (ccf)		4	4	2
Small	2	\$19.88	\$20.99	\$17.06
Winter Average	5	\$23.58	\$25.13	\$27.59
Summer Average	8	\$34.68	\$37.56	\$38.11
Large	25	\$120.50	\$127.90	\$124.41
Difference				
Small	2		\$1.11	(\$2.82)
Winter Average	5		\$1.55	\$4.01
Summer Average	8		\$2.88	\$3.43
Large	25		\$7.40	\$3.91

For Scenario 1, the bills for most customers would increase less than \$3.00 per month, as a result of the updated cost of service analysis. For Scenario 2, the average bill increases are generally in the \$3-\$4 per month range; however, bills for small volume users would decrease. In reality, for many customers, bills may increase moderately in summer months, but decrease in winter (lower usage months). In future years, all customer bills would increase uniformly based on the system-wide increase (currently projected to be 2.25 percent).

Tables 6-3 presents sample monthly bills under current rates and revised rates for other customer classes. As for residential customers, bill impacts vary within each customer class based on billed usage levels and meter sizes. However, in general, most multifamily, commercial and industrial bills will decrease, due to the reduction in the volume rates (based on the updated cost of service). Customers with larger meters may experience some monthly bill increases. Irrigation bills will generally increase based on the revised cost of service analysis.

Table 6-3

City of Wilsonville

Typical Bill Comparison - Nonresidential

	Monthly Use (ccf)	Meter Size	Current Rates	Revised Cost of Service		Difference \$	
				Scenario 1	Scenario 2	Scenario 1	Scenario 2
Monthly Minimum (ccf)			4-17	4-17	2		
Commercial							
Small Meter 1	5	3/4"	\$19.88	\$20.98	\$26.97	\$1.10	\$7.09
Small Meter 2	25	3/4"	\$96.32	\$92.69	\$93.00	(\$3.63)	(\$3.32)
Average - Sm Meter	54	1.5"	\$201.64	\$192.48	\$192.02	(\$9.16)	(\$9.62)
Average - Lg Meter	54	3"	\$203.40	\$205.31	\$238.11	\$1.91	\$34.71
Large Meter 2	2,500	10"	\$9,114.02	\$8,592.80	\$8,438.80	(\$521.22)	(\$675.22)
Industrial							
Small Meter 1	5	1"	\$25.83	\$24.82	\$28.91	(\$1.01)	\$3.08
Small Meter 2	50	1"	\$202.23	\$175.73	\$177.02	(\$26.50)	(\$25.21)
Average - Sm Meter	143	1.5"	\$566.16	\$489.68	\$486.07	(\$76.48)	(\$80.09)
Average - Lg Meter	143	3"	\$566.61	\$501.92	\$531.48	(\$64.69)	(\$35.13)
Large Meter 2	2,200	6"	\$8,629.61	\$7,413.20	\$7,350.14	(\$1,216.41)	(\$1,279.47)
Irrigation							
Small Meter 1	5	3/4"	\$25.49	\$26.78	\$34.25	\$1.29	\$8.76
Small Meter 2	50	3/4"	\$277.94	\$287.84	\$292.05	\$9.90	\$14.11
Average	69	1.5"	\$380.99	\$394.99	\$402.72	\$14.01	\$21.73
Large Meter 1	200	3"	\$1,115.05	\$1,164.46	\$1,200.74	\$49.41	\$85.69
Large Meter 2	2,700	3"	\$15,140.05	\$15,667.57	\$15,522.96	\$527.52	\$382.91
Multifamily							
Small Meter 1	5	3/4"	\$23.67	\$24.47	\$27.08	\$0.80	\$3.41
Small Meter 2	25	3/4"	\$99.47	\$94.20	\$93.86	(\$5.27)	(\$5.61)
Average - Sm Meter	49	1.5"	\$190.55	\$179.06	\$177.74	(\$11.49)	(\$12.81)
Average - Lg Meter	49	3"	\$191.26	\$191.04	\$223.15	(\$0.22)	\$31.89
Large Meter	550	6"	\$2,091.41	\$1,951.44	\$1,945.69	(\$139.97)	(\$145.72)

While a shift to cost-of-service rates will have significant bill impacts on some users in the short-run (FY2013/14), future bill increases are projected to be less than inflation for all customers. Reducing rates for nonresidential customers is consistent with the City's equity and economic development goals.

Any rate changes should be implemented in conjunction with a public information and education program that clearly describes the basis for the changes, and consistency with City goals and objectives.

CITY COUNCIL MEETING INFORMATION ITEM

Wilsonville Community Sharing – Renter Assistance Program

Meeting Date: October 7, 2013
 Report Date: September 25, 2013
 Source of Item: Finance

Contact: Joanne Ossanna
 Contact Telephone Number: 503-570-1511
 Contact E-Mail: ossanna@ci.wilsonville.or.us

THERE IS NO RECOMMENDATION, THIS IS AN INFORMATION ITEM.

BACKGROUND:

The City provides \$4,000 per quarter to Wilsonville Community Sharing (WCS) for financial aid to Wilsonville tenants in need of assistance with their utilities. Prior to July 2011 the assistance was limited to just city utilities, so most tenants could only receive assistance if landlords paying the utilities passed the assistance through to the tenants. In July 2011 the program was expanded to include electric, gas, as well as city provided services. Of the \$4,000 quarterly assistance up to \$1,000 can be used for administrative costs.

ANALYSIS:

WCS reports indicate that there continues to be a need for assistance in the community. Renter Assistance Program payments in FY 2013 were \$17,027, which exceeded the financial support from the city by \$1,027. Due to high demand, Wilsonville Community Sharing reduced the financial assistance from \$300 to \$150 per application in October 2012 to control costs.

Assistance Type	March 2012	June 2012	September 2012	December 2012	March 2013	June 2013
Electricity	\$ 10,608	\$ 7,301	\$ 6,095	\$ 4,011	\$ 3,900	\$ 2,100
Gas	150	97	-	-	-	-
City Utilities	642	1,018	205	189	250	277
Total	\$ 11,400	\$ 8,416	\$ 6,300	\$ 4,200	\$ 4,150	\$ 2,377
Households Assisted	43	36	23	21	30	16

IMPACT ON CITY RESOURCES:

None. Amounts are budgeted.

POLICY ISSUES / COUNCIL GOALS

None.

ATTACHMENTS

None.

Wilsonville Community Sharing

6750 SW Boeckman Road

Wilsonville, OR 97070

Mr. Mike Kohlhoff, City Attorney

Ms. Joanne Ossanna, City Finance Director

City of Wilsonville

29799 SW Town Center Loop E

Wilsonville, OR 97070

Dear Mr. Kohlhoff and Ms. Ossanna,

Wilsonville Community Sharing (WCS) is pleased to provide an update on our Board membership and Bylaws. Additional members have been added to the Board, and revised Bylaws have been approved. The revised Bylaws are currently being filed with the State. The Board now consists of 5 members from the community representing a variety of experiences and perspectives. Our attorney has advised us that we are in full compliance with our Bylaws and able to enter into agreements with the City and others. Background information on all Board members, including those who joined recently, will soon be available on our website at wilsonvillecommunitysharing.org.

In anticipation of the City Council meeting on October 7, WCS is pleased to submit two attachments, which provide background information on the history of our organization and a description of the services provided with resources from the Community Services Grant from the City of Wilsonville. We ask that this information be provided to Council members before the meeting on October 7.

We look forward to meeting with Council and answering any questions about our organization or services under the Community Services Grant. We hope to demonstrate the importance of the resources provided by the City through the Community Services Grant in addressing needs within the community, and we look forward to continuing our partnership in providing emergency and transitional services to friends and neighbors within our community who may need assistance.

Sincerely,

Rich Truitt, President

9-27-13

Email string not
included in packet
per MEK

ACK

OVERVIEW OF SERVICES PROVIDED THROUGH COMMUNITY SERVICES GRANTS

WILSONVILLE COMMUNITY SHARING (WCS)

From a modest beginning, Wilsonville Community Sharing (WCS) has grown to be a significant provider of needed services in the community. In the late 1970s there was a major fire in the community. A family was burned out of their home. A group of caring volunteers, representing several churches, came together to provide blankets, food, and shelter for this family.

Following this tragic loss, concerned community members came together and formed a non-profit organization called, "The Good Neighbor Fund." The fund began with a handful of volunteers and a bank account with a balance of \$72.09. Over the years the group evolved into what is now known as Wilsonville Community Sharing.

To illustrate the demand for services, in 2012 our Information and Referral (I&R) Specialist responded to approximately 1,500 telephone calls; met with 239 families in the office; dealt with 30 very sad situations with transient individuals; completed 1,046 referrals to other agencies for assistance; and responded to 208 other inquiries from folks on where to find resources that could assist them.

For each call or visit, an assessment is done to determine the need and whether or not WCS can help. Once this is determined, our I&R Specialist will partner as appropriate with other agencies to meet the client's needs.

Funds provided from the Community Services Grant provided by the City of Wilsonville are used in many ways: To help clients avoid being evicted from their living quarters; to buy medications for senior citizens and diabetics; to enable clients to see a doctor; to provide vouchers for gasoline, car parts, or bus tickets to get to work; to provide glasses to a homeless individual to help him support himself by collecting bottles and cans, and glasses to a woman dying from cancer who just wanted to spend her last days reading notes from family members; to enable Hispanic residents to take English classes; and in one case to enable a woman to get her GED. Other examples include a small payment to a plumber who agreed to fix a leak at a woman's mobile home at a greatly-reduced fee and special work shirts for a young man, who without them could not accept a job offer.

Often the I&R Specialist refers clients to the Food Bank at WCS to help them also have food to eat. In 2012, over 4,800 individuals received food from the Food Bank. Many of these also received assistance through the resources provided through the Community Services Grant.

WCS is a unique program that has developed over time. We are not aware of any other community in the area that is able to provide to its residents in need the level of services that WCS provides. WCS could not continue to provide the level of service that we do without the very generous support from the City of Wilsonville. Thank you for partnering with us to provide emergency and transitional services to our friends and neighbors in need within our community!

Submitted by Lani Snyder, I&R Specialist

THE HISTORY AND FUNCTIONING OF WILSONVILLE COMMUNITY SHARING

Wilsonville Community Sharing has been in the community, in one form or another, for around 35 years. It was organized in the late 1970's by a group of caring church volunteers after a tragic fire in the community. When Lani Snyder was hired by Loaves and Fishes in 1983, she also became the unofficial screener for WCS since there was no service provider in town to serve non seniors. The WCS volunteers wanted to provide the resources, but needed someone to screen potential persons in need. In 1989 the City of Wilsonville hired Lani as an Information and Referral Specialist to serve non seniors. Lani also continued to serve as the unofficial screener for WCS. The volunteers at WCS gave her and a person at the Community Center checking accounts to serve clients.

In 1997 the City of Wilsonville eliminated their position of Information and Referral Specialist. Several volunteers from area churches came together to reorganize Wilsonville Community Sharing, hire Lani part time, and become a 501(c)3 non-profit organization. It was clear that there was a continuing need to assist those non seniors in our community who need help meeting life's basic needs and become stable residents. The original funding was a small County grant. In 2000 WCS opened the Wilsonville Food Bank, a branch of the Oregon Food Bank, and hired a part-time Coordinator, Leigh Crosby.

In the beginning, Lani's office was located at Wilsonville Primary School. The following year when the school needed to reclaim the space, her office was moved to a screened corner of the fellowship hall of Meridian United Church of Christ. Eventually, she moved into an interior office within the church's office where she currently works. Wilsonville Community Sharing is **not** a part of the church, but is an independent non-profit housed in the church space. When the Food Bank was added in 2000, the Rotary Club rebuilt some former storage space into a food pantry. Food is stored there and in the basement of the church. The Food Bank operates out of shared space in the church and the small food pantry storage. The Food Bank must set up and take down all of its supplies each time it is open. About 85 volunteers staff the Food Bank, organized by the Food Bank Coordinator, Leigh Crosby.

The needs in Wilsonville have grown over the years. In 2012, the Food Bank served 4880 persons representing almost 1600 families. About half of those served are children. During the same year, over 1460 calls for assistance were fielded by the Information and Referral Specialist, Lani Snyder. She receives approximately 80 to 120 calls for assistance each month. Help is available with utilities, food, rent, prescriptions and a variety of other needs that come up. Each client goes through a screening process and is also referred to other appropriate agencies when necessary to meet additional needs. WCS partners with other agencies when possible. Wilsonville Community Sharing also administers the City's utility assistance program.

In 2009, visioning sessions were held to look at where WCS has been, what the needs of the community are, and where the organization is going. It quickly became apparent that the needs were growing and the size of the operating space at the current location would make it difficult to meet those growing needs. In the fall of 2011, WCS applied for and (in 2012) was

awarded a Community Development Block Grant to acquire dedicated space for its operation. Since then, efforts have been under way to make that happen. Wilsonville Community Sharing and staff would like to continue to fulfill its mission of "neighbors helping neighbors" through expanded operational space.

Prepared by:

Lani Snyder, WCS I&R Specialist

Cheryl Kelly, WCS Founding Board Member

wcshsty090413

King, Sandy

From: Kohlhoff, Mike
Sent: Friday, September 27, 2013 10:24 AM
To: King, Sandy
Subject: FW: Wilsonville Community Sharing
Attachments: wcsctycnclltr092513r4.docx; wcsbsty090413.docx;
wcsvrvwcomsvcsgrt092513.docx

For the City Council meeting. Mike

Michael E. Kohlhoff
City Attorney
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville OR 97070
503-570-1508
503-682-1015 fax
kohlhoff@ci.wilsonville.or.us

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From: Richard Truitt [<mailto:rrtruitt@gmail.com>]
Sent: Thursday, September 26, 2013 3:40 PM
To: Ossanna, Joanne
Cc: Eric Postma; Kohlhoff, Mike
Subject: Re: Wilsonville Community Sharing

Hi, Joanne,

Thank you for the opportunity to submit information about Wilsonville Community Sharing (WCS) in anticipation of the Council's consideration of the Community Services Grant on October 7.

Attached please find three documents that we request be provided to Council members before the meeting:

1. Transmittal letter containing an update on WCS Board membership and bylaws.
2. An article entitled, "History and Functioning of Wilsonville Community Sharing."
3. A piece entitled, "Overview of Services Provided through Community Services Grants."

Please let me know if there is any additional information that you need ahead of the meeting on October 7. Also, if you know of any questions likely to be asked by Council, it will help us to come prepared with appropriate information.

Do you have an idea of what time on the agenda this topic will be addressed by Council?

Thank you for your assistance as we prepare for this important meeting.

Rich

On Thu, Sep 26, 2013 at 10:52 AM, Ossanna, Joanne <ossanna@ci.wilsonville.or.us> wrote:

Hi Richard,

I think it would be helpful to include information in the Council packet, but we do need the material to us by the end of the day in order to include it in the packet.

Look forward to having you present at the October 7th meeting.

Thanks,

Joanne E. Ossanna, CPA

Finance Director

City of Wilsonville

29799 SW Town Center Loop E

Wilsonville OR 97070

[503-570-1511](tel:503-570-1511) office

[503-708-3061](tel:503-708-3061) cell

[503-682-1015](tel:503-682-1015) fax

ossanna@ci.wilsonville.or.us

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From: Richard Truitt [mailto:rrtruitt@gmail.com]
Sent: Wednesday, September 25, 2013 8:40 PM
To: Eric Postma
Cc: Kohlhoff, Mike; Ossanna, Joanne
Subject: Re: Wilsonville Community Sharing

Thank you, Eric and Mike,

I do plan to attend the meeting on October 7.

I will submit some information Thursday as background for Council on the history of WCS and examples of some of the services provided through the Community Services Grant. Hopefully, there is still time to include these in the meeting packets for Council.

Rich

On Wed, Sep 25, 2013 at 4:35 PM, Eric Postma <epostma@bittner-hahs.com> wrote:

Thank you Mike. I will pass on your suggestion for Rich's attendance on the 7th, but I believe he has already planned on attending in order to be available for questions.

Eric S. Postma

Attorney at Law

Bittner & Hahs, P.C.

4949 SW Meadows Road, Suite 260

Lake Oswego, OR 97035

(503) 445-4307 Direct Line

(503) 228-5626 Main Line

(503) 228-8566 Fax Line

epostma@bittner-hahs.com

www.bittner-hahs.com



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 Please consider the environment before printing this e-mail

From: Kohlhoff, Mike [<mailto:kohlhoff@ci.wilsonville.or.us>]
Sent: Wednesday, September 25, 2013 4:22 PM
To: Eric Postma
Cc: Ossanna, Joanne
Subject: RE: Wilsonville Community Sharing

Eric,

Thank you for your e-mail regarding the status of Wilsonville Community Sharing's Board of Directors. The Resolution awarding the grant contract is scheduled for October 7, 2013 City Council meeting. It would be a good idea for Mr. Pruitt to be present in case the Council should have any questions.

Regards,

Mike

Michael E. Kohlhoff

City Attorney

City of Wilsonville

29799 SW Town Center Loop E

Wilsonville OR 97070

503-570-1508

503-682-1015 fax

kohlhoff@ci.wilsonville.or.us

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From: Eric Postma [<mailto:epostma@bittner-hahs.com>]
Sent: Wednesday, September 25, 2013 3:20 PM
To: Kohlhoff, Mike
Cc: Richard Truitt
Subject: Wilsonville Community Sharing

Mike:

As you are aware, I represent Wilsonville Community Sharing in various matters.

Recently, a meeting of the members of Wilsonville Community Sharing was conducted wherein additional members to the board of Wilsonville Community Sharing were elected and appointed, and revised bylaws for

the organization were approved. With that vote, the minimum number of members entitled to vote as required by the bylaws then in place were present.

Following that vote, the board of Wilsonville Community Sharing is now comprised of five board members. The bylaws that the members approved on that day clarifies that the future composition of the board shall include a minimum of five members, and further clarifies membership and voting rights, and provides an indication of the necessary quorum of the newly constituted board for approval of actions. Necessary documentation regarding the new structure of Wilsonville Community Sharing and its revised bylaws are currently being filed with the Oregon Secretary of State.

Accordingly, I do not see reason for concern with regard to the structure of Wilsonville Community Sharing, or its authority to act now or into the future. Please do not hesitate to contact Rich Truitt or myself if you have any questions or need additional information.

Eric S. Postma

Attorney at Law

Bittner & Hahs, P.C.

4949 SW Meadows Road, Suite 260

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Please consider the environment before printing this e-mail

King, Sandy

From: Kohlhoff, Mike
Sent: Wednesday, September 25, 2013 4:18 PM
To: King, Sandy; Ossanna, Joanne; Cosgrove, Bryan
Subject: FW: Wilsonville Community Sharing

For the packet.

Michael E. Kohlhoff
City Attorney
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville OR 97070
503-570-1508
503-682-1015 fax
kohlhoff@ci.wilsonville.or.us

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From: Eric Postma [<mailto:epostma@bittner-hahs.com>]
Sent: Wednesday, September 25, 2013 3:20 PM
To: Kohlhoff, Mike
Cc: Richard Truitt
Subject: Wilsonville Community Sharing

Mike:

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Following that vote, the board of Wilsonville Community Sharing is now comprised of five board members. The bylaws that the members approved on that day clarifies that the future composition of the board shall include a minimum of five members, and further clarifies membership and voting rights, and provides an indication of the necessary quorum of the newly constituted board for approval of actions. Necessary documentation regarding the new structure of Wilsonville Community Sharing and its revised bylaws are currently being filed with the Oregon Secretary of State.

Accordingly, I do not see reason for concern with regard to the structure of Wilsonville Community Sharing, or its authority to act now or into the future. Please do not hesitate to contact Rich Truitt or myself if you have any questions or need additional information.

Eric S. Postma

Attorney at Law

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*Pulled from
Agenda 9/25/13*

City of

WILSONVILLE

in OREGON



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: October 7, 2013	Subject: Housing Needs Analysis (Goal 10) Project Staff Member: Katie Mangle Department: Community Development	
Action Required	Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: This will be a joint worksession with the Wilsonville Planning Commission.	
Staff Recommendation: None. This is a briefing for information and discussion only.		
Recommended Language for Motion: N/A		
PROJECT / ISSUE RELATES TO:		
<input checked="" type="checkbox"/> Council Goals/Priorities 5. Thoughtful Land Use	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

The City of Wilsonville is preparing a Housing Needs Analysis to meet statewide planning program requirements and to inform planning for the Frog Pond and Advance Road areas. The purpose of this work session is to discuss the results of the analysis and the strategy for meeting the identified needs.

EXECUTIVE SUMMARY:

The Housing Needs Analysis project has both technical and policy components. In the context of the statewide planning system, the purpose of a housing needs analysis is to determine what type, mix, and density of housing is needed; the amount of land needed to accommodate projected population growth; and whether available land will be sufficient to meet housing needs for the

next 20 years. Based on this analysis, the City will develop a Housing Strategy for providing the opportunity for development of needed housing consistent with the City's vision and values.

When most cities prepare a Goal 10 study, the outcome tends to be a requirement to add land to the UGB, or a list of actions required (or strongly encouraged) for the city to either comply with state requirements or meet the community's forecasted housing need. As outlined below, the analysis prepared by ECONorthwest has concluded that generally Wilsonville's Comprehensive Plan and Development Code meet state requirements, and already provide an adequate framework for meeting the forecasted housing need. When planning for future development in Frog Pond or Town Center, the community has latitude (though not complete autonomy) for local decision-making about the form and density of housing.

Question 1 - Capacity: What is the development capacity of Wilsonville's residentially-planned available land?

Answer: 3,390-4,229 dwelling units

Wilsonville has 477 available acres of land in the Urban Growth Boundary, including the Frog Pond area.¹ This study assumes new development within the city will occur within the range of densities adopted for each residential district in the Comp Plan, or at the densities outlined in the Villebois Master Plan. Frog Pond, which has yet to be planned, is assumed for the purposes of this study to develop with 5 – 8.5 units per gross acre (houses on roughly 7,000-8,000 sf lots).² According to these assumptions, Wilsonville's capacity is for 3,397 – 4,236 new units. See Attachment 1, memo titled Wilsonville Residential Housing Capacity, for a more detailed explanation of the assumptions.

Table 1. Summary of housing capacity on suitable buildable land, Wilsonville

Comprehensive Plan Designation	Low Capacity (dwelling units)	High Capacity (dwelling units)	Average Development Densities (dwelling units per gross acre (du/ga))		
			Suitable Buildable Land (gross acres)	Low Capacity (du/ga)	High Capacity (du/ga)
Residential	701	942	102	6.9	9.3
Concern L (Frog Pond)**	738	1,256	148	5.0	8.5
Villebois	1,736	1,736	206	8.4	8.4
Commercial	215	295	22	9.9	13.6
Total	3,390	4,229	477	7.1	8.9

Source ECONorthwest

**Note: Frog Pond is located within the Metro UGB but outside of Wilsonville's city limits.

¹ A summary of the Buildable Lands Inventory was provided to Council for the July 2013 project briefing. The full memorandum on this topic can be found on the project website:

<http://www.ci.wilsonville.or.us/Index.aspx?page=1101>

² The Planning Commission recommends that the City assume residential densities at the low end of this range to help bring the ratio of single family and multifamily housing types closer to balance.

Question 2 - Demand: Can Wilsonville accommodate the forecasted growth in housing units on its available land?

Answer – Yes.

Per the regional population growth forecast, Wilsonville will need to accommodate 2,769 units. Therefore, Wilsonville has capacity to accommodate this forecasted growth within the existing UGB. This forecast may, however, be low – it assumes 1.4% average annual growth. Wilsonville's population growth over the 1990-2012 period averaged 4.9%.

Question 3: In Wilsonville's planning area (City + Frog Pond), will the City comply with the state requirement to provide the opportunity for at least 50% of new development citywide to be multifamily or attached single family?

Answer: Yes.

Wilsonville's adopted plans and policies for development in Villebois and the Planned Development zones provide this opportunity as land develops within the city. The mix of new housing is assumed to be 50% single family detached 50% multifamily and single family attached. For land already in the city, this assumption is based on the type of development likely to implement adopted Comprehensive Plan densities, and the adopted mix allocation in Villebois. For the Frog Pond area, which has not been planned or zoned, 75-90% of new housing is assumed to be single-family detached. See Attachment 1 for a more detailed explanation of the assumptions.

Question 4: At build-out of Wilsonville's planning area (City + Frog Pond), will the City comply with the state requirement to develop at a minimum overall density of 8 units/ net acre?

Answer: Yes.

Estimating the capacity of vacant residential land to accommodate new dwelling units requires assumptions about the number of units allowed per acre, or density. The density assumptions for the Residential Designations are based on the low and high density allowed in the designation. The Villebois Master Plan describes the number of units per acre planned for Villebois. See Attachment 1 for a more detailed explanation of the assumptions.

Based on the above assumptions, the overall density of newly constructed housing in Wilsonville will be 7.1 dwelling units per *gross* acre, which is an average of about 8.8 dwelling units per *net* acre.

Question 5: Is the City adequately accommodating the financial capability of present and future area residents of all income levels over the 20-year planning period?

Answer: Yes.

Based on Wilsonville's current household income distribution, about 31% of households in Wilsonville could be considered low or very low income, 22% are low-middle income households and 47% are could be considered high or upper-middle income. In terms of the opportunity to provide an array of financially attainable housing products, Wilsonville's capacity for construction of single family and multifamily housing units can meet the typical housing needs for each of the above income groups. See Table 3 in Attachment 2, memo titled Wilsonville Residential Housing Needs Analysis: Results and Policy Considerations.

Policy Considerations

The housing needs analysis concludes that Wilsonville is complying with the key mix and density provisions of Statewide Planning Goal 10 and OAR 660-007. Moreover, the housing needs analysis concludes that Wilsonville has enough buildable residential land to accommodate Metro's forecast of new dwelling units for the 2014-2034 period. The housing needs analysis, however, identified several other policy considerations. For more discussion, see Attachment 2.

- To bring the ratio of multifamily / single family housing types closer to 50/50, plan for predominantly detached single family in the Frog Pond area, with typical lots approximating 7,000 sf.
- If growth occurs at rates faster than Metro's assumptions, it is possible that Wilsonville will consume the residential land supply in less than 20 years. Monitoring housing growth and development in a more robust way will empower the City to work with Metro to establish a higher growth allocation, if growth patterns continue to exceed forecast. Additional housing could be allocated either to the Advance Road Urban Reserve, or to Town Center, which already allows for vertically mixed-use residential development.
- Lay the groundwork for annexing Advance Road UGB, but it will most likely not be needed until 2020 or later. With the findings contained in this study and Metro's current growth assumptions, there will not be a compelling argument to add land to the UGB in 2015. However, with the development and growth monitoring, the City may be well-positioned in future cycles.
- Adopt Development Code and Comprehensive Plan amendments needed to fully comply with Goal 10:
 - Add clear and objective review process for single-family residential development in Old Town
 - Allow duplexes in all PD-R zones
 - Prohibit mobile homes in PD-C and PD-I zones
 - Update Comprehensive Plan policies to be current with Goal 10 study and Metro Functional Plan
 - Clarify that Comprehensive Plan density ranges are per gross acre

EXPECTED RESULTS:

Completion of the Housing Needs Analysis will fulfill one of the City's two remaining Periodic Review tasks. The information and strategies developed during this project will lead to legislative amendments to the Development Code, and will inform the upcoming planning work for Frog Pond.

TIMELINE:

This project will directly inform the concept planning for Frog Pond. The final report is

scheduled for Council adoption in early 2014.

CURRENT YEAR BUDGET IMPACTS:

ECONorthwest's contract for approximately \$39,000 is being funded by the Planning Division consultant services budget, as adopted in the 2012-13 and 2013-14 fiscal year budgets.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: JEO Date: 9/19/13

All expenditures have been planned and budgeted.

LEGAL REVIEW / COMMENT:

Reviewed by: MEK Date: 9/19/13

The report and attachments correctly cite the applicable statutes and administrative rules.

COMMUNITY INVOLVEMENT PROCESS:

The Planning Commission is the primary public advisory group for the project, with frequent project updates provided to City Council. This meeting is the second of two joint work sessions. ECONorthwest conducted in-depth interviews with five key people involved in Wilsonville's housing market (realtors, developers, and home builders). To include other interested parties, the Committee on Citizen Involvement (CCI) will convene one broadly advertised public forum in November to share the draft strategy and recommendations. This will allow interested parties to receive all of the background information and influence the recommendations before the Planning Commission and Council consider preparing the final report for adoption. Additionally, staff is coordinating with the counties, state, and regional agency staff to gain advice and procedural concurrence on the project.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY

The outcomes of this project will inform long-range planning and policy for the next generation of residential growth in Wilsonville. Without such work, the City will not be able to continue to grow as envisioned. This project is a building block that is necessary to plan for eventual development in the Frog Pond and Advance Road areas.

ALTERNATIVES:

Council may direct staff to modify or delay the project.

CITY MANAGER COMMENT:

ATTACHMENTS

1. Memo – Wilsonville Residential Housing Capacity
2. Memo – Wilsonville Residential Housing Needs Analysis: Results and Policy Considerations

DATE: August 6, 2013
TO: Wilsonville Planning Commission
CC: Katie Mangle and Chris Neamtzu
FROM: Beth Goodman and Bob Parker
SUBJECT: WILSONVILLE RESIDENTIAL HOUSING CAPACITY

The City of Wilsonville is conducting a housing needs analysis (HNA), which is a task in the City's Periodic Review work program. A key part of the HNA is determining the amount of housing that can be accommodated on land identified as developable in the City's residential buildable lands inventory. This memorandum presents low and high estimates of Wilsonville's capacity to accommodate new housings. This memorandum is organized as follows:

- **Summary of housing capacity estimates** summarizes the estimate of housing capacity on suitable residential land in Wilsonville.
- **Methods** describes the methods ECONorthwest ("ECO") used for the analysis.
- **Detailed housing capacity estimates** presents ECO's analysis of the ability of vacant, buildable residential land in Wilsonville to accommodate new housing, including key assumptions about residential land capacity.

SUMMARY OF HOUSING CAPACITY ESTIMATES

In determining a range of capacity for Wilsonville's buildable residential land, we considered two scenarios: (1) a low capacity scenario and (2) a high capacity scenario. The scenarios are based on existing policies (where available) and use the following information and assumptions:

- **Suitable buildable land** by Comprehensive Plan Designation summarized in Table 2, based on analysis by City of Wilsonville staff.
- **Planned density** for Residential land shown in Table 3. For Residential land within Wilsonville's city limits, the density assumptions are based on assigned densities in the Comprehensive Plan.
- **Potential density** for residential development on the Residential land in the Area of Special Concern L (a.k.a. Frog Pond), which is located within the Metro urban growth boundary but not within Wilsonville's city limits.
- **Planned density** for the Village designation. The adopted Villebois Master Plan describes the amount and type of housing yet to be built in Villebois, summarized in Table 5.
- **Commercial land** residential capacity, shown in Table 6, based on analysis of low and high residential development capacity on commercial land developed by City of Wilsonville staff.

Based on the analysis in the following sections, Table 1 shows that Wilsonville's suitable buildable residential land base (shown in Table 2) has capacity to accommodate between 3,390 and 4,229 new dwelling units.

- The **low** capacity scenario results in an overall density of 7.1 dwelling units per gross acre or 8.4 dwelling units per net acre.
- The **high** capacity scenario results in an overall density of 8.9 dwelling units per gross acre or 10.5 dwelling units per net acre.
- Both scenarios exceed the State requirement (OAR 660-007-0035(2)) to "provide for an overall density of eight or more dwelling units per net buildable acre." The low capacity scenario results in an average density of 8.4 dwelling units per net acre and the high capacity scenario results in an average density of 10.5 dwelling units per net acre.
- Both scenarios result in an average density lower than the 12.4 dwelling units per net acre of residential development constructed in Wilsonville over the 2000 to 2012 period.
- Both scenarios show that Wilsonville's land base, including Frog Pond, has capacity to accommodate Metro's forecast of demand for 2,769 new dwelling units in Wilsonville over the 2014 to 2034 period.

Table 1. Summary of housing capacity on suitable buildable land, Wilsonville

Comprehensive Plan Designation	Low Capacity (dwelling units)	High Capacity (dwelling units)	Average Development Densities (dwelling units per gross acre (du/ga))		
			Suitable Buildable Land (gross acres)	Low Capacity (du/ga)	High Capacity (du/ga)
Residential	701	942	102	6.9	9.3
Concern L (Frog Pond)**	738	1,256	148	5.0	8.5
Villebois	1,736	1,736	206	8.4	8.4
Commercial	215	295	22	9.9	13.6
Total	3,390	4,229	477	7.1	8.9

Source ECONorthwest

**Note: Frog Pond is located within the Metro UGB but outside of Wilsonville's city limits.

The assumptions about density and development capacity described in the following sections have implications for the types of housing likely to be built in Wilsonville. Table 7 presents an estimate of the mix of housing (single-family detached housing compared to single-family attached and multifamily housing) that is likely to be developed on Wilsonville's suitable buildable residential land, given the assumptions used in this analysis.

Both the low and high capacity scenarios (summarized in Table 1) result in a housing mix of 48% single-family detached and 52% single-family attached and multifamily for new construction, city-wide. The remainder of this memorandum describes the methods and assumptions used to estimate housing capacity on Wilsonville's buildable residential land.

METHODS

This analysis estimates the number of new dwelling units that can be accommodated on Wilsonville's residential land supply. This analysis, called a "capacity analysis,"¹ can be used to evaluate different ways that vacant residential land may build out by applying different assumptions.

In short, land capacity is a function of buildable land, housing mix, and density. The basic form of any method to estimate capacity requires (1) an estimate of *buildable* land (e.g., land that is developable minus constraints such as Wilsonville's Significant Resource Overlay Zone (SROZ)), and (2) assumptions about density. The arithmetic is straightforward:

$$\text{Buildable Land (ac)} * \text{Density (du/ac)} = \text{Capacity (in dwelling units)}$$

For example:

$$100 \text{ acres} * 8 \text{ du/ac} = 800 \text{ dwelling units of capacity}$$

The example is a simplification of the method, which skips some of the nuances that can be incorporated into an analysis of capacity (e.g., different densities and housing mixes in different Comprehensive Plan Designations). The following sections describe ECO's approaches to estimating capacity.

¹ In this memorandum, the term "*capacity analysis*" is used as shorthand for estimating how many new dwelling units the vacant residential land in the UGB is likely to accommodate.

DETAILED HOUSING CAPACITY ESTIMATES

This section presents information about: (1) Wilsonville's buildable suitable residential land base; (2) assumptions for densities on Residential land; and (3) housing capacity estimates for Residential land within the city limits, Residential land in Frog Pond, Villebois, and Commercial land.

Residential land base

The first step in the capacity analysis is to establish the base of buildable residential land.² The City of Wilsonville's residential buildable lands inventory identified about 479 gross acres of developable residential land in Wilsonville in 2013. The inventory identified 251 gross acres of vacant buildable land and 228 gross acres of land that is partially vacant or likely to redevelop.

Table 2 shows details of the Wilsonville residential land inventory. A full description of the City's methodology for the buildable lands inventory is described the memorandum to the Wilsonville Planning Commission, *Goal 10 Housing Project: Residential Buildable Lands Inventory*, May 27, 2013.³ In short, the City identified buildable residential land using the following methods:

- **Vacant land.** The City identified land that is fully vacant using information in Metro's RLIS GIS database and refining the results through comparison with current aerial photography, field checks, and local records. Staff identified and removed unbuildable land (e.g., publicly owned land or land in the Significant Resource Overlay Zone) from the inventory of vacant land.
- **Partially vacant land or land likely to redevelop.** The City identified land as partially vacant or likely to redevelop over the next twenty years based on improvement value, land value, and site size. Staff identified and removed unbuildable land from the inventory of partially vacant or likely to redevelop land.
 - **Partially vacant land** is land with one (or possibly two) dwelling units on a parcel that could be divided and accommodate additional dwellings. For example, a two acre parcel within the Wilsonville city limits could reasonably be expected to be partitioned to be able to accommodate new residential development. The existing dwelling on a partially vacant parcel may remain in place, with new dwellings built around it, or may be demolished and replaced with all new development.

² OAR 660-007 defines buildable land as follows: "Buildable Land" means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses.

³ The methodology memorandum is available on the city website:
<http://www.ci.wilsonville.or.us/Modules/ShowDocument.aspx?documentid=11734>

The final buildable lands map is also available on the city website:
<http://www.ci.wilsonville.or.us/Modules/ShowDocument.aspx?documentid=11948>

- **Land that is likely to redevelop** is land with existing development that is relatively likely to redevelop over the 20-year planning period. Redevelopment will result in demolition of existing structures and development of new structures.

Estimating the amount of suitable buildable land in Wilsonville requires accounting for land in partially vacant parcels where the existing dwelling is likely to be preserved. This area is included in Table 2 in the column headed "Partially Vacant Land not Available for Future Development", which shows Wilsonville has 2.7 gross acres of partially vacant parcels (in 24 parcels) where the existing dwelling is likely to be preserved.

Table 2 shows Wilsonville has 477 suitable buildable gross acres.

Table 2. Suitable residential land, Wilsonville, gross acres, 2013

Comprehensive Plan Designation	Amount of land in the Buildable Lands Inventory			Partially Vacant Land not Available for Future Development	Total Suitable Buildable Land
	Vacant	Partially Vacant or Likely to Redevelop	Total Vacant and Partially Vacant or Likely to Redevelop		
Residential	66.1	36.6	102.7	1.0	101.7
0-1 du/ac	0.0	2.2	2.2		2.2
2-3 du/ac	0.3	4.3	4.6	0.67	3.9
4-5 du/ac	3.4	13.4	16.8	0.29	16.5
6-7 du/ac	12.2	8.1	20.3		20.3
6-7/10-12 du/ac*	20.5	0.0	20.5		20.5
10-12 du/ac	29.6	8.6	38.2	0.08	38.1
16-20 du/ac	0.1	0.0	0.1		0.1
Residential, Area of Special Concern L (Frog Pond)**	23.0	126.4	149.4	1.63	147.8
Village	143.4	62.8	206.2		206.2
Commercial	16.9	4.8	21.7		21.7
PDC-TC	13.2		13.2		13.2
PDC	3.7	4.8	8.5		8.5
Total	249.4	230.6	480.0	2.7	477.3

Source: Buildable Land Inventory by the City of Wilsonville; Estimate of Partially Vacant Land not Available for Future Development by ECONorthwest

*Note: The 6-7/10-12 du/ac Designation is one split-zoned property.

**Note: Frog Pond is located within the Metro UGB but outside of Wilsonville's city limits.

Density Assumptions

Estimating the capacity of vacant residential land to accommodate new dwelling units requires assumptions about the number of units allowed per acre, or density. Table 3 presents a range of density assumptions (from low to high) by Comprehensive Plan Designation for Residential land.^{4 5} This section does not present assumptions about capacity in the Village designation because the Villebois Master Plan describes the number of units planned for Villebois.

- **Residential Designations within the city limits.** The density assumptions for the Residential Designations are based on the low and high density allowed in the designation. For example, in the 4-5 du/ac designation, we assume a low density of 4.0 dwelling units per gross acre and a high of 5.0 dwelling units per gross acre.
- **Frog Pond.**⁶ Frog Pond is unincorporated, not yet master planned, and does not have a set density range. Table 3 presents a range of housing density that illustrates Frog Pond's potential capacity.

The low estimate assumes that Frog Pond will have a minimum of 5.0 dwelling units per gross acre (about 6.0 dwelling units per net⁷ acre). The low density estimates that Frog Pond will be developed predominantly with single-family detached housing, with lot sizes averaging about 7,250 square feet.

The high estimate assumes that Frog Pond will have a minimum of 8.5 dwelling units per gross acre (about 10.5 dwelling units per net acre). The high density estimate assumes that Frog Pond will be developed with a mix of housing types but predominantly single-family detached and attached housing, with lot sizes averaging about 4,150 square feet.

⁴ OAR 660-024-0010(6) defines Net Buildable Acres as follows: "Net Buildable Acre" consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads.

⁵ Though the text of the Comprehensive Plan does not specify whether the assigned densities are per gross or net acre, to the best knowledge of Planning staff and the City Attorney, it has always been interpreted by the City as being "gross". The 1971 General Plan specifically described density as number of units per gross acre, but the Comprehensive Plans since have not been clear. From 1980 through 1999, the Development Code included a policy about how to calculate the density of PDR sites, and this policy describes inclusion of streets, open space, dedications, etc., which amounts to "gross acreage". In 1997, when the City first submitted to Metro its planned capacity for housing, the estimates were derived from the Comprehensive Plan density designations, and described as being per gross acre. That 1997 capacity estimate set Wilsonville's long-term capacity for housing development with respect to regional requirements. All PDR applications since 2000 that staff has reviewed interpret the Comprehensive Plan density ranges as being per gross acre.

⁶ Throughout this memorandum, we refer to land in the Residential Area of Special Concern L as Frog Pond. This area is within the Metro UGB but outside of Wilsonville's city limits.

⁷ Throughout this memorandum, we use a net-to-gross conversion of 18.5% to account for land needed for rights-of-way. This assumption is based on Metro's *Urban Growth Report 2009-2030 Employment and Residential* (January 2010), which assumes that 18.5% of land will be set aside for future streets on tax lots larger than one acre.

The density assumptions in Table 3 are based, in part, on feedback from the Planning Commission and City Council about desire for more opportunities to develop a range of single-family housing types. Examples of housing that could be built in the density ranges described in Table 3 for Frog Pond are: (1) single-family detached housing on a comparatively large lot (e.g., 8,000 to 7,000 square foot lot), (2) single-family detached on lot sizes that are similar to recent single-family development (e.g., 3,500 to 4,000 square foot lots), (3) single-family attached housing, which typically has densities that are comparable to multifamily housing, and (4) multifamily housing.

The density assumptions for Frog Pond are also based on consideration of the results of the capacity analysis and Wilsonville's ability to comply with requirements of OAR 660-007. The conclusion of this memorandum (in Table 7) is that, under the densities and assumptions in the capacity analysis, Wilsonville is able to comply with requirements of OAR 660-007 "to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing" (without justifying an alternative housing mix) and "provide for an overall density of eight or more dwelling units per net buildable acre."

The density estimates for Frog Pond may change as a result of direction from decisionmakers on this project or as Wilsonville prepares a master plan for Frog Pond.

Table 3. Density assumptions

Comprehensive Plan Designation	Density Assumptions (gross acres)	
	Low	High
Residential within the city limits		
0-1 du/ac	1.0	1.0
2-3 du/ac	2.0	3.0
4-5 du/ac	4.0	5.0
6-7 du/ac	6.0	7.0
6-7/10-12 du/ac	6.0	12.0
10-12 du/ac	10.0	12.0
16-20 du/ac	16.0	20.0
Frog Pond	5.0	8.5

Source: Wilsonville Comprehensive Plan and ECONorthwest

Note: Frog Pond refers to the Residential Area of Special Concern L.

Housing capacity estimates

Table 4 shows the results of the estimate of housing capacity potential on land designated Residential and in Frog Pond.

- **Residential Designations within the city limits.** Collectively, the land currently within the city limits that is designated as Residential has capacity for between 701 to 942 dwelling units, at the adopted densities.
- **Frog Pond.** The Frog Pond area can accommodate between 738 and 1,256 new dwelling units, assuming densities from 5.0 to 8.5 dwelling units per gross acre.

Table 4. Estimate of capacity in the Residential Plan Designation, new dwelling units, Wilsonville

Comprehensive Plan Designation	Suitable Buildable Land (gross acres)	Capacity (dwelling units)	
		Low	High
Residential within the city limits	101.7	701	942
0-1 du/ac	2.2	2	2
2-3 du/ac	3.9	7	11
4-5 du/ac	16.5	66	82
6-7 du/ac	20.3	121	142
6-7/10-12 du/ac	20.5	123	246
10-12 du/ac	38.1	381	457
16-20 du/ac	0.1	1	2
Frog Pond	147.8	738	1,256

Source ECONorthwest

Note: Frog Pond refers to the Residential Area of Special Concern L.

The 2003 Villebois Master Plan calls for a minimum of 2,300 dwelling units in Villebois. The most recent refinement to the Villebois Master Plan (adopted in July 2013) results in addition of 232 additional dwelling units.⁸ The Villebois Master Plan included an area labeled “Future Study Area”, with the assumption that housing units would be planned at a later date. Based on recent proposals to develop this area, it is assumed that this area has capacity for about 113 single-family detached units.

Table 5 shows that Villebois has total capacity for 2,645 dwelling units,⁹ based on the refinements to the Master Plan. As of the end of 2012, the City had approved building permits for development of 909 dwelling units in Villebois. The Villebois master plan allows for an additional 1,743 new units in Villebois. The planned capacity for new units is 656 single-family detached units and 1,080 multifamily and single-family attached units.

Table 5. Villebois capacity

	Units
Units planned	2,645
Units permitted through 2012	909
Single-family detached	470
Multifamily	439
Units left to build	1,736
Single-family detached	656
Multifamily	1,080

Source: Villebois Master Plan; Wilsonville building permit database; analysis by ECONorthwest

Note: Multifamily includes single-family attached

⁸ Planning Case File DB13-0021 includes this finding in “Subsection 4.125 (.18) J. 1. a. v. SAP Refinements: Density”.

⁹ The capacity for dwelling units in Villebois is as follows: 2,300 dwelling units described in the unmodified Master Plan, plus the refinements to the Master Plan to add 232 more units, and plus the in-progress refinement to the Master Plan to add 113 units. That results in 2,645 dwelling units.

Table 6 shows that Wilsonville has about 22 acres of land zoned for commercial use that the City has identified as having capacity for residential development. About 13 acres of this land is in Town Center and the remaining land is zoned PDC.

- **Town Center (PDC-TC).** City staff estimated the capacity in the Town Center designation ranges from 200 to 270 dwelling units based on assumptions about the type of development expected to locate in Town Center.
- **PDC.** City staff estimated the capacity in the Commercial designation ranges from 15 to 25 dwelling units.

Table 6. Capacity on commercial land

Comprehensive Plan Designation	Suitable Buildable Land (gross acres)	Capacity (dwelling units)	
		Low	High
Commercial	21.7	215	295
PDC-TC	13.2	200	270
PDC	8.5	15	25

Source City of Wilsonville staff

Estimate of housing mix based on capacity analysis

The planned density assumptions for Residential Designations presented in Table 3 and the capacity estimates for housing in Villebois (Table 5) and Commercial (Table 6) have implications for the types of housing likely to be built in Wilsonville. This section describes the probable housing mix likely to be developed in Wilsonville as a result of the City's existing residential development policies and the assumptions of future densities in Frog Pond.

Table 7 shows an estimate of the mix of housing (single-family detached housing compared to single-family attached and multifamily housing) on Wilsonville's suitable buildable residential land. We estimated the type of housing in each area based on the following assumptions:

- **Residential.** Table 3 shows the low and high density assumptions in each Residential Designation, based on the densities allowed in the Comprehensive Plan. The analysis in Table 7 makes the following assumptions about housing mix for both the low and high capacity scenarios:
 - In Comprehensive Plan Designations with a density of 7 dwelling units per acre or lower, all new housing is assumed to be single-family detached housing.
 - In the 6-7/10-12 dwelling unit per acre Comprehensive Plan Designation, 55% of dwelling units are assumed to be single-family detached housing and 45% are assumed to be single-family attached and multifamily housing.
 - In the 10-12 dwelling unit per acre Comprehensive Plan Designation, 10% of dwelling units are assumed to be single-family detached housing and 90% are assumed to be single-family attached and multifamily housing.
 - In the 16-20 dwelling unit per acre Comprehensive Plan Designation, all new housing is assumed to be single-family attached and multifamily housing.

- **Frog Pond.** Table 7 assumes a different housing mix based on the different average density assumptions in the low and high capacity scenarios.
 - In the low capacity scenario, Table 3 assumes an average density of 5.0 dwelling units per gross acre. Table 7 assumes that 90% of housing will be single-family detached and 10% will be single-family attached.
 - In the high capacity scenario, Table 3 assumes an average density of 8.5 dwelling units per gross acre. Table 7 assumes that 75% of housing will be single-family detached and 25% will be single-family attached.
- **Villebois.** Table 7 uses the housing mix shown in Table 5.
- **Commercial.** Table 7 assumes that all housing on Commercial land will be single-family attached or multifamily because housing is only allowed in Commercial as part of a mixed-use development.

Both the low and high capacity scenarios in Table 7 result in a housing mix of 48% single-family detached and 52% single-family attached and multifamily for new construction, city-wide. Both scenarios exceed the State requirement (OAR 660-007-0030(1)) to “to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances.”

Table 7. Estimated housing mix on Wilsonville's buildable residential land based on existing development densities

Comprehensive Plan Designation	Low Capacity (dwelling units)		High Capacity (dwelling units)	
	Single-family detached	Single-family attached and multifamily	Single-family detached	Single-family attached and multifamily
Residential	302	399	418	524
Residential, Area of Special Concern L (Frog Pond)**	664	74	942	314
Villebois	656	1,080	656	1,080
Commercial	0	215	0	295
Total Units	1,622	1,768	2,016	2,213
Percent of Total	48%	52%	48%	52%

Source ECONorthwest

**Note: Frog Pond is located within the Metro UGB but outside of Wilsonville's city limits.

As Wilsonville's decisionmakers discuss the results of the capacity analysis, a key point of discussion may be the assumptions used in this analysis about density (and the implications for housing mix) in Frog Pond. Wilsonville's decisionmakers have opportunities to plan for a different housing density than described in this memorandum for Frog Pond.

DATE: September 4, 2013
TO: Wilsonville Planning Commission
CC: Katie Mangle and Chris Neamtzu
FROM: Bob Parker and Beth Goodman
SUBJECT: WILSONVILLE RESIDENTIAL HOUSING NEEDS ANALYSIS: RESULTS AND POLICY CONSIDERATIONS

The City of Wilsonville is conducting a housing needs analysis (HNA), which is a task in the City's Periodic Review work program. Prior meetings with the Wilsonville Planning Commission have focused on demographic and housing market trends affecting housing need. During its August meeting, the Commission discussed the amount of housing that can be accommodated on land identified as developable in the City's residential buildable lands inventory.

HOUSING NEEDS ANALYSIS RESULTS

The results of the housing needs analysis are based on: (1) the Metro forecast for new dwelling units in Wilsonville over the 20-year planning period, (2) information about Wilsonville's housing market relative to the Portland Region, (3) the demographic composition of Wilsonville's existing population and expected long-term changes in the demographics of the Portland Region, and (4) input from discussions with the Planning Commission and City Council.

Table 1 shows a forecast of needed housing in Wilsonville's city limits during the 2014 to 2034 period. The projection is based on the following assumptions:

- Metro's forecast for population and housing growth shows that Wilsonville will add 2,769 new households over the 20-year period.
- The assumptions about the mix of housing in Table 1 are:
 - Fifty percent of new housing will be single-family detached, a category which may include manufactured housing.
 - Ten percent of new housing will be single-family attached. This assumption is consistent with information from the American Community Survey that shows that about 10% of Wilsonville's existing housing stock is single-family attached.
 - Forty percent of new housing will be multi-family.
- This assumes a housing mix that is consistent with the findings of the capacity analysis, which showed that about 50% of Wilsonville's new housing would be built at densities that are consistent with development of single-family detached housing and 50% would

be built at densities that are consistent with development of single-family attached and multifamily housing.¹

- This housing mix meets the requirements of OAR 660-007 “to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing.” Under OAR 660-007, a city can justify an alternative housing mix based on changing circumstances.

Table 1. Forecast for new needed housing units, Wilsonville, 2014-2034

	Needed New Housing Units (2014-2034)	
	Percent of new dwellings	Number of new dwellings
New dwelling units		
Single-family detached	50%	1,385
Single-family attached	10%	277
Multifamily	40%	1,107
Total new dwelling units	100%	2,769
Dwelling units needed annually		138

Source: Metro forecast of housing units; Calculations by by ECONorthwest

¹ ECONorthwest memorandum titled “Wilsonville Residential Housing Capacity” dated July 31, 2013.

Table 2 shows the forecast of needed housing units by density in Wilsonville based on the total estimate of housing need shown in Table 1. The forecast in Table 2 assumes:

- The overall density of housing in Wilsonville will be 7.2 dwelling units per *gross* acre, which is an average of about 8.8 dwelling units per *net* acre.²
 - Single-family detached housing will develop at about 5 dwelling units per gross acre.
 - Single-family attached housing will develop at 10 dwelling units per gross acre.
 - Multifamily housing will develop at 13 dwelling units per gross acre.
- This housing mix is consistent with the findings of the capacity analysis. At the August 2013 Planning Commission worksession, the Commission clearly favored the low density scenario (e.g., scenario that provides opportunities for 90% of new development in the Frog Pond area to be single-family detached housing). Under this scenario, the average density for needed new dwelling units in Wilsonville over the 2014-2034 period is 7.1 dwelling units per gross acre.

Table 2. Forecast of needed housing units by mix and density, Wilsonville, 2014-2034

Housing Type	New Dwelling Units (DU)	Percent	Density (DU/gross acre)	Gross Acres
Single-family detached	1,385	50%	5.0	277
Single-family attached	277	10%	10.0	28
Multifamily	1,107	40%	13.0	85
Total	2,769	100%	7.1	390

Source: ECONorthwest

The assumed housing mix meets the requirement of OAR 660-007-0030 to “designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing.” The forecast in Table 2 results in an average density of 8.8 dwelling units per net acre. This housing density meets the requirements of OAR 660-007-0035 “provide for an overall density of eight or more dwelling units per net buildable acre”.

² OAR 660-024-0010(6) uses the following definition of net buildable acre. “Net Buildable Acre” consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads. While the administrative rule does not include a definition of a gross buildable acre, using the definition above, a gross buildable acre will include areas used for rights-of-way for streets and roads. Areas used for rights-of-way are considered unbuildable.

Net acres refers to the amount of land needed for housing, not including public rights-of-way (e.g., roads). *Gross acres* refers to the estimated amount of land needed for housing inclusive of public rights-of-way.

The conversion from gross acres to net acres is 18.5% for all housing types. This assumption is based on assumptions for street rights-of-way from the 2010 Metro *Urban Growth Report*. The *Urban Growth Report* makes the following assumptions about net-to-gross conversion, as part of the capacity analysis: (1) tax lots under 3/8 acre have 0% set aside for future streets, (2) tax lots between 3/8 and one acre have 10% set aside for future streets, and (3) tax lots over one acre have 18.5% set aside for future streets.

Some members of the Planning Commission expressed concerns about the housing mix the City is planning for, as well as the average density. While the City can assume lower densities than those shown in Table 2 (the obligation is to provide opportunity for new housing to achieve an average density of 8.0 dwelling units per net acre), planning for densities lower than the assumed average of 8.8 would require: (1) substantial legislative changes to Wilsonville's residential land-use policies, such as downzoning large properties already within the City or changes to the Villebois Master Plan that lower densities and (2) justifying an alternative to the assumed housing mix shown in Table 1.

OAR 660-770 requires that a housing needs projection consider the financial capability of present and future area residents of all income levels over the 20-year planning period. Table 3 shows an estimate of needed dwelling units by income level for the 2014-2034 period, based on the forecast in Table 1.

The analysis in Table 3 is based on American Community Survey data about income levels in Wilsonville. Income is categorized into market segments consistent with HUD income level categories, using Clackamas County's 2012 Median Family Income (MFI) of \$73,000. Table 3 is based on current household income distribution, assuming approximately that the same percentage of households will be in each market segment in the future.

Based on Wilsonville's current household income distribution, Table 3 shows that about 31% of households in Wilsonville could be considered low or very low income, 22% are low-middle income households and 47% are could be considered high or upper-middle income.

Table 3. Estimate of needed dwelling units by income level, Wilsonville, 2014-2034

Market Segment by Income	Income Range	Number of households	Percent of Households	Commonly Financially Attainable Housing Products	
				Owner-occupied	Renter-occupied
High (120% or more of MFI)	\$87,600 or more	858	31%	All housing types; higher prices	All housing types; higher prices
Upper Middle (80%-120% of MFI)	\$58,400 to \$87,600	444	16%	All housing types; lower values	All housing types; lower values
Lower Middle (50%-80% of MFI)	\$36,500 to \$58,400	609	22%	Single-family attached; condominiums; duplexes; manufactured on lots	Single-family attached; detached; manufactured on lots; apartments
Lower (30%-50% of less of MFI)	\$21,900 to \$36,500	332	12%	Manufactured in parks	Apartments; manufactured in parks; duplexes
Very Low (Less than 30% of MFI)	Less than \$21,900	526	19%	None	Apartments; new and used government assisted housing

Source: ECONorthwest
MFI is Median Family Income

In conclusion, Wilsonville's housing needs analysis meets the requirements of OAR 660-007 "to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing" (without justifying an alternative housing mix) and "provide for an overall density of eight or more dwelling units per *net* buildable acre." This conclusion is consistent with the findings of the analysis of capacity of Wilsonville's buildable residential land base.

POLICY CONSIDERATIONS

The housing needs analysis concludes that Wilsonville is complying with the key mix and density provisions of Goal 10 and OAR 660-007. Moreover, the housing needs analysis concludes that Wilsonville has enough buildable residential land to accommodate Metro's forecast of new dwelling units for the 2014-2034 period. The housing needs analysis, however, identified several other policy considerations. These are described in more detail below.

Frog Pond

One of the objectives of the Residential Land Study is to inform the Frog Pond Concept Plan and subsequent Master Plan. Specifically, the City is interested in developing strategies to determine desired densities and housing types for the Frog Pond Concept Plan. Given the city's experience with Villebois, the adoption of a Frog Pond Concept Plan will provide a sufficient regulatory framework to provide certainty about achieving a specific mix and density of housing.

The topic of density and mix of housing in Frog Pond was initially analyzed in the preliminary land capacity analysis (e.g., the analysis that estimates the number of dwelling units that buildable residential land can accommodate). The land capacity analysis modeled two density and mix scenarios:³

- Low Capacity: this scenario assumed a housing mix of 90% single family detached and 10% multifamily and/or single-family attached housing with an average density of 5.0 dwelling units per gross residential acre.
- High Capacity: this scenario assumed a housing mix of 75% single-family detached and 25% multifamily and/or single-family attached housing with an average density of 8.5 dwelling units per gross residential acre.

The density and mix assumptions eventually built into the Frog Pond Concept Plan must consider the results of the housing needs analysis, complying with the density and mix requirements of OAR 660-007 and the context of overall housing need in Wilsonville. Both scenarios are compliant with the state requirements.

That initial analysis was presented to the Wilsonville Planning Commission in a worksession with the specific objective of getting Planning Commission input on a preferred housing density

³ ECONorthwest memorandum titled "Wilsonville Residential Housing Capacity" dated July 31, 2013.

and mix assumption for the Frog Pond Concept Plan. The City has considerable local discretion over the Frog Pond planning process.

At the August 2013 Planning Commission worksession, the Commission clearly favored the low density scenario (e.g., scenario that provides opportunities for 90% single-family detached housing).

The capacity provides a set of foundational assumptions to build into the Frog Pond concept planning process. The concept planning process will include additional analysis that will inform the actual density and mix assumptions for the area.

Town Center

City staff estimated the capacity in the Planned Development Commercial-Town Center (PDC-TC, hereafter called Town Center) designation ranges from 200 to 270 dwelling units based on assumptions about the type of development anticipated to locate in Town Center. The PDC-TC zone (Section 4.131), allows any use allowed in a PDR zone, provided "the majority of the total ground floor area is commercial".

The Buildable Land Inventory identified 13.2 vacant or potentially redevelopable acres in the Town Center zone. The capacity analysis assumed that residential development in the Town Center would occur at densities between 9.9 and 13.6 dwelling units per gross residential acre. The capacity analysis implicitly assumes that all 13.2 acres in the Town Center zone would receive housing (potentially vertically mixed with some commercial uses).

The key policy/development issues related to the Town Center are:

- Whether to encourage more (or less) housing than was assumed in the capacity analysis. The capacity analysis implicitly assumes that residential development will occur on all 13.2 acres, however, the zone allows commercial uses outright. It is also possible that higher residential densities could occur, which would either require less Town Center land for the same number of dwellings or result in more residential capacity (or allow units to shift away from Frog Pond). Staff's analysis is that the 200-270 represents a reasonable assumption about future density of development on developable vacant land in this area.
- Whether incentives would be appropriate (or necessary) to encourage development in the Town Center. Because of the nature of the Town Center zone (e.g., that a broad range of commercial uses are allowed outright and that development review is required) it is possible that market pressures will result in more commercial development. We do not have sufficient information to make this determination at this time (such a determination would require a location-specific market analysis), but our experience in other jurisdiction is that land values in the Town Center may create challenges in meeting rent levels required to make vertical mixed use possible.

Legislative action on code changes

As part of this study, Wilsonville staff conducted a Goal 10 policy and development code evaluation.⁴ Staff provided the following summary of the analysis:

“Overall, the City of Wilsonville is in compliance with applicable Federal and State housing regulations, with no amendments needed to comply with the regulations outlined below. Code amendments desired to implement the City’s housing strategy will be identified in a subsequent task. It is recommended that the City make three changes to the Development Code:

- Add “duplex” to the list of uses allowed in all PD-R zones (Section 4.124). These zones allow single family and multifamily development; duplexes are already allowed in every other zone in the City.
- Add an alternative, objective, review process for new attached and detached single family housing proposed in the Old Town Overlay Zone.
- Prohibit mobile home or manufactured housing parks in the Planned Development Commercial and Industrial zones.”

These are relatively minor code amendments that do not need to be linked to any of the other policy considerations identified in this memorandum. While these do not need to link to other strategies, ECO recommends that the Planning Commission take action on these amendments as soon as possible.

Monitoring development activity

The determination of residential land sufficiency is based on dwelling unit forecasts prepared by Metro. The Metro forecasts show new housing units increasing at a rate of 1.4% annually between 2013 and 2033. Population growth over the 1990-2012 period averaged 4.9%. The implication of these figures is that Wilsonville will grow faster than the Metro forecast (and the assumptions used in the Residential Land Study). **If growth occurs at rates faster than Metro’s assumptions, it is possible that Wilsonville will consume the residential land supply in less than 20 years.**

Our evaluation is that land supply is not a major issue at this time: Metro is required to re-evaluate the UGB every five years. As a Metro jurisdiction, Wilsonville participates in that review. With systematic monitoring, the City can engage Metro in a dialog about future growth forecasts and land need well in advance of experiencing land supply restrictions. If growth continues at rates experienced in the most recent past, this dialog could begin as Metro initiates the next round of forecasting in the next year or so.

⁴ Memo from Katie Mangle to the Wilsonville Goal 10 Technical Advisory Committee, June 7, 2013. This memo was summarized for the Planning Commission in the June 4, 2013 Staff Report for a work session on the Goal 10 Needs Analysis Project.

A monitoring program will allow Wilsonville to understand how fast land is developing and to provide data to Metro at least a year in advance of when an Urban Growth Report is issued. In short, the data can help inform Metro's UGB planning process. We recommend using the following metrics to monitor residential growth:

- **Population.** The City already routinely monitors population growth by using the annual population estimates prepared by the Center for Population Research at Portland State University.
- **Building permits.** The Residential Lands Study included a review of building permits by dwelling type, plan designation, zone, and net density. Because the City is already collecting this data, we recommend that city staff update this analysis on an annual basis. The City already reports building permit data by dwelling type on a quarterly basis, but including the zone and net density will enable the City to understand the type, density and location of housing that is being developed.
- **Subdivision and partition activity.** This metric is intended to measure the rate and density of land divisions in Wilsonville. It may also be useful in determining right-of-way and open space dedications. Specific data to include with subdivision and partition activity are the area of the parent lot, the area in child lots, the number of child lots, the average size or density of lots, and the area in dedicated right-of-way.
- **Land consumption.** This metric relates closely to the building permit data. The building permit data include tax lot identifiers for each permit. The City should match each permit to data in the buildable lands inventory and report how much land is being used by plan designation, zone, and land classification (e.g., vacant, redevelopable, infill, etc.). Additionally, we recommend the City map the location of development on an annual basis.
- **Right-of-way and open space dedications.** The Wilsonville Comprehensive Plan states residential density targets in terms of gross acres. The density target in OAR 660-007 is stated in net acres and the density analysis conducted for the Residential Land Study was also presented in net acres. Monitoring net-to-gross factors can provide information that is useful in better understanding the amount of land that is used for streets and required open space dedications. Measuring this has some inherent complications in terms of how to define and measure different components. It is potentially easiest in major subdivisions and village areas.

CITY COUNCIL MEETING STAFF REPORT

Meeting Date: October 07, 2013	Subject: Quarterly Report by Owner's Representative for Wastewater Treatment Plant Design-Build-Operate Improvements Project Staff Member: Eric Mende, Capital Projects Engineering Manager Department: Engineering
Action Required <input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments: Quarterly Report Attached.
Staff Recommendation: n/a There is no recommendation, this is an information item.	
Recommended Language for Motion: n/a	
PROJECT / ISSUE RELATES TO: <i>[Identify which goal(s), master plans(s) issue relates to.]</i>	
<input type="checkbox"/> Council Goals/Priorities	<input type="checkbox"/> Adopted Master Plan(s)
<input checked="" type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Council will receive the September quarterly report for the Wastewater Treatment Plan Design-Build-Operation Improvements project.

EXECUTIVE SUMMARY:

SAIC, LLC (formerly R. W. Beck, Inc.) and Brown and Caldwell are currently providing Owner's Representative services to the City on the Design-Build-Operate (DBO) contract for the Wastewater Treatment Plant (WWTP) Improvements. One of the tasks under the Owner's Representative Agreement with SAIC is a Quarterly Report to City Council pertaining to the

performance of the DBO Company – CH2M HILL. Tonight is the seventh of these quarterly reports. This quarterly report includes performance information for July, August, and September 2013. The attached memo will update the Council on construction activities and contract progress. We are prepared to answer any questions that arise during tonight's meeting.

EXPECTED RESULTS:

N/A

TIMELINE:

The next quarterly report will be scheduled in January 2014.

CURRENT YEAR BUDGET IMPACTS:

N/A

FINANCIAL REVIEW / COMMENTS:

Reviewed by: _____ Date: _____

LEGAL REVIEW / COMMENT:

Reviewed by: _MEK Date: 9/19/13

COMMUNITY INVOLVEMENT PROCESS:

N/A

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY

N/A

ALTERNATIVES:

N/A

CITY MANAGER COMMENT:

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
FROM: ERIC MENDE, CAPITAL PROJECTS ENGINEERING MANAGER
CC: COUNCIL PACKET RECIPIENTS
**RE: OCTOBER 2013 QUARTERLY REPORT – WASTEWATER TREATMENT PLANT
DESIGN-BUILD-OPERATE PROJECT, CIP 2082**

The following Memo presents a quarterly progress and performance update for the DBO Contractor - CH2M HILL - as of September 2013. The Memo focuses on schedule, budget, and construction related activities. Progressive and current pictures are included at the end of the Memo.

Overall, the project remains on budget, and ahead of schedule.

SCHEDULE

CH2M HILL is approximately two months ahead of schedule compared to the contractually required March 2014 Acceptance Date. This has not changed since the June quarterly report. The current critical path includes completion of the ultraviolet (UV) disinfection channel and completion of the secondary clarifier.

Construction is approximately 88 percent complete with all major structures either completed or under construction. Equipment installation is ongoing. It is expected that construction and Acceptance Testing will be completed by the end of the year.

The Owner's Representative will continue to conduct detailed monthly reviews of the updated Design-Build Work schedule compared to the baseline schedule and alert the City to any schedule issues that may affect CH2M HILL's ability to meet the Scheduled Acceptance Date.

BUDGET

Including the invoice dated August 25, 2013, CH2M HILL will have been paid \$30,620,177.91, representing approximately 85 percent of the current \$35,885,604.37 Design-Build contract value. A summary of the current and original Design Build price is shown below:

Table 1
Summary of Design-Build Price

Original Design-Build Price	\$35,707,414.00
Change Order Amount (total to date)	\$178,190.37 (0.5%)
Current Design-Build Price	\$35,885,604.37

Contract change orders to date have been minimal; the total costs for change orders are 0.5 percent of the original Fixed Design-Build contract price, and are less than 10 percent of the \$2 million in contingency funds allocated to the project.

CONTRACT ADMINISTRATION MEMORANDA (CAMs), CHANGE ORDERS (COs), AND DBO AGREEMENT AMENDMENTS (DAAs)

There are three mechanisms used for changes or clarifications to the DBO Agreement related to the Design-Build Work. A DBO Agreement Amendment (DAA) is a written amendment to the DBO Agreement.

A Change Order (CO) is a type of DAA which specifically is a written order issued by the City and agreed to in writing by CH2M HILL making a Design and Construction Requirement Change, whether made at Company request, due to Uncontrollable Circumstances, as a result of a term or condition imposed by a Governmental Body, or at the direction of the City. COs are used to make a Fixed Design-Build Price Adjustment, an adjustment to the Scheduled Acceptance Date or other change to the Technical Specifications relating to the Design-Build Work.

A Contract Administration Memorandum (CAM) is the principal formal tool for the administration of routine matters arising under the DBO Agreement between the parties that do not require a DBO Agreement Amendment.

To date, one DAA and 18 COs have been processed for the project, most of which have been at zero cost. The City executed one CO this quarter related to the discovery of multiple locations inside of the two existing aeration basins where degradation of concrete had occurred to the point where rebar was exposed. The City directed CH2M HILL to take the necessary steps to repair the existing concrete walls and exposed rebar such that further degradation and corrosion is mitigated; the cost associated with this CO is a lump sum of \$14,143.39.

CH2M HILL has alerted the City that they are working on seven additional Change Order Requests (CORs) for City review which will generally address:

1. Regulated Site Condition – Asbestos removal. CH2M HILL notified the City on November 20, 2012, of a Regulated Site Condition because asbestos cement pipe was found among the debris from the demolition of the existing filters. This was discussed at the November Monthly Construction Meeting, and per Appendix 5, subsection 5.4.5,

disposal of this pipe is considered extra work and subject to Cost Substantiation per Article XVII, Section 17.10 of the DBO Agreement. A Change Order was not processed at that time due to the expectation of other asbestos items being discovered during continuing demolition efforts. Construction progress was not impeded, asbestos materials were bagged and stockpiled on site, and CH2M HILL will contract with a licensed asbestos contractor to perform the disposal following final demolition of the biosolids collection building in October. CH2M HILL is preparing a COR for costs associated with disposal of the asbestos cement pipe and other asbestos materials for City review.

2. Replacement of the Maintenance Building Roof – At the June 27, 2013 Monthly Construction Meeting, CH2M HILL stated that the condition of the existing roof on the Maintenance Building warrants replacement and it would be cost effective to include this roof replacement as part of the Design-Build Work. The City agrees that the roof should be replaced and it is cost effective to do so while the roofing contractor is still on site, and has asked CH2M HILL to provide a fixed price cost proposal for City approval as part of a COR for a City-directed Change Order.
3. Replace Process Building Cap Flashing and Mortar – CH2M HILL discovered that cap flashing at the existing Process Building was allowing water to seep into the concrete masonry unit (CMU) blocks down to the bond beam and cause mortar decay. CH2M HILL and the City agreed that new cap flashing and repair mortar was required, and CH2M HILL is performing the repairs. CH2M HILL submitted a COR for the associated costs for the City's consideration on August 6, 2013. The COR indicated that the improvements are a Capital Modification due to Uncontrollable Circumstances, but the City disagrees and has asked for further justification. CH2M HILL submitted further justification on September 18, 2013, which the City is currently reviewing.
4. NFPA 70E - Arc Flash Requirements - A Change-In-Law occurred in 2012 for electrical arc flash protection requirements. The change to the 2012 Building Code imposed more stringent requirements on CH2M HILL such that CH2M HILL is now required to provide special training and gear to operate Motor Control Center (MCC) main breaker switches in the Process Gallery and the Dewatering and Drying Building or, alternatively, to provide for remote operation of the main breaker switches. CH2M HILL submitted a COR for the associated costs for the City's consideration on August 5, 2013. The City requested some additional information before the COR can be approved.
5. Virtual Private Network (VPN) connection to Public Works Building and Installation of Repeater on Cell Tower – CH2M HILL has requested that the City accept an internet VPN connection at the Public Works offices for monitoring the SCADA system, rather than a wireless system as required in the DBO Agreement (Appendix 4, Section 4.4.16). After a demonstration installation at Public Works by CH2M HILL, and confirmation of security protocols with the City IT department, the City stated it would be amenable to this change if CH2M HILL would also install a repeater on the cell tower to improve communications with the lift stations. CH2M HILL is preparing a COR for the associated costs and changes for the City's consideration.

6. Emergency Outfall Repair – The City issued a directive to CH2M HILL on August 30, 2013, with instructions for CH2M HILL to design and construct emergency repair work on the existing WWTP outfall. CH2M HILL will work with the appropriate permitting agencies. If CH2M HILL is not able to develop a cost estimate for City approval for the design and construction before the construction is completed, the City will pay for the work via Cost Substantiation per Article XVII, Section 17.10 of the DBO Agreement.
7. Acceptance Testing Language – CH2M HILL submitted a COR at the end of June with proposed language changes to the DBO Agreement related to the Acceptance Testing. The City provided a formal response to the COR and provided a copy of the related CO to CH2M HILL on September 16, 2013 summarizing the changes to Appendix 8 of the DBO Agreement to which the parties have agreed that provide additional clarity on the Acceptance Testing requirements. This Change Order will not have an associated cost.

To date, 29 CAMs have been processed for the project. No new CAMs were executed this quarter.

An important outstanding issue that the City and CH2M HILL are currently working on is related to the Temperature TMDL (Total Maximum Daily Load) for the Wilsonville WWTP discharge into the Willamette River. The DBO Agreement and the current NPDES permit require that CH2M HILL meet specific Excess Thermal Load (ETL) criteria following Acceptance and continuing through the end of the Contract Term. In order to meet the ETL criteria, CH2M HILL's initial proposed design included one cooling tower at the Drying and Dewatering Building and three effluent cooling towers.

Recent court decisions related to temperature TMDLs at the State level are expected to lead DEQ to reconsider the current waste load allocation (WLA) for the WWTP. It is unknown when these issues will be resolved. As a result of the uncertainties related to DEQ's guidance and the future efficacy of cooling towers, CH2M HILL engaged in discussions with Fresh Water Trust (FWT) to re-explore the possibility of using thermal credits in lieu of effluent cooling tower(s). To facilitate this alternative method of compliance, the City requested, and DEQ agreed to process an NPDES Permit modification to allow the use of thermal credits, which does not currently exist within the Permit. The required 30-day public comment period related to the permit modification ended on September 13, 2013, but an extension was requested to September 27, 2013. The City does not expect any difficulties obtaining the modification.

CH2M HILL will remain liable for achieving ETL compliance under a thermal credit scenario. However, since the City will be a third party beneficiary of the Thermal Credit Contract between FWT and CH2M HILL, the City has reviewed and provided comments on the proposed contract. The City is also developing a CO and CAM to address the related changes to the Design and Construction Requirements and any other DBO Agreement requirements that will result from these discussions. There will be no cost associated with the proposed CO and CAM.

DESIGN

CH2M HILL continues to update the design drawings as major equipment and systems are procured and as yard piping is installed.

PERMITTING

No permits were issued by the City during the quarter. All of the permit applications that will be required for construction have been submitted by CH2M HILL and authorized/issued by the City.

CONSTRUCTION PROGRESS

Construction activities this quarter have included:

- Continued hauling sludge to Salem for processing to Class B standards.
- Continued use of temporary carbon scrubber for odor control.
- Complete slope stabilizations, site grading, storm drain piping and swale preparation.
- Demolition of existing Headworks.
- Construction of sidewalk behind Headworks and Dewatering and Drying Building.
- Initiated landscaping work including installation of reuse irrigation piping.
- Ongoing site electrical work and migration of new equipment to the new SCADA system for operations.
- Ongoing masonry work, roof decking, mechanical and electrical equipment installation, and hydraulic testing of Headworks.
- Completed modifications to aeration basin No. 1.
- Completed installation of new turbo blowers in the blower building and initiated startup and testing.
- Completed concrete re-work at UV disinfection channel and completed leak test.
- Initiated installation of UV equipment.
- Completed leak test of secondary clarifier.
- Conducted secondary treatment hydraulic test.
- Flow control structure commissioned and operational.
- Installation of equipment, fire sprinkler piping, conductors, HVAC and foul air equipment in progress for the dewatering and drying building, as well as installation of building metals including doors, windows and stair railings.
- Large equipment including centrifuges, sludge hopper and biosolids dryer installed.
- Truck scale and louver installation at Dewatering and Drying Building.
- Acclimation of biofilter media.
- Installed centrifuge feed pump No. 1 and No. 2.
- Continued migration of new SCADA control to new systems at the operations building; conduct fiber optic test.

Attachment A contains selected construction photos for July, August and September. The Attachment also includes progressive photos of the overall site from June 2012 through August 2013.

OTHER CONSTRUCTION-RELATED ACTIVITIES

CH2M HILL, the City and the Owner's Representative continue to meet at the Monthly Construction Meetings to discuss CH2M HILL's progress and any outstanding issues. Weekly Construction Check-in Meetings with the City and CH2M HILL and the Owner's Representative are held as needed. The Owner's Representative maintains a full time on-site inspector and an independent testing service to monitor and track construction progress and compliance with the contract requirements. In general, CH2M HILL and their subcontractors are doing an excellent job.

CH2M HILL conducts daily and monthly safety meetings with employees and subcontractors in accordance with their project specific safety plan. CH2M HILL's Monthly Progress Report includes a Health and Safety update every month. CH2M HILL also updates the record drawings and record BIM model in general accordance with the DBO Agreement.

The required submittals completed by CH2M HILL during this quarter and reviewed by City and Owner's Representative included:

- Progress Payment Requisitions with Design-Build Work schedule updates.
- Major equipment submittals.
- Final Odor Control Acceptance Test Plan.
- Final 30-Day Acceptance Test Plan.
- Draft Class A Biosolids Performance Test Plan.
- Final Draft Operations & Maintenance Manual.

To satisfy the DBO Agreement requirements of Article XI and Appendix 8 regarding Acceptance Testing of the new facilities, significant activities currently underway include the development by CH2M HILL of Acceptance Testing plans for the liquid stream treatment train, the odor control system, and the biosolids handling equipment. As required by the DBO Agreement, in order for CH2M HILL to conduct Acceptance Tests on the Wastewater System Capital Improvements, they have submitted and the City has approved the final Acceptance Test Plans for the hydraulic test, the odor control system test and the 30-Day Acceptance Test on the liquid treatment train.

CH2M HILL submitted a draft Class A Biosolids Performance Test Plan as well. The City and Owner's Representative reviewed and provided comments at the beginning of September.

ODOR CONTROL

No odor complaints from Wilsonville residents were reported this quarter. CH2M HILL continued to monitor the temporary odor control system and tested the carbon media frequently to better anticipate when it will become ineffective. CH2M HILL replaced the

odor scrubber media as needed based on the test results obtained by CH2M HILL and is storing additional odor scrubber media on site so that it can be readily replaced when the media in the temporary odor control system becomes ineffective.

The new biofilter was completed this quarter and the media was installed. The new biofilter media was then fed foul air to acclimate the media and prepare it for full treatment efficiency. During this acclimation period there was a risk of odor excursions. CH2M HILL provided notification to residents prior to this testing. No odor excursions were reported during this acclimation period.

CH2M HILL continued processing sludge offsite (to meet Class "B" standards) by transporting sludge to the Salem Water Pollution Control Facility in order to help reduce odors during construction.

OPERATIONS

The WWTP has operated within permit parameters this quarter. CH2M HILL has done an excellent job of continuously operating the WWTP in accordance with contract and permit requirements throughout construction.

OTHER CURRENT ISSUES

CH2M HILL has begun performing various Hydraulic Tests which are pre-requisites to the 30-Day Acceptance Test of the liquid stream treatment equipment. The 30-Day Acceptance Test is expected to occur in November and December of this year. The Class A Biosolids Performance Test may occur simultaneously with the 30-Day Acceptance Test, or slightly later.

ANTICIPATED ACTIVITIES FOR NEXT QUARTER

- HSSE Safety Training for anyone who plans to be on the WWTP site during construction.
- Development of additional COs and CAMs that arise.
- Further refinements to CH2M HILL's construction schedule and sequencing.
- Updates to CH2M HILL's Construction Plan, including Odor Control Plan update.
- Continue hauling sludge to Salem for processing to Class "B" standards.
- Complete equipment installation, electrical work and yard piping installation.
- UV equipment commissioning.
- Continue landscaping and irrigation and planting.
- Headworks equipment testing.
- Complete architectural finishes, seam roof, and miscellaneous metals at Secondary Process Facility.
- Start-up and commissioning of secondary clarifier No. 3, centrifuge and biosolids dryer.
- Complete hydraulic testing.
- Complete odor control system Acceptance Test.

- Achieve Substantial Completion.
- Complete 30-day Acceptance Test on liquid treatment train; achieve Acceptance.
- Finalize Class A Biosolids Performance Test and conduct test.
- Continue to complete preliminary punch list items.
- Erosion control and slope stabilization maintenance.
- Monthly Construction Meetings.

ONGOING PROJECT SUCCESS

- Design completed on schedule and budget.
- Construction is ahead of schedule.
- Minimal change orders through design and 88 percent construction.
- Strong partnering relationships among team members.
- Successful continuous operation of the WWTP throughout construction in accordance with contract and permit requirements.

ATTACHMENTS

A – Construction Progress Photos



1- Site View looking North – June 2012.



2- Site View looking North – February 2013.



3- Site View looking North – June 2013.



4- Site View looking North – August 2013.



5- Equipment inside Headworks Building.



6- Foul air fans and duct at D&D Building.



7- Mechanical work in D&D Building.



8- Site view from northwest slope.



9- Stabilization Basins and installation of standing seam roof at Blower Building.



10- Site view from the west.



11- Secondary Clarifier #3.



12- Foul air fans and ductwork at Dewatering and Drying Building.



13- Foul air ductwork on Aeration Basins.



14- Foul air discharge stack at biofilter.



15- Dewatering and Drying Building from the west.



16- UV Channel and lamp module.

Recd 10/17/13
Act.

REQUEST FOR HELP ON ZONE CHANGE FOR THE ELLIGSEN PROPERTY

Introduction:

The purpose of this visit by Mr. Elligsen to the City Council is to ask the City of Wilsonville to assist him in connection with a change to the Metro designated zoning, of his 33 acres, from industrial to commercial. A description of the property is attached as Exhibit "A".

History:

Mr. and Mrs. Elligsen, who are now 88 and 84 years old respectively, originally bought approximately 171 acres in the late 1950's at which time there was no zoning, and prior to the City of Wilsonville being incorporated. Mr. Elligsen first decided to purchase the property when he got off a bus at the corner of what is now I-5 and Elligsen Road and as he walked back home from his military service in Europe he decided that the property would make good farm land, he purchased it, and has since been farming the land every year.

In 1979 a portion of the original property was sold to Burns Brothers after they had leased a portion of the property for a number of years, for a truck stop, restaurant and fuel station. The sale to Burns Brothers included approximately 138 acres, a portion of which was zoned as commercial and the rest was zoned as industrial.

The property at issue in the Comprehensive Plan of 1980 indicated that six acres of Elligsen's remaining property would be commercial, together with the allocated amount of commercial use allowed in the industrial designation. It appears to be obvious from the outset that commercial was one of those things the City was considering for the property.

Throughout the ownership and relationship with the City of Wilsonville, Mr. and Mrs. Elligsen have been very cooperative in assisting the City in accomplishing their goals when the roads were being built or modified, when the sewers, water, and other utilities, were installed, Mr. and Mrs. Elligsen always cooperated with the City in a very helpful manner.

During the time Mr. Elligsen was farming the original property, he provided drainage pipes and ditches in order to alleviate the water runoff, and other than the property near Canyon Creek Road, there were no wetlands. There were no streams or waterways. It was all farm land properly drained. The ditch on the east side of the Elligsen property was and is just that: A ditch that was dug by him in order to drain the water from farm land which now houses Costco. It is not "wetlands" and never was. That should not be an issue.

After the development of Argyle Square (which included changes from industrial to commercial), Mr. Elligsen has continued to farm the property even though it is difficult for anyone to get the farming equipment through the traffic onto the property; he has

had complaints about dust as he tries to farm; he has had complaints about pest control, all of which makes it extremely difficult to continue the necessities of his farming livelihood.

Mr. Elligsen has been trying to sell his property for a number of years. He has had many people ask about the property, but none were interested in purchasing the property for industrial development.

There were, however, a number of potential buyers and organizations (i.e. Home Depot, auto dealers, developers) who were interested in purchasing the property for commercial purposes which, as time has shown, appears to be the proper designation for the property. It is next to Costco, Target, etc. (Exhibit "B")

More specifically in 2005, Mr. Elligsen and Lowe's had an agreement in which Lowe's would purchase the property from Mr. Elligsen. However, Lowe's finally gave up in despair when the City planners, at that time, pointed out that the Metro designation, which precluded Lowe's from completing their plans.

More recently, Cabella's had decided that they would like to establish a facility on the property which would have created a number of jobs, and created a considerable amount of tax dollars for the City, but again the potential purchaser was discouraged by the zoning problems. As you may recall, the media and a number of prominent persons were in favor of Cabella's purchase and improvement, but again because of the numerous blocks including the Metro designation, they felt their hands were tied.

Mr. Elligsen had the property appraised and there is a significant difference between the zoning of industrial and the zoning of commercial in the purchase price of the property. Since the interest of most potential purchasers is in commercial and because the price of commercial is higher, both the City and Mr. Elligsen would receive a benefit by a change in the designation.

Because of the location; the visibility from the freeway, and the surrounding commercial areas, it appears evident that the property should be commercial. Mr. Elligsen is only requesting that the City assist him by re-zoning the property in order that the remainder of his life, will not require him to go through the issues related to farming and maintaining the property and to allow him to sell it at a fair price after all these years of cooperation with the City and his maintenance of the property. Since there are considerably more areas in the City that are designated, or could be designated industrial, this designation on the Elligsen property is totally unnecessary. The property is vacant, and primarily because the interest is only in commercial, not industrial.

It would be deeply appreciated by Mr. and Mrs. Elligsen if the City would stand behind them and re-designate the property as commercial and assist them in convincing Metro to do the same.

When the Comprehensive Plan of 1980 was put together, this property had a special distinction:

I. Adding to the Plan Map Section, page 68, of the Proposed Comprehensive Plan, paragraph one, last sentence to read: "When interpreting the intent of the Plan, the text dominates the Map in the event of a conflict . . .

II. Adding to No. 5 under Land Use and Development Objectives, page 69, consistent with the above objectives, 6 acres of Tax Lot 100 north of Wiedemann Road and south of the Burns Bros. Truck Stop, are to be designated for commercial use, the location of the 6 acres within the 33-acre tract shall be determined by the Planning Commission. This 6 acres is exclusive of any commercial use that may be allowed under the mixed use provisions of the industrial designation on the remainder of the tract.

THAT THE CITY COUNCIL REAFFIRMS THE
PLANNING COMMISSION'S RECOMMENDATIONS
IN THE AREAS OF SPECIAL CONCERNS.

It is obvious that this parcel was considered as commercial by the City Council over 33 years ago and it is the best use of the land.

The south boundary of the property is Wiedemann Road. With the cooperation of Mr. Elligsen and the City, this road should be completed to run from Parkway to Canyon Creek, may be as far as Stafford Road. It would be a large help in the relief of the traffic situation as it now exists.

There have been many inquiries, and opportunities to develop the property, i.e. Lowe's and Cabella's, but those attempts have been unsuccessful. The lost chances to the City would not continue if the designation was commercial.

The Metro regionally significant industrial designation makes no sense. The change to commercial would benefit Mr. Elligsen, and most definitely the City of Wilsonville for the increased employment, the increased benefit to the citizens of Wilsonville and an increase in revenue to the City.

Request:

Again, Mr. Elligsen requests that the City join him in a team effort to change the designation of his property to commercial, both at the City level and the Metro level.

Thank you for your kind cooperation, consideration and assistance in accomplishing this task.

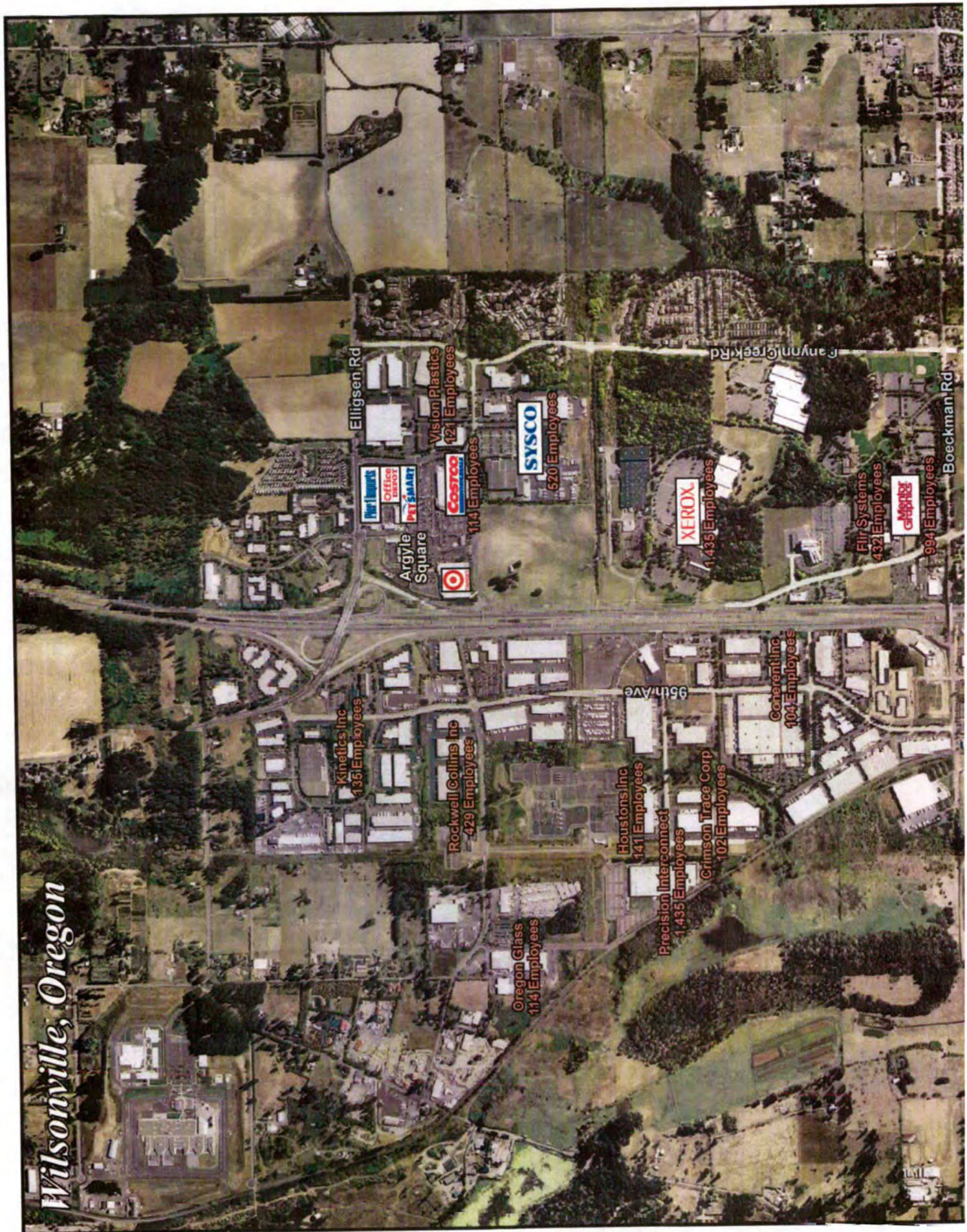


EXHIBIT "B"

CITY COUNCIL ROLLING SCHEDULE

Board and Commission Meetings 2013

SEPTEMBER

DATE	DAY	TIME	MEETING	LOCATION
10/7	Monday	7 p.m.	City Council Meeting	Council Chambers
10/9	Wednesday		<i>Cancelled</i> - Planning Commission	Council Chambers
10/10	Thursday	6:30 p.m.	Parks & Recreation Advisory Board	Council Chambers
10/14	Monday	6:30 p.m.	DRB Panel A	Council Chambers
10/21	Monday	7 p.m.	City Council Meeting	Council Chambers
10/28	Monday	6:30 p.m.	DRB Panel B	Council Chambers
10/29	Tuesday	6 p.m.	Joint meeting of the City Council and City of Tualatin Council	Willamette River Rooms

COMMUNITY EVENTS

URBAN RENEWAL STRATEGIC PLANNING TASK FORCE AND OPEN HOUSE

October 17, 2013 – City Hall

Task Force – 6 p.m. to 7 p.m.

Public Open House – 7 p.m. to 9:30 p.m.

HARVEST FESTIVAL

October 19, 2013 – 9:30 a.m. – 11:30 a.m.

Stein-Boozier Barn at Murase Plaza

FALL LEAF DROP-OF DAY

November 16, 2013 – 9 a.m. – 2 p.m.

City Hall, 29799 SW Town Center Loop

Leaves only – no yard debris

Please bring a donation of new toiletries and personal hygiene items or
canned goods for donation to Wilsonville Community Sharing



BUDGET COMMITTEE MEETINGS:

- November 21, 2013 Budget Committee Workshop 6-8 p.m.
- April 28, 2014 6-8 p.m.
- May 1, 2014 6-8 p.m.
- May 8, 2014 6-8 p.m.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

A special meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Thursday, September 5, 2013. Mayor Knapp called the meeting to order at 7:03 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp
Council President Starr
Councilor Goddard
Councilor Fitzgerald
Councilor Stevens

Staff present included:

Bryan Cosgrove, City Manager
Jeanna Troha, Assistant City Manager
Mike Kohlhoff, City Attorney
Sandra King, City Recorder
Michael Carr, Senior Engineering Technician
Eric Mende, Engineer
Chris Neamtzu, Planning Director
Kerry Rappold, Natural Resources Manager
Steve Adams, Engineer

Motion to approve the order of the agenda.

Motion: Councilor Starr moved to approve the amended agenda. Councilor Stevens seconded the motion.

Vote: Motion carried 5-0.

MAYOR'S BUSINESS

A. Recognize Michael Carr's Award of the Level 1 Roads Scholar Certificate from ODOT

Steve Adams introduced Michael Carr, Senior Engineering Technician, and explained Mr. Carr is responsible for running the annual street maintenance program, as well as inspecting private and commercial projects.

Mayor Knapp stated the Oregon Roads Scholar Program provides local agency transportation workers with the latest information on road maintenance procedures and technology. Through the Roads Scholar Program, local government personnel can enhance their maintenance skill and expand their knowledge by attending training sessions on current procedures and state of the art technologies. Mayor Knapp presented a plaque to Mr. Carr.

The Mayor noted the letter received from Donna Bane of the 2013 Kiwanis Fun Run outlining the successful event and thanking the city for its support.

CITY OF WILSONVILLE CITY COUNCIL MEETING MINUTES

B. Mayor's Trip to Kitakata, Japan

Bev Schalk and Cathy Rice joined the Mayor in sharing their memories of the activities they experienced during their recent trip to Wilsonville's Sister City Kitakata, Japan, to celebrate the 25th anniversary of the Sister City Program. Both Ms. Schalk and Ms. Rice felt the program was a valuable experience for their families and it brought a healthy curiosity of the world and allowed them to share Wilsonville with the world. The student exchange program is important in Japan and is supported by the local business communities. In late October sixteen Kitakata students will be arriving in Wilsonville to stay with host families and experience Wilsonville.

Mayor Knapp thought this program should be more strongly supported by the community, and was an opportunity for teaching students about the broader market and world. The Mayor presented a commemorative medallion to Bev Schalk, Cathy Rice and the City Councilors. Gifts from the Mayor and councilors of Kitakata were presented to Council.

Mayor Knapp declared a recess and reconvened the meeting.

C. Upcoming meetings were announced.

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

Mayor Knapp advised those in the audience if they wanted to speak about the application submitted to Clackamas County for the Tonquin Quarry they may do so; however, this was not an item on the Council agenda. Staff explained the City did not have a part in making the decision, and encouraged the citizens to attend the County Planning Commission meeting as well as the County Commission meeting to register their concerns.

The following individuals spoke of their concerns regarding the application submitted to Clackamas County by the Tonquin Quarry owners to create a "mining overlay zone".

Justin Dodge, 13391 SW Morgan Rd., Sherwood, OR

Lee Patrick, 12535 SW Morgan Rd., Sherwood, OR

Jos Jacobs, 13365 SW Morgan Rd., Sherwood, OR

Gary R. Dimbat, 13481 SW Morgan Rd., Sherwood, OR

Tristan Hartfield, 13323 SW Morgan Rd., Sherwood, OR

Tim Baggs, 25250 SW Meadowbrook Ln., Sherwood, OR

Concerns included:

- Safety for the users of the Tonquin Trail with blasting and heavy truck traffic nearby
- The effect truck traffic will have on the condition of Day Road, and the responsibility for maintenance costs falling to the local cities

CITY OF WILSONVILLE CITY COUNCIL MEETING MINUTES

- The length of time mining operations last, and the amount of time to remediate the
- Lack of oversight and inspections for mining operations; no one to register complaints or concerns with
- Hidden costs in the increased amount of time it takes to access the freeway when following gravel trucks along Day Road to I-5 interchange at Elligsen Road
- Mining overlay and quarry reserve extending 1500 feet from the mining operation
- Noise, vibrations and traffic
- Mud slick streets as a result of the mining dust during the rainy season
- Pointed out although the City Council was charged with protecting Wilsonville residents, any decisions may have an adverse impact on neighbors

Mr. Kohlhoff explained Clackamas County has jurisdiction and authority to make the decision. Did raise with metro the issue of common sense of a trail near the blasting sites and safety issues in 2010; also concerned with metro's letter to the county and what they said, which implied we didn't have those concerns.

Council asked staff to proceed with getting a letter on file with the County so the City had standing in the future. The asked staff if there were additional issues that have been raised that should be cited to insure the City had standing.

Mr. Cosgrove did not think there were issues; they are legitimate issues that different regulating bodies will have to address as part of the application process. The City has limited its comment and concerns to the issues that affect Wilsonville.

Councilor Fitzgerald thanked the speakers for sharing their views.

Councilor Starr advised the speakers to address the County who will be making the decision.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

Council President Starr – Park & Recreation Advisory Board, Chamber/City Leadership liaison had no report to make.

Councilor Goddard – Library Board, Chamber Board, and Clackamas County Business Alliance liaison reported circulation for e-books and other Library materials is up, the summer reading program had reached record numbers, and the Library Foundation was beginning their strategic planning process. Hilly Alexander will continue as chair and Reggie Gains as vice chair of the Library Board. A tour of the Blue Heron mill site in Oregon City has been scheduled by the Clackamas County Business Alliance for the next two weeks.

Councilor Fitzgerald – Planning Commission; Committee for Citizen Involvement; and Library Board liaison announced the Planning Commission plans to conduct a work session on the housing needs analysis report and policy decisions at their next meeting. The Tourism Task Force is being assembled and meeting dates set.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

Councilor Stevens – Development Review Panels A and B; Wilsonville Seniors liaison reported fall class registration has begun at the Parks and Recreation Department. She announced the renaming ceremony for Baldock Rest Area to “French Prairie Rest Area” and talked about the items that will be scheduled for the next DRB-A meeting. The Wilsonville Seniors will be creating a task force to evaluate current activities and plan for the future.

CONSENT AGENDA

Mr. Kohlhoff read the titles of the Consent Agenda items for the record.

A. **Resolution No. 2438**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Jeff Kersey Construction, Inc. For The Memorial Park Parking Lot Improvements Project (Capital Improvement Project #9142).

B. Minutes of the July 15, 2013 and August 5, 2013 Council Meetings.

Motion: Councilor Fitzgerald moved to approve the Consent Agenda. Councilor Starr seconded the motion.

Vote: Motion carried 5-0.

PUBLIC HEARING

Continue public hearing to date certain of October 7, 2013

A. Villebois Village Master Plan Amendment for Future Study Area (former LEC)

The Planning Commission held a public hearing on August 14, 2013 to consider a recommendation to City Council regarding a Villebois Village Master Plan amendment proposed by Polygon Northwest for the area in the southwest portion of the Villebois Village currently labeled “Future Study Area.” The City case file number is LP13-0005. In anticipation of a potential decision by the Planning Commission following the August 14th hearing, a City Council public hearing was scheduled and noticed for September 5th. The Planning Commission continued the hearing to their next meeting on September 11th during which a recommendation to City Council is expected. October 7th would be the next available City Council meeting following the Planning Commission’s September 11th recommendation.

Within the current Villebois Village Master Plan, the subject site (former site of the Living Enrichment Center) is designated as Future Study Area. In order to allow for consideration of any specific type of development the Master Plan must be amended. Any such amendment is intended to provide the general land use framework in terms of type or types of uses, open space considerations, circulation and utilities. This general framework is then subject to refinement down to specific and detailed development plans through the subsequent steps established in the

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

Villebois Planning Process. As a legislative matter the amendment is reviewed by the Planning Commission who will make a recommendation to City Council for action on the amendment.

The City sent public notice for the Planning Commission and City Council public hearings in the same notice. The Planning Commission held an additional public work session on July 10th. The applicant held two neighborhood meetings.

Motion: Councilor Goddard moved to continue the public hearing to the October 7, 2013 Council meeting. Councilor Fitzgerald seconded the motion.

Vote: Motion carried 5-0.

CONTINUING BUSINESS

- A. **Ordinance No. 722** – second reading
An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Chapter 5, Section 5.210, Prohibited Parking Or Standing.

Motion: Councilor Starr moved to approve Ordinance No. 722 on second reading. Councilor Goddard seconded the motion.

Councilor Goddard tractor trailers parking on the backside of Parkway near Target overnight wanted to raise as issue and did staff have feedback.

Mr. Kohlhoff check with the chief of police on enforcement.

Mr. Cosgrove will bring back additional information at the next meeting.

Vote: Motion carried 5-0.
Council President Starr - yes
Councilor Goddard - yes
Councilor Fitzgerald - yes
Councilor Stevens - yes
Mayor Knapp - yes

CITY MANAGER'S BUSINESS

None.

LEGAL BUSINESS

None

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

ADJOURN

The Mayor adjourned the Council meeting at 8:34 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, September 16, 2013. Mayor Knapp called the meeting to order at p.m. 7:05 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp
Council President Starr
Councilor Goddard
Councilor Fitzgerald - Excused
Councilor Stevens

Staff present included:

Bryan Cosgrove, City Manager
Jeanna Troha, Assistant City Manager
Mike Kohlhoff, City Attorney
Sandra King, City Recorder
Mark Ottenad, Government and Public Affairs Director
Joanna Ossanna, Finance Director
Nancy Kraushaar, Community Development Director

Motion to approve the order of the agenda.

Motion: Council President Starr moved to approve the order of the agenda. Councilor Stevens seconded the motion.

Vote: Motion carried 4-0.

MAYOR'S BUSINESS

A. A Proclamation Declaring September National Preparedness Month

Mr. Cosgrove advised the City's website, Ready.gov, and the Tualatin Valley Fire and Rescue website contain news and information on preparedness and planning for emergencies and natural disasters.

Mayor Knapp read the proclamation into the record.

B. The upcoming Council meeting was announced by the Mayor, as well as the meetings he attended on behalf of the City, including JPACT, C-4, and the Washington County Coordinating Committee. The Mayor announced Council members will be participating in the League of Oregon Cities Conference the last week in September. He invited the public to attend the October Harvest Festival in Murase Park.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

COMMUNICATIONS

A. Tourism Task Force (staff – Cosgrove)

Mr. Cosgrove stated a draft list of the Tourism Development Strategy Task Force was included in the Council packet. The Task Force is a diverse and representative group of individuals and stake holders with an interest in tourism promotion. This is one key component to implementation of the City's Economic Development Strategic Plan and will help the retail and lodging industry in terms of getting people to visit Wilsonville and spend tourism dollars.

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on items *not* on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

Laura Potter, 1494 Sky Parkway, West Linn, representing the American Cancer Society introduced the Cancer Prevention Study-3 and encouraged participation in the Study. Interested persons can enroll online at cps3portland.org.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

Council President Starr – Park & Recreation Advisory Board, Chamber/City Leadership liaison had no board report. He mentioned the dates of the upcoming Urban Renewal Strategic Planning Task Force meetings and noted the new Piazza in Villebois will be dedication in a ceremony October 3 at 4 p.m.

Councilor Goddard – Library Board, Chamber Board, and Clackamas County Business Alliance liaison. The Councilor announced the Fall Leaf Drop-off Day and the results of the last Planning Commission meeting.

Councilor Stevens – Development Review Panels A and B; Wilsonville Seniors liaison reported the decisions made by DRB-A. The Councilor attended the Wilsonville Seniors meeting and participated in the renaming of the Baldock Rest Area to the "French Prairie Rest Area".

NEW BUSINESS

A. **Ordinance No. 723 – First Reading**

An Ordinance Of The City Of Wilsonville Amending Chapter 6 Of The Wilsonville Code To Provide For Regulating The Use Of Public Property And Facilities By Film And Media Productions Within The City.

Mr. Kohlhoff read the title of Ordinance No. 723 into the record on first reading, and presented the staff report.

The City has occasionally received requests from filmmakers wishing to film in Wilsonville. In

CITY OF WILSONVILLE CITY COUNCIL MEETING MINUTES

the past the City has dealt with these requests on a case-by-case basis, negotiating agreements with the filmmakers as needed. These requests have not been frequent, but because of Clackamas County's efforts to attract more film production to the County it is likely that such requests will increase in the future. Clackamas County's Business and Economic Development Team has developed a film permitting program with the goal of attracting more film industry activity to the County, and has developed a County-wide film policy and a "one-stop" permit application program. The City of Wilsonville can take advantage of the opportunity this presents by creating a City film policy and adopting a City film permit.

Filmmakers who choose to film in the City can make positive contributions to the City and local economy, but such filming can also have negative impacts on neighborhoods, interfere with the use of public property, and cost the City time and money. Adopting a film policy that allows for the recovery of costs, and imposes permit conditions on filmmakers can mitigate or eliminate many of these possible negative impacts.

Passing this ordinance would create a film policy for the City that would allow the City to keep track of commercial filming activity in the City, establish permit requirements for filmmakers, and allow the City to collect fees from filmmakers to recover any costs incurred by the City.

Councilor Goddard asked if the fee had been established. Mr. Kohlhoff stated the City Manager would be working with staff to set a fee schedule administratively.

Councilor Stevens referred Section 6.510 on page 3 of 9 and asked why the language became more permissive in the third line, using the word "may" rather than "will" as used in the rest of the paragraph. Mr. Kohlhoff agreed to change the word to "will".

Councilor Stevens referred to Section 6.535 Compensation for Public Costs and questioned whether the language was strong enough to recoup costs caused by filming damages. Mr. Kohlhoff responded the control is for the use of public facilities, insurance and a damage deposit would protect the City's interests. Filming on private property would be governed by an agreement between the private property owner and the filming company. He indicated there is not a great demand for filming in the City at this time.

Mayor Knapp referred to Section 6.535 Compensation for Public Costs and wanted to know why a deposit was not definitely required, rather than the language which read, "The City may require a reasonable advance deposit..." He also asked if the fine stated in Section 6.550 was enough to deter a large filming company from operating without a permit.

Mr. Kohlhoff answered the language provided in Section 6.535 allowed flexibility relative to the level of impact. Regarding penalties for filming without a permit, Mr. Kohlhoff thought the fine was a reasonable amount and there was the ability to pursue insurance and revoke the permit. In the past the \$1,000 per day fine was enough to get the attention of the offender.

Council President Starr commented the ordinance covers a wide spectrum of sizes of filming companies; he wanted to insure there was the flexibility to encourage people to film in Wilsonville.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mr. Cosgrove stated the ordinance was drafted to provide flexibility to the staff and the City Manager to make determinations based on the level and scope of the filming needs.

Mayor Knapp confirmed Staff will be making language changes as suggested by councilors and will make modifications to the insurance section and bring them back on second reading.

Motion: Councilor Goddard moved to adopt Ordinance No. 723 on first reading. Councilor Stevens seconded the motion.

Councilor Goddard indicated the Clackamas County Economic Development Commission has received presentations from staff demonstrating increasing success and interest on the part of the film and media industry to do business in Clackamas County. The ordinance demonstrated the City's willingness to partner with Clackamas County to make it easier to do business in the County and City.

Vote: Motion carried 4-0.

CITY MANAGER'S BUSINESS

Mr. Cosgrove reminded Councilors about the League of Oregon Cities Conference September 26 to 28th where the City will have a hospitality evening showcasing Wilsonville's successes, and that he would be attending the ICMA conference.

LEGAL BUSINESS

Mr. Kohlhoff would be attending the International Law Officers conference September 30 to October 2nd.

ADJOURN

The Mayor adjourned the Council meeting at 7:50 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor


**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: October 7, 2013	Subject: Resolution No. 2439 Wilsonville Community Sharing Administrative and Operational Grant Staff Member: Joanne Ossanna, Finance Director Department: Finance
Action Required <input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments: This resolution formalizes and approves the Wilsonville Community Services administrative and operational support grant for a three-year period. The grant amount is \$29,929 in 2012-13, and increases by the increase in the Consumer Price Index, all items, Portland-Salem Metropolitan Area (CPI) each year on July 1 st
Staff Recommendation: Staff recommends the City Council approve Resolution No. 2439.	
Recommended Language for Motion: I move to approve Resolution No. 2439.	
PROJECT / ISSUE RELATES TO: <i>[Identify which goal(s), master plans(s) issue relates to.]</i>	
<input checked="" type="checkbox"/> Council Goals/Priorities	<input type="checkbox"/> Adopted Master Plan(s)
<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL: Whether or not to approve a new three-year grant with Wilsonville Community Sharing to administer community outreach services and utility relief assistance for Wilsonville residents.

EXECUTIVE SUMMARY:

Wilsonville Community Sharing, an Oregon non-profit corporation, has been providing community outreach services, including but not limited to staffing, food, utility assistance, prescription help, rent and housing support, and referral to other services beyond that which Wilsonville Community Sharing can meet for those in need.

The City of Wilsonville has supported the administrative and operational services of Wilsonville Community Sharing through grant support over the last 15 years. The City has provided this grant support ("Grant") through the annual City budget process and funding the Grant through budget adoption, but has not provided any formal grant contract. The Grant has grown over the years and is currently budgeted for the City's 2013/2014 fiscal year at \$29,929.

The term of the Grant is three (3) years, commencing July 1, 2013 and terminating June 30, 2016, subject to the terms and provisions of this Grant Agreement and Wilsonville Community Sharing providing the community services. The grant increases by the increase in the Consumer Price Index, all items, Portland-Salem Metropolitan Area (CPI) each year on July 1st

Wilsonville Community Sharing will provide detailed quarterly and annual financial statements that include information on services and activities and Grant expenditures. The City of Wilsonville Finance Department will administer and oversee the grant, which will include reviewing the quarterly and annual financial reports provided by Wilsonville Community Sharing to ensure the grant funds are properly spent based on the grant document.

EXPECTED RESULTS: Approval of the grant contract with Wilsonville Community Sharing.

TIMELINE:

Three fiscal years from July 1, 2013 through June 30, 2017

CURRENT YEAR BUDGET IMPACTS: This grant is fully budgeted in the City's 2013-14 adopted budget.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: JEO Date: 9-20-13

The expenditures are budgeted 2012-13 and planned for in the following years.

LEGAL REVIEW / COMMENT:

Reviewed by: MEK Date: 9/20/13

The provision of a grant contract is not a public contract under the public contracting statutes and therefore, can be awarded directly by the City Council at the Council's discretion. Wilsonville Community Sharing has recently been operating without a duly constituted Board of Directors, which it is in the process of rectifying by the October 7, 2013 Council meeting. The award of the grant must be predicated on proof of a duly constituted Board presented to the City at or before the October 7, 2013 meeting.

COMMUNITY INVOLVEMENT PROCESS: The community will have the opportunity at the October 7, 2013 Council meeting to watch the Wilsonville Community Sharing presentation and provide comments during the Citizen Input portion of the meeting.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY: This grant has a very positive impact to the community, since Wilsonville Community Sharing provides community outreach services, including but not limited to staffing, food, utility assistance, prescription help,

rent and housing support, and referral to other services beyond that which Wilsonville Community Sharing can meet for those in need.

ALTERNATIVES: None

CITY MANAGER COMMENT:

ATTACHMENTS

A. Resolution No. 2439

RESOLUTION NO. 2439

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING COMMUNITY SERVICES SUPPORT GRANT TO WILSONVILLE COMMUNITY SHARING

WHEREAS, Wilsonville Community Sharing, an Oregon non-profit corporation, has been providing community outreach services, including but not limited to staffing, food, utility assistance, prescription help, rent and housing support, and referral to other services beyond that which Wilsonville Community Sharing can meet for those in need; and

WHEREAS, the City of Wilsonville has supported the administrative and operational services of Wilsonville Community Sharing through grant support over the last 15 years; and

WHEREAS, the City has provided this grant support ("Grant") through the annual City budget process and funding the Grant through budget adoption, but has not provided any formal grant contract; and

WHEREAS, Wilsonville Community Sharing has provided detailed quarterly and annual financial statements that include information on services and activities and Grant expenditures; and

WHEREAS, the Grant has grown over the years and is currently budgeted for the City's 2013/2014 fiscal year at \$29,929; and

WHEREAS, the parties agree that it is prudent to enter into a Grant contract setting forth the respective parties' rights and obligations and that it would be more efficient to establish the Grant for a three-year period of time, ensure a financial reporting and review system, and state the specific purpose for which the Grant monies can be used;

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

1. A three-year Community Services Support Grant is awarded to Wilsonville Community Sharing.
2. The City Manager is authorized to enter into a three-year Community Services Support Grant Agreement with Wilsonville Community Sharing, an Oregon non-profit organization, in the initial amount of \$29,929 for the first fiscal year 2013/2014, under the terms and conditions as set forth in the Community Services Support Grant Agreement, a copy of which is marked Exhibit A, attached hereto, and incorporated by reference as if fully set forth herein.
3. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this ____ day of _____, 2013, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp
Council President Starr
Councilor Goddard
Councilor Fitzgerald
Councilor Stevens

Attachments:

Exhibit A – Community Services Support Grant Agreement

EXHIBIT A

COMMUNITY SERVICES SUPPORT GRANT AGREEMENT

WHEREAS, Wilsonville Community Sharing, an Oregon non-profit corporation, has been providing community outreach services, including but not limited to staffing, food, utility assistance, prescription help, rent and housing support, and referral to other services beyond that which Wilsonville Community Sharing can meet for those in need; and

WHEREAS, the City of Wilsonville has supported the administrative and operational services of Wilsonville Community Sharing through grant support over the last 15 years; and

WHEREAS, the City has provided this grant support ("Grant") through the annual City budget process and funding the Grant through budget adoption, but has not provided any formal grant contract; and

WHEREAS, Wilsonville Community Sharing has provided detailed quarterly and annual financial statements that include information on services and activities and Grant expenditures; and

WHEREAS, the Grant has grown over the years and is currently budgeted for the City's 2013/2014 fiscal year at \$29,929; and

WHEREAS, the parties agree that it is prudent to enter into a Grant contract setting forth the respective parties' rights and obligations and that it would be more efficient to establish the Grant for a three-year period of time, ensure a financial reporting and review system, and state the specific purpose for which the Grant monies can be used;

NOW, THEREFORE, based on the mutual considerations and provisions set forth below, the parties enter into this Community Services Support Grant Agreement as follows:

1. Purpose of Grant. To provide financial support to Wilsonville Community Sharing for administration and operations to provide community services and outreach to and for community members in need of such services, including but not limited to staffing, food, utility assistance, prescription help, rent and housing support, and referral to other services beyond that which Wilsonville Community Sharing can provide. The financial support provided by the Grant is not for capital construction or renovation.

2. Grant Amount. The amount of the Grant is \$29,929 for the City of Wilsonville's fiscal year 2013-2014.

3. Term of Grant. The term of the Grant is three (3) years, commencing July 1, 2013 and terminating June 30, 2016, subject to the terms and provisions of this Grant Agreement and Wilsonville Community Sharing providing the community services and outreach set forth in the above Section 1-Purpose.

4. Consumer Price Index Escalator. Commencing July 1, 2014, for City fiscal year 2014-2015, the Grant amount of \$29,929 shall be increased by the increase in the Consumer Price Index, all items, Portland-Salem Metropolitan Area (CPI) over the preceding calendar year, and on July 1, 2015, the Grant amount for City fiscal year 2015-2016 shall be increased by the increase in the CPI over the preceding calendar year.

5. Grant Administration.

5.1. The Grant shall be administered by the City's Finance Director.

5.2. The Grant shall be paid quarterly by the seventh day of each quarter.

6. Reporting. Wilsonville Community Sharing shall provide to the City an annual financial report each January setting forth the operational and administrative services and activities provided and the Grant expenditures in support thereof. The reports shall provide the information on services and activities and Grant expenditures for the prior calendar year and a budget from the 1st of January of that reporting year to December 31st of that year.

7. Finance Review.

7.1. Wilsonville Community Sharing shall maintain books, records, documents, and other materials (collectively referred to as "documents and records") that sufficiently and properly reflect back-up for all expenditures made pursuant to this Agreement. The City shall have full access to and the right to examine and copy, during normal Wilsonville Community Sharing business hours, all of the documents and records of Wilsonville Community Sharing related to matters covered by this Agreement, whether the documents and records are in electronic form or printed form and whether maintained separately or as part of other financial information. This inspection right shall remain in full force and effect for four (4) years from July 1, 2013.

7.2. Upon fifteen (15) days' prior written notice, the City shall have the right to conduct an audit or financial review of Wilsonville Community Sharing's documents and records, as reasonably related to this Agreement. If an audit or review of the documents and records determines that Grant funds have been inappropriately expended by Wilsonville Community Sharing under this Agreement or any federal, state, or City regulation, Wilsonville Community Sharing agrees that it must reimburse the City for the full amount identified by the audit or review as an inappropriate expenditure. Such outstanding amounts shall bear interest at the rate of twelve percent (12%) per annum until repaid in full.

7.3. If the inappropriate expenditure(s) exceeds five hundred dollars (\$500) Wilsonville Community Sharing will reimburse the City for the cost of the audit or review.

7.4. Wilsonville Community Sharing may contest the audit findings and, if so, the parties will meet to arrive at a mutual resolution. If no resolution can be agreed upon within sixty (60) days, the parties will mutually agree on a review auditor to resolve the dispute or, if the parties cannot agree on a review auditor, either party may ask a Clackamas County judge to appoint a review auditor, whose finding shall be binding on the parties and non-appealable.

8. Grant Confidentiality. In reporting to the City under Section 6 and in reporting the findings of any audit or financial review, the names, addresses, social security numbers, medical information, or other information that is confidential under law as may pertain to the clients of Wilsonville Community Sharing shall not be reported and shall remain confidential.

9. Termination.

9.1. The City and Wilsonville Community Sharing may mutually terminate this Grant at any time.

9.2. The City may terminate this Grant at the end of the fiscal year in which the Grant has been funded if the City is unable to appropriate sufficient funding to fund the Grant for the ensuing year.

9.3. The City may terminate upon fifteen (15) days' notice upon an audit or financial review determination of inappropriate expenditure.

9.4. The City may terminate the Grant immediately upon receiving notice that Wilsonville Community Sharing is no longer providing the services set forth in Section 1-Purpose.

9.5. Wilsonville Community Sharing may terminate this Grant at the end of any quarter in which it has received funds and it may terminate this Grant at any time, provided it reimburses the City for any unexpended funds received.

10. Authority. The individuals executing this Agreement on behalf of the respective parties thereto each represent and warrant to the other that he/she has the full power and authority to do so on behalf of said party and to bind said party to the terms of this Agreement.

IN WITNESS WHEREOF, the undersigned have executed this Agreement effective this _____ day of _____, 2013.

WILSONVILLE COMMUNITY SHARING

By: _____

Richard Truitt

As Its: President

CITY OF WILSONVILLE

By: _____

Brian Cosgrove

As Its: City Manager

I:\wlsy community sharing\grant agr comm serv support



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: October 7, 2013		Subject: Ordinance No. 724 Villebois Village Master Plan amendment for Future Study Area (Former LEC). Staff Member: Daniel Pauly AICP, Associate Planner Department: Planning Division	
Action Required <input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		Planning Commission Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded (Hearing Continued) <input type="checkbox"/> Not Applicable Comment: Following their review at the July 10 th , August 14 th and September 11 th meetings, the Planning Commission recommended adoption of the proposed Villebois Village Master Plan amendment by a vote of 6-1.	
Staff Recommendation: Staff recommends that the City Council adopt Ordinance No. 724.			
Recommended Language for Motion: I move to approve Ordinance No. 724.			
PROJECT / ISSUE RELATES TO: Comprehensive Plan, and Villebois Master Plan.			
<input type="checkbox"/> Council Goals/Priorities	<input checked="" type="checkbox"/> Adopted Master Plan(s) Villebois Village Master Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE THE COUNCIL:

The currently adopted Villebois Village Master Plan (Master Plan) designates an approximately 43 acre site southwest of Arbor Villebois along Grahams Ferry Road as a "Future Study Area." The purpose of this amendment is to enable review of development of the area currently designated as "Future Study Area". The Council should consider the amendment within the context of the Master Plan as a whole, rather than weighing evidence and testimony specific to details of Polygon's potential future development of the area. Any future specific development proposal for the area will be reviewed by the City's Development Review Board through the quasi-judicial process. Any related zone change would come before the Council, in its quasi-judicial role, at a future date.

EXECUTIVE SUMMARY:

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

The current Villebois Village Master Plan designates the southwest corner as *Future Study Area*. In order to allow for consideration of any development in the Future Study Area, the Master Plan must be amended. Any such amendment is intended to provide the general land use framework in terms of types of uses, open space considerations, circulation and utilities.

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

Discussion Topic:

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

EXPECTED RESULTS:

The applicant proposes to amend the Villebois Village Master Plan to set the stage to develop the Future Study Area with single family detached homes. The proposed Villebois Village Master Plan amendment does not represent a specific plan for a residential development but rather enables future development applications to be submitted and reviewed by the Development Review Board for density, lot layout and design (including compliance with pattern book requirements), homes, parks and open space, streets and other facilities. The review of such subsequent specific development applications requires a public hearing and allows for public discussion of all of the foregoing aspects of a proposed development.

TIMELINE:

If a Master Plan amendment is adopted by City Council, more detailed plans for development of the Future Study Area can be submitted by a property owner/developer for review by the City's Development Review Board. These applications could be brought forward toward the end of the year.

CURRENT YEAR BUDGET IMPACTS:

Polygon paid an application fee for the City to process the current legislative application. If the Villebois Village Master Plan amendment is adopted, additional quasi-judicial application fees and potentially engineering plan review fees would be collected during the current budget year. SDCs and building permit fees would likely be paid in future budget years.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: JEO Date: 9/19/13

Costs to process the application and to provide an engineering plan review are covered by fees, so there is no 2013-14 budgetary or financial impact associated with this ordinance.

LEGAL REVIEW / COMMENT:

Reviewed by: MEK Date: 9/24/13

Approved as to form.

COMMUNITY INVOLVEMENT PROCESS:

On May 31, 2013, the applicant submitted an application for a Villebois Village Master Plan amendment to the City. The Planning Commission held a work session on July 10, 2013. Polygon conducted neighborhood meetings with surrounding residents on July 11, 2013 and July 24, 2013. The Planning Commission held a public hearing on August 14, 2013 and continued it to September 11, 2013. The Council will conduct another public hearing on October 7, 2013. If the Master Plan amendment is approved, and the applicant chooses to develop the property, they will be required to submit a specific development application to the Development Review Board and another public hearing and opportunity for public input and involvement will occur.

At the Planning Commission, the vast majority of the public testimony was related to development details that were not part of the submitted application. The Council should focus its review on the goals and policies contained in the Comprehensive Plan and the Villebois Village Master Plan opposed to criteria contained in the Development Code related to traffic, architecture and natural resource impacts.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Ordinance No. 724 would be an initial step to reviewing development that would result in:

- Continued build-out of the Villebois Master Plan
- Additional residential detached single-family houses.
- Construction jobs for several years.
- Development of a number of private parks and extensive open space and trail areas open to the public connected to Graham Oaks Nature Park and existing Villebois development.
- Continued improvement of a property that had fallen into disrepair.

ALTERNATIVES:

The subject Villebois Village Master Plan amendment is an application from a private applicant. The Council can either adopt the amendment as proposed, or deny the application for the

amendment. The Council's ability to change the applicant's proposal is limited.

CITY MANAGER COMMENT:

ATTACHMENTS

- A. Draft Ordinance to adopt the proposed Villebois Village Master Plan Amendment
 - Exhibit 1. Conclusionary findings dated September 18, 2013
 - Exhibit 2. Summaries of what the amendment does with lists of proposed changes
 - Exhibit 3. Villebois Village Master Plan showing proposed changes
- B. Planning Commission Record (on CD and kept in City Recorder's office)
- C. Planning Commission Public Hearing Actions, Notice of Decision of September 11, 2013
- D. Letter (dated August 9, 2013) from Nancy Kraushaar, Community Development Director, on behalf of the City Council to neighbors and others contacting City Council during Planning Commission process explaining review process for development of the Future Study Area.
- E. Current and Proposed Master Plan Figures for comparison

ORDINANCE NO. 724

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN FOR THE "FUTURE STUDY AREA" ESTABLISHING THE GENERAL LAND USE FRAMEWORK, OPEN SPACES, CIRCULATION AND UTILITIES.

WHEREAS, Polygon Northwest, on May 31, 2013 submitted an application and supporting materials to the City to amend the Villebois Village Master Plan consistent with the statement on page 10 of the Villebois Village Master Plan that, "the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal;" and

WHEREAS, the Wilsonville Planning Commission in Resolution LP10-0005, after a work session and a public hearing held over two meetings, recommend the City Council adopt the proposed amendment, and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted the proposed Villebois Village Master Plan amendment to the Planning Commission in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the City Council is approving the proposal for single-family lots within the medium-to-estate land use category identified in the Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois as well as a general circulation, utility, parks and open space plan for the Future Study Area; and

WHEREAS, on September 5, 2013, the City Council, having not yet received a recommendation from the Planning Commission, voted unanimously to continue the duly noticed public hearing to a date certain of October 7, 2013; and

WHEREAS, on October 7, 2013, the City Council conducted a duly noticed public hearing on the draft Villebois Village Master Plan amendment considering the entire public record herein and finds that the proposed Villebois Village Master Plan amendment complies with the applicable review criteria and is in the best interest of the community by providing for a land use plan facilitating development a portion of Comprehensive Plan Area Concern B consistent with the Villebois Village Concept Plan; and

WHEREAS, the City Council has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the City Council has considered the Planning Commission's recommendation, the staff reports on this matter, and testimony and evidence of interested parties, and has evaluated the draft Villebois Village Master Plan amendment against the applicable Statewide Planning Goals, state, county, and regional requirements, the Comprehensive Plan, and other applicable standards.

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

Section 1. Findings. The City Council hereby adopts as findings and conclusions the foregoing recitals and the conclusionary findings in this matter attached hereto as Exhibit 1 and adopted as if set forth fully herein.

Section 2. Order. The City Council hereby adopts the 2013 Villebois Village Master Plan amendment as explained in Exhibit 2 and attached as Exhibit 3, both as if set forth fully herein.

Section 3. Staff Directive. To reflect adoption of the Villebois Village Master Plan amendments, Staff is directed to make conforming changes to the Villebois Village Master Plan necessary to incorporate the amendments adopted herein.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 7th day of October, 2013, at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon, and scheduled for second reading on the 21st day of October, 2013, commencing at the hour of 7:00 p.m. at Wilsonville City Hall.

SANDRA C. KING, MMC, City Recorder

ENACTED by the City Council on the ____ day of October 2013, by the following votes:

YEAS:

NAYS:

SANDRA C. KING, MMC, City Recorder

DATED and signed by the Mayor this _____ day of October 2013.

TIM KNAPP, Mayor

SUMMARY OF VOTES:

Mayor Knapp -
Council President Starr -
Councilor Goddard -
Councilor Fitzgerald -
Councilor Stevens -

Exhibits:

- Exhibit 1. Conclusionary findings dated September 18, 2013
- Exhibit 2. Summaries of what the amendment does with lists of proposed changes
- Exhibit 3. Villebois Village Master Plan showing changes

Ordinance No. 724, Exhibit 1:

CONCLUSIONARY FINDINGS

September 18, 2013

**In support of Approval of Application #LP13-0005
Villebois Village Master Plan Amendment for "Future Study Area"**

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

COMPREHENSIVE PLAN COMPLIANCE

Standards for Approval of Plan Amendments

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

a. Conformance with Other Portions of the Comprehensive Plan

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

Finding: These criteria are satisfied.

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

b. Amendment is in the Public Interest

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

Finding: This criterion is satisfied.

Explanation of Finding: Development Code Subsection 4.198 (.01) A. implements this standard. As stated in Finding PL7 below: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B, including the subject property. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address "... the Wilsonville community's needs for housing a growing population." The Villebois Village Concept Plan replaced DATELUP and

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

c. Public Interest and Timing of Amendment

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

Finding: This criterion is satisfied.

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

d. Adequately Addressing Specific Factors

CP4. **Review Criteria:** “The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions.”

Finding: These criteria are satisfied.

Explanation of Finding:

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

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

Trends in Land Improvement - The amended Master Plan continues and expands the trends in land improvement reflected in the currently adopted Master Plan including

preservation of natural areas; providing bike, ped, and pedestrian connectivity; compact development, sustainability including rainwater management, etc. This factor has been adequately addressed.

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

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

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

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

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

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

e. Conflict with Metro Requirements

- CP5. **Review Criteria:** "Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements."

Finding: These criteria are satisfied.

Explanation of Finding: Findings MT1 through MT3 analyzed the proposed changes for compliance with Metro regulations and demonstrate that conflicts do not exist.

Citizen Involvement

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

Policy 1.1.1: Wide Range of Public Involvement

CP6. **Review Criterion:** “The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.”

Finding: This criterion is satisfied.

Explanation of Finding: An extensive public involvement process was held for the adoption of the original Villebois Concept Plan and Villebois Village Master Plan. The Planning Commission and City Council are holding public work sessions and public hearings to review the proposed amendments. In addition, the applicant has voluntarily held neighborhood meetings.

Implementation Measure 1.1.1.a. Early Public Involvement

CP7. **Review Criterion:** “Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in “draft” form, thereby allowing for community involvement before decisions have been made.”

Finding: This criterion is satisfied.

Explanation of Finding: The City staff and the applicant’s representative received feedback early in the planning process which was incorporated into the proposed amendments. The input came from the Planning Commission Work Session, various email correspondence, and neighborhood meetings.

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

Policy 1.2.1: User Friendly Information

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

Finding: This criterion is satisfied.

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

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

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

Finding: These criteria are satisfied.

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

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

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

Finding: These criteria are satisfied.

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

Urban Growth Management

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

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

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

Policy 2.2.1. Plan for Urbanization

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

Public Facilities and Services

Policy 3.1.2. Concurrency

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

Finding: This criterion is satisfied.

Explanation of Finding: It is anticipated all facilities and services will be provided at the time of development consistent with the requirements of the City’s Development Code. A

final check of concurrency will be completed by the Development Review Board as part of the Preliminary Development Plan.

Policy 3.1.3. Payment for and Benefits from Facilities and Services

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

Finding: This criterion is satisfied.

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

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

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

Finding: These criteria are satisfied.

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

Policy 3.1.5. Water Service Capacity

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

Finding: These criteria are satisfied.

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

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

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

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

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan amendment continues to show preservation of natural resource areas, including the newly identified Open Space 3. Subsequent Specific Area Plan review requires a Historic/Cultural Resource Inventory, Significant Resource

Impact Report, and Tree inventory be reviewed. These components of the Specific Area Plan process identify resources and enable conversation.

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

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

Finding: This criterion is satisfied.

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

Implementation Measure 3.1.11.e. Small Neighborhood Parks and Ownership

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

Finding: This criterion is satisfied.

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

Implementation Measure 3.1.11.g. Development Contributing to Open Space

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

Implementation Measure 4.1.5.gg. On-Site Drainage Design

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

Finding: This criterion is satisfied.

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

Implementation Measure 4.1.5.ii. Architectural and Community Design

CP29. **Review Criterion:** “The design of developments within the community can be regarded from two viewpoints: the design of structures as they relate to site and function (architectural design) and, their relationship to the surrounding area (community design). Both aspects shall be considered to be of equal importance. Good architectural design is necessary to provide visual variety and allow for individual identity. At the same time, good community design provides a sense of unity with other development while eliminating conflicting appearances.”

Finding: This criterion is satisfied.

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

Transportation

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

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

CP30. **Review Criterion:** “Provide a safe, well-connected, and efficient system of streets and supporting infrastructure for all travel modes.” “Plan and implement a well-connected network of streets and supporting improvements for all applicable travel modes.” “Provide safe and efficient multi-modal travel between the connecting roadways (and the surface street network, if applicable).”

Finding: This criterion is satisfied.

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

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

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

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

Finding: This criterion is satisfied.

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

Land Use and Development: General Development

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

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

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

Finding: These criteria are satisfied.

Explanation of Finding:

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

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

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

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

Land Use and Development: Residential Development

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

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

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

Finding: These criteria are satisfied.

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

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

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

Finding: These criteria are satisfied.

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

Residential-Village

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

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

Finding: These criteria are satisfied.

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

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

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

Finding: These criteria are satisfied.

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

Implementation Measure 4.1.6.b. Villebois Village Master Plan Components

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

1. An integrated plan addressing land use, transportation, utilities, open space and natural resources.
2. Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within proposed development as well as to the remaining Wilsonville environs.
3. Identification of opportunities for employment and services within a village core area to reduce vehicle trip lengths.

4. Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.
5. Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 2300 housing units is accommodated.
6. Direction for provision of community housing consistent with Oregon Revised Statute 426.508.
7. Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.

Finding: These criteria are satisfied.

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

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

General- Land Use Plan

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

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

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

Finding: These criteria are satisfied.

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

Policy 2 Components of Development, Future Study Area Uses

- VB2. **Review Criteria:** “Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the *Villebois Village*

Concept Plan, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.”

Finding: These criteria are satisfied.

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

Policy 3 Civic, Recreational, Educational and Open Space Opportunities

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

Finding: These criteria are satisfied.

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

Policy 4 Requirement for Public Services

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

Finding: These criteria are satisfied.

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

Policy 5 and Implementation Measure 4 Finance Plan and Development Agreement

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

Finding: These criteria are satisfied.

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

Implementation Measure 5 Future Study Area Compliance

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

Finding: These criteria are satisfied.

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

Residential Neighborhood Housing

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

Policy 1 Housing Options in Each Villebois Neighborhood

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

Finding: These criteria are satisfied.

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

Policy 2 Affordable Opportunities for Rental and Purchase of Homes

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

Finding: These criteria are satisfied.

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

the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge.

Policy 3 Mix of Housing and Density

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

Finding: These criteria are satisfied.

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

Policy 4 Overall Number of Residential Units in Villebois

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

Finding: These criteria are satisfied.

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

Policy 5 Mix of Housing: Each Neighborhood and Street

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

Finding: These criteria are satisfied.

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

Policy 7 Governor’s Quality Development Objectives and Livability Initiative

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

Finding: These criteria are satisfied.

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

- Promote compact development within urban growth boundaries.
- Give priority to a quality mix of development that addresses the economic and community goals of a community and region.
- Encourage mixed-use, energy efficient development.

- Support development that is compatible with community and regional environmental concerns and available natural resources.
- Support development for a balance of jobs and affordable housing within the community.
- Promote sustainable local and regional economies.

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

Policy 8 Neighborhood Design to Increase Transportation Options

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

Finding: These criteria are satisfied.

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

Policy 10 Natural Features Incorporated into Neighborhood Design

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

Finding: These criteria are satisfied.

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

Implementation Measures 1. and 2. Pattern Book

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

Finding: These criteria are satisfied.

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

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

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

Policy 1 Preserving Existing Trees and Planting New Trees

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

Finding: These criteria are satisfied.

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

Policy 2 Interconnected Trail System

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

Finding: These criteria are satisfied.

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

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

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

Finding: These criteria are satisfied.

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

Policy 4 Wildlife Habitat

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

Finding: These criteria are satisfied.

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

Policy 5 Gathering Areas with Layers of Activity

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

Finding: These criteria are satisfied.

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

Policy 6 and Implementation Measure 13 Compliance with SROZ Regulations

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

Finding: These criteria are satisfied.

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

Policy 9 Flexibility and Adaptation of Parks

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

Finding: These criteria are satisfied.

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

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

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

necessary for the function of the park and will not obstruct the views into and out of the park area.”

Finding: This criterion is satisfied.

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

Implementation Measure 3 Incorporating Native Vegetation, Landforms, and Hydrology

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

Finding: This criterion is satisfied.

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

Implementation Measure 5 Artwork Encouraged in Parks

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

Finding: This criterion is satisfied.

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

Implementation Measure 6 Interface with Graham Oaks Nature Park

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

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amendment will add information to Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming for the proposed plan on the Future Study Area. The subject area will provide trail connections to the Graham Oaks Natural Area on the east and south sides of the Future Study Areas. Trail connections and interface features with the Graham Oaks Natural Area will be designed and implemented in coordination with Metro.

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

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

Finding: This criterion is satisfied.

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

Implementation Measure 14 Park Lighting Plan

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

Finding: This criterion is satisfied.

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

Implementation Measure 18 Park Completion

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

Finding: This criterion is satisfied.

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

Chapter 4 Utilities

Sanitary Sewer

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

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

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

Finding: This criterion is satisfied.

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

Water

Goal: The Villebois Village shall include adequate water service.

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

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

Finding: This criterion is satisfied.

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

Storm Drainage

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

Policy 1 Storm Water System Meeting City Standards

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

Finding: This criterion is satisfied.

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

Policies 2 and 3 Rainwater Management

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

Finding: This criterion is satisfied.

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

Implementation Measure 3 City Stormwater Master Plan Policies and Facilities

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

- Policies: 9.1-9.6

- Projects: CLC-10

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

Finding: These criteria are satisfied.

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

Implementation Measure 4 Rainwater Management Program

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

Finding: These criteria are satisfied.

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

Chapter 5 Circulation

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

Policy 1 Encouraging Alternative Modes of Transportation

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

Finding: This criterion is satisfied.

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

Implementation Measure 5 Curb Extensions

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

Finding: This criterion is satisfied.

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

Implementation Measure 6 Street and Pathway Alignment and SROZ

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

Finding: This criterion is satisfied.

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

COMPLIANCE WITH PLANNING AND LAND DEVELOPMENT ORDINANCE

Section 4.003 Consistency with Plans and Laws

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

Finding: This criterion is satisfied.

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

Section 4.008 General Application Procedures

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

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

Finding: This criterion is satisfied.

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

Subsection 4.009 (.02) Who Can Initiate Application

- PL3. **Review Criterion:** “Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion.”
Finding: This criterion is satisfied.
Explanation of Finding: The application has been signed by Bo Oswald a member and manager of Northwest Wilsonville Properties, LLC, the property owner.

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

- PL4. **Review Criterion:** This Section states that the Planning Commission has authority to make recommendations to the City Council on “legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.”
Finding: This criterion is satisfied.
Explanation of Finding: The proposed legislative change is being considered by the Planning Commission as a recommendation to the City Council. The issue before the Planning Commission is a legislative review of the amended Master Plan as a whole.

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

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

Subsection 4.125 (.01) Village Zone Purpose

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

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

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

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

to relevant review criteria and thus should be accepted by the City as meeting the public need at least as well as other potential amendments.

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

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

COMPLIANCE WITH METRO URBAN GROWTH FUNCTIONAL PLAN

Title 1: Requirements for Housing and Employment Accommodation

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

Finding: These criteria are satisfied.

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

Title 2: Regional Parking Policy

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

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

Finding: These criteria are satisfied.

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

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

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

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

Finding: These criteria are satisfied.

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

COMPLIANCE WITH OREGON STATEWIDE PLANNING GOALS

Statewide Planning Goals

Goal 1 Citizen Involvement

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

Finding: This criterion is satisfied.

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

Goal 2 Part I Land Use Planning

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

Finding: This criterion is satisfied.

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

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

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

Finding: This criterion is satisfied.

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

Goal 6 Air, Water and Land Resource Quality

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

Finding: These criteria are satisfied.

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

Goal 7 Areas Prone to Natural Disasters and Hazards

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

Finding: These criteria are satisfied.

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

Goal 8 Recreational Needs

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

Finding: These criteria are satisfied.

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

Goal 10 Housing

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

Finding: These criteria are satisfied.

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

Goal 11 Public Facilities and Services

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

Finding: These criteria are satisfied

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

Goal 12 Transportation

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

Finding: These criteria are satisfied.

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

Goal 13 Energy Conservation

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

Finding: These criteria are satisfied.

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

Goal 14 Urbanization

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

Finding: These criteria are satisfied.

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

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

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

- (a) Limiting allowed land uses to be consistent with the planned function, capacity, and performance standards of the transportation facility;
- (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division;
- (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes; or
- (d) Amending the TSP to modify the planned function, capacity and performance

standards, as needed, to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multimodal travel choices are provided.

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

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

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan did not propose amendments to the TSP which would significantly affect transportation facilities identified in the City's Transportation Systems Plan (TSP) (See the discussion at OAR-660-012-0060(2) below). The proposed legislative amendment of the Villebois Village Master Plan does not propose any new amendments to the TSP. The amended Figure 7 – Street Plan illustrates a street system that is updated to reflect the land use plan for the Future Study Area and maintains connectivity consistent with the TSP as expressed in the DKS Memorandum, Attachment E. The recommendations in this memorandum are being incorporated into the amended Master Plan. The Villebois Village area, with the densities planned in DATELUP, was included in the City's TSP (see City Traffic Analysis Zones 400A, 400C, 400D and 388A on Figure 3.2 – City of Wilsonville Transportation Model, Metro and City Traffic Analysis Zones of the April 17, 2003 TSP). The City's TSP was approved by the City Council on May 19, 2003. An update to the TSP was adopted by Council June 17, 2013.

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

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

relevant TSP figure. The locations where the Villebois Village Master Plan street sections are planned to be used are illustrated on the amended Figure 7 – Street Plan, with the relevant TSP figure and functional classification notes. The location of the proposed Villebois street sections is integral to the overall design of the Villebois Village Plan.

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

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

Proposed Amendment

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

1. Land Use:

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

Specific Changes:

Master Plan Text

- Page 5 state “The 2013 Master Plan Amendment provides a land use plan for the Future Study Area ”
- Page 10 add language stating “The LEC campus is no longer in operation. A land use plan for the Future Study Area is provided with the 2013 Master Plan Amendment, consistent with the Residential-Village Comprehensive Plan designation. The residential land uses in the Future Study Area will be limited to single-family lots in the medium to estate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois.”
- Page 14 Land Use Policy 2 state uses in the Future Study Area “shall be those identified in Figure 1-Land Use Plan, which includes residential uses being limited to single-family lots in the medium to estate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois.”
- Page 80 under definition of “Future Study Area” add to the current definition of “The area of the former Living Enrichment Center” the sentence “Future Study Area label replaced by land use plan and additional plan information provided with the 2013 Master Plan Amendment.”

Master Plan Figures

- Figure 1-Land Use Plan
 - Updated Future Study Area on the map by replacing current violet indicating the future study area with colors indicating large, standard, and medium lots as well as indicating a street network consistent with the proposed Figure 7-Street Plan. The pattern of large, standard, and medium colors is consistent with other areas on the edges of Villebois.
 - Update legend/table to indicate additional 12.4 acres being developed as residential lots and alleys.

- Update legend/table to show change in total units through refinements and this proposal since adoption of last Master Plan amendment in 2010. The total units in the Villebois Village increase by 145 to 2645 units.

2. Streets, Circulation, Connectivity:

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

Specific Changes:

Master Plan Text

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

Master Plan Figures

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

3. Parks, Trails, and Open Space:

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

Specific Changes:

Master Plan Text

- Page 25 add description of Pocket Park 16 as follows:
 - "PP-16 (.26 acres)

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

Table 1: Park Programming Matrix:

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

Master Plan Figures

- Figure 5 – Parks and Open Space Plan
 - Remove “Future Study Area” label
 - Add pocket park, linear greens, and trails to Future Study Area
 - Update approximate wetland delineation in Future Study Area on map
 - Increase listed Pocket Park acreage from 5.57 to 5.83 acres
 - Increase listed Linear Green with Pathways acreage from 4.81 to 5.1
 - Adjust Open Space total from 101.46 acres to 101.31 acres

- Adjust total amount of Parks and Open Space from 159.33 acres to 159.73 acres
- Increase Trails and Pathways from 47.51 miles to 50.38 miles
- Increase Nature Trails from 0.71 miles to 1.85 miles
- Increase sidewalks from 32.8 miles to 34.53 miles
- Figure 5A – Recreational Experiences Plan
 - Add symbols for Child Play, benches, tables, stormwater/rainwater feature in area of Future Study Area.
 - Add OS 3, PP 16, and LG labels in Future Study Area.
 - Add Nature Trails in Future Study Area.
- Figure 5B – Parks & Open Space Categories
 - Remove Future Study Area label and add coloring and labels for PP-16, and LG in Future Study Area.

Technical Appendix F:

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

4. Sewer Lift Station:

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

Specific Changes:

Master Plan Text

- On page 35 under 4.1.1 Sanitary Sewer Introduction/Proposal in the first paragraph before the sentence beginning “City Wastewater Master Plan Table 4.3” add a sentence reading, “The private pump station will be replaced with a public sanitary sewer lift station at the time of development.”
- On page 42 under Sanitary Sewer implementation measures add Implementation Measure 5 to read “At time of development of the Future Study Area, replace private pump station with Public Sanitary Sewer Lift Station built consistent with Technical Appendix I.”

Master Plan Figures

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

Technical Appendices

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

5. Specific Area Plan Boundary

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

Specific Changes:

Master Plan Text

- Page 10, in the paragraph beginning “A Specific Area Plan (SAP)
 - Add language to the beginning of the paragraph reading, “Figure 3 – Specific Area Plan Boundaries is amended to include the Future Study Area in Specific Area Plan – South.”
 - Replace phrase reading, “A Specific Area Plan (SAP) will be submitted for this property in the future and as part of this SAP approval” with a phrase reading, “An amendment to Specific Area Plan South will be submitted to include the Future Study Area as Plan Area 2 and as part of this SAP amendment”
- Policy 2 page 14
 - Replace the reference to “Future Study Area Specific Area Plan” and “Specific Area Plan” with “Future Study Area Specific Area Plan amendment to SAP – South” and “Specific Area Plan amendment to SAP South”
 - Add additional explanation why Future Study Area is not considered a neighborhood plan by revising the existing explanation as follows: “Due to its location outside the general trapezoidal shape of Villebois and distance from the Village Center and neighborhood commons as well as its relatively small size, the Future Study Area 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.”
- Implementation Measure 5 page 15
 - Replace the reference to “The Specific Area Plan (SAP) the Future Study Area” with “The Specific Area Plan (SAP) amendment to SAP South for the Future Study Area”

Master Plan Figures:

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

6. Stormwater and Rainwater Facilities

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

Specific Changes:*Master Plan Figures:*

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

Additional Transportation Related Changes Recommended by DKS AssociatesSpecific Changes:*Master Plan Text:*

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

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

- Page 73

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

Master Plan Figures:

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

General, Editorial, and Miscellaneous Changes

Specific Changes:

Master Plan Text:

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

Master Plan Figures:

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

Technical Appendices:

- Update Title Page with updated adoption date.
- Table of Contents:
 - Add note Appendix B DKS Memorandums is being updated

- Add note Appendix F Parks Capacity Analysis is being updated
- Add to list of appendices Appendix I Future Study Area Sanitary Sewer Pump Station Requirements.
- Add the DKS Memorandum dated August 7, 2013 to the other DKS Memoranda in Technical Appendix B.

This Notebook includes the Applicant's proposed Amendments to the Villebois Village Master Plan and is divided into four (4) sections as follows, each separated by a green piece of paper.

Master Plan Text Amendments:

~~Red Strikethrough indicates text proposed to be removed~~

Red Bold & Underlined indicates text proposed to be added

Table 1 Amendments:

~~Red Strikethrough indicates text proposed to remove~~

Red Bold & Underlined indicates text proposed to be added

Master Plan Figure Amendments:

FIGURE 1 - LAND USE PLAN (Amendments in Table are Highlighted in Yellow)

FIGURE 2 - NEIGHBORHOOD CONCEPT DIAGRAM

FIGURE 2A - VILLAGE CENTER BOUNDARY AND LAND USE PLAN (No Change by Applicant)

FIGURE 3 - CONCEPTUAL SPECIFIC AREA PLAN BOUNDARIES

FIGURE 4 - SEQUENCE OF DEVELOPMENT

FIGURE 5 - PARKS & OPEN SPACE PLAN (Amendments in Table are Highlighted in Yellow)

FIGURE 5A - RECREATIONAL EXPERIENCES PLAN

FIGURE 5B - PARKS AND OPEN SPACE CATEGORIES

FIGURE 6 - CONCEPTUAL COMPOSITE UTILITIES PLAN (No Change by Applicant)

FIGURE 6A - ONSITE STORMWATER FACILITIES

FIGURE 6B - ONSITE RAINWATER MANAGEMENT

FIGURE 7 - STREET PLAN

FIGURE 8 - PROPOSED ARTERIAL & COLLECTOR SYSTEM (No Change by Applicant)

FIGURE 9A - STREET & TRAIL SECTIONS - A (No Change by Applicant)

FIGURE 9B - STREET & TRAIL SECTIONS - B

Master Plan Technical Appendix F (Parks Capacity Drawings) Amendments:

Amend the two (2) overview maps at beginning of Appendix F

Add Parks Feasibility Plan 20 to end of Appendix F



Villebois

Villebois Village Master Plan



The City of Wilsonville
Adopted ~~August 2, 2010~~ **2013 Adoption Date**

VILLEBOIS VILLAGE MASTER PLAN

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**THE VILLEBOIS VILLAGE MASTER PLAN WAS FIRST ADOPTED AUGUST 18, 2003 BY
 ORDINANCE NO. 556 AND HAS SINCE BEEN AMENDED BY THE FOLLOWING ORDINANCES:**

ORDINANCE No.:	DESCRIPTION	DATE ADOPTED
<u>724</u>	<u>LAND USE PLAN FOR FUTURE STUDY AREA</u>	<u>TBD</u>
681	RELOCATION OF SCHOOL SITE FROM SAP-NORTH TO SAP-EAST	AUG. 2, 2010
609	CHAPTER 3 AND CHAPTER 4 AMENDMENTS	MAY 15, 2006
594	AMENDMENT PERTAINING TO CENTRAL SAP & SCHOOL SITE; DELETION OF REFERENCES TO LEC, & OTHER MINOR EDITS	DEC. 5, 2005
566	FIGURE 1A AMENDMENT	JUNE 21, 2004

CHAPTER 1 – PURPOSE & SCOPE OF VILLEBOIS VILLAGE MASTER PLAN

1.1 PURPOSE

The *Villebois Village Master Plan* was developed in close coordination with City staff, following adoption of the *Villebois Village Concept Plan*. The *Villebois Village Master Plan* affects an estimated 480-acre area identified on *Figure 1 – Land Use Plan* as the “Village Area Boundary.”

The *Villebois Village Master Plan* is intended to implement the *Villebois Village Concept Plan* and serve as a basis for Village zone development standards. These standards in turn direct development through the build-out period of the *Concept Plan*. The *Villebois Village Master Plan* provides a detailed analysis of the framework systems identified in the *Concept Plan*, including the land use program, parks and open space system, utilities framework and circulation system. Consistency of these elements with the relevant system Master Plans is shown in the *Villebois Village Master Plan*. Compliance with the *Concept Plan* and with all other City, State and Regional applicable review criteria is presented in a separate supporting document.

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

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

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

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

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

Sustainability: *Refers to the thread of stewardship and viability – social, environmental and economic – that is woven throughout every aspect of Villebois.* The list of sustainability examples and where they are addressed are as follows:

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

1.2 SCOPE

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

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

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

The Utilities Chapter is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the proposal, a technical analysis of the proposal's compliance with the relevant City Master Plan, and an analysis of the proposal's compliance with the City's implementation measures of the relevant Master Plan. The *Villebois Village Master Plan* is consistent with the City's Wastewater Collection System Master Plan and the City's Water System Master Plan. The *Villebois Village Master Plan* is consistent with the City's Stormwater Master Plan, and exceeds the standards of City's Stormwater Master Plan with the addition of the proposed Rainwater Management Program. The City's Stormwater Master Plan was recently updated to comply with Metro Title 13 for the entire city and including Villebois.

The Circulation Chapter compares the proposed street system for Villebois with the provisions of the City's Transportation Systems Plan (TSP). The analysis contained in the Circulation Chapter identifies the consistencies and differences between the *Villebois Village Master Plan* and the City's TSP. This Chapter recommends implementation measures that will assure that identified differences are addressed through the appropriate review process for the alternatives proposed with the Villebois street system.

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

CHAPTER 2 – LAND USE

2.1 INTRODUCTION / PROPOSAL

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

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

The **original** Villebois Village Master Plan also 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.

Figure 1 – Land Use Plan

Figure 2 – Neighborhood Concept Diagram

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

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

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

The Village Center

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

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

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

The Village Center is intended to create the opportunity for the core area of Villebois to have a higher concentration of employment uses than may be allowed with the underlying Village zone. This area is designated for mixed-use (residential, retail, civic, and office development) and related employment uses. The transportation framework - including the Barber Street extension, Villebois Drive, the Loop Road and transit stops - provides access for cars, pedestrians and bicyclists in this high-density area. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

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

Figure 2A – Village Center Boundary & Land Use Plan

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

The Elementary School

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

Future Study Area – (Formerly LEC)

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

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

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

The LEC campus is no longer in operation. A land use plan for the Future Study Area is provided with the 2013 Master Plan Amendment, consistent with the Residential – Village Comprehensive Plan designation. The residential land uses in the Future Study Area will be limited to single-family lots in the medium to estate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois.

The *Villebois Village Master Plan* recognizes the Future Study Area as part of the Residential – Village Comprehensive Plan land use designation and illustrates this area within the boundaries of the Master Plan. Full analysis of the Future Study Area's compliance with the City's Comprehensive Plan and its various sub-elements ~~is not included in this document (City File 02PC07B).~~ **provided with the 2013 Master Plan Amendment.**

Figure 3 – Specific Area Plan Boundaries is amended to include the Future Study Area in Specific Area Plan-South. ~~A Specific Area Plan (SAP) An amendment to Specific Area Plan-South~~ will be submitted ~~for this property in the future~~ **to include the Future Study Area as Plan Area 2** and as a part of this SAP ~~approval~~ **amendment**, compliance must be demonstrated with the *Villebois Village Master Plan*, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable

regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

The Next Step

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

Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Area Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area Plans will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are conceptually identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. SAP boundaries will be refined with the adoption of SAPs. Specific Area Plans will include a Pattern Book and Community Elements Book, as well as other items as specified in the implementing Village zone. The pattern book will depict the architectural character of the Specific Area Plan. The Community Elements Book will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.

Villebois will be developed over a period of 7 to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of utilities and infrastructure, and timing of road improvement approval and funding (see *Figure 4 – Sequence of Development*).

Figure 3 – Conceptual Specific Area Plan Boundaries

Figure 4 – Sequence of Development

2.2 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

GENERAL – LAND USE PLAN

Goal

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

Policies

1. The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area.
2. Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan Amendment to SAP South shall be those identified in ~~the Villebois Village Concept Plan~~ Figure 1 – Land Use Plan, which includes residential uses being limited to single-family lots in the medium to estate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois, and the Due to its location outside the general trapezoidal shape of Villebois and distance from the Village Center and neighborhood commons as well as its relatively small size, the Future Study Area Specific Area Plan Amendment to SAP South shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.
3. The Villebois Village shall provide civic, recreational, educational and open space opportunities.
4. The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.
5. Development of Villebois shall be guided by a Finance Plan and the City's Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below).

Implementation Measures

1. Allow for unique planning and regulatory tools that are needed to realize the *Villebois Village Master Plan*. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books.
2. Adopt the newly created Village zone district, which may be applied to the *Villebois Village Master Plan* area designated Residential-Village on the Comprehensive Plan Map. The new Village zone shall be based on the *Villebois Village Master Plan* Goals, Policies and Implementation Measures contained within this document.
3. Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the *Villebois Village Master Plan* without requiring an amendment to the *Villebois Village Master Plan* provided the refinement is not significant. Non-significant refinements shall be defined in the Village ("V") Zone text and may include, but are not

limited to: minor alterations to street alignments or minor changes in area or uses. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village ("V") Zone text.

4. The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.
5. The Specific Area Plan (SAP) Amendment to SAP South for the Future Study Area shall demonstrate compliance with the *Villebois Village Master Plan*, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

RESIDENTIAL NEIGHBORHOOD HOUSING

Goal

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

Policies

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

9. Higher density residential uses shall be of a scale and design in keeping with the desired vision for Villebois as expressed in the *Villebois Village Concept Plan* and in the Policies and Implementation Measures of the *Villebois Village Master Plan*.
10. Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.

Implementation Measures

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

VILLAGE CENTER

Goal

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

Policies

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

Implementation Measures

1. Establish a review process for the Village Center with the implementing Village zone ordinances. This review process shall guide development in the Village Center and recognize that uses may evolve over time as this area matures.
2. Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village

Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

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

ELEMENTARY SCHOOL

Goal

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

Policies

1. The Plan for Villebois Village shall provide an elementary school site in a location that provides safe and convenient access and complements the surrounding neighborhood.
2. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school.

Implementation Measure

1. The school site shall be developed in the location noted on *Figure 1 – Land Use Plan*.
2. Architectural and community elements associated with the school shall be addressed in the forthcoming SAP East application. If these details are not available at the time of SAP East application, a SAP amendment may be filed to address these elements when the school is ready to develop.

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

3.1 INTRODUCTION / PROPOSAL

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

Parks and open spaces in Villebois will offer a wide variety of experience intensities. Experiences can be highly active, such as three-on-three basketball, or highly passive, such as reading on the grass in Hilltop Park. Areas of tranquility and areas of intense activity are distributed throughout the community, with care taken to minimize conflict between the two. On any given day, a resident or visitor to Villebois can choose to join the game of basketball going on near West Park or just as easily take a quiet walk through a wooded area.

Park experiences are connected to one another through an interconnected trail and pathway system within Villebois. Residents and visitors to Villebois can easily access miles of trails, pathways, sidewalks and bike lanes throughout the community, as shown on Figure 5. Paths and trails connect through developed parks, meander along natural areas and connect destination points within Villebois and connect to the larger Wilsonville community.

Existing natural features are celebrated in the parks, and enhanced through tree planting, wetland improvements, and the establishment of plantings as wildlife forage and habitat. Many of the edges of Villebois abut preserved natural areas, such as Coffee Lake Natural Area and the Graham Oaks Natural Area. Trails along and into these areas are provided as well as overlook points with seating for opportunities to stop and appreciate the natural areas.

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

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

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

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

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

Neighborhood Parks (PRMP Category)

Neighborhood parks are typically smaller than five acres and serve the surrounding neighborhood. They generally consist of both active and passive recreational activities.

NP-1: Oak Park (1.53 acres)

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

NP-2: Cedar Park (1.00 acres)

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

NP-3: West Neighborhood Park (1.80 acres)

This park is the pivotal link between the Villebois Greenway and the Village Center Promenade, which leads to the Central Plaza. It also hosts a section of the Tonquin Trail. The southeast corner of the park will feature a neighborhood commons plaza space with a transit stop, restrooms, a drinking fountain, and a shelter with a barbeque, all adjacent to a large pond which will serve as an amenity for the park. The plaza will support seating (with benches located on the plaza and around the pond) and gathering spaces. The western side of the park will have two play structures, a water jet play fountain, picnic tables, a large open lawn area (160'x150') with views both north up the Greenway and southeast down the Greenway. This area will support informal active play areas as well as providing an opportunity for larger gatherings and may incorporate a rainwater feature.

NP-4: Hilltop Park (2.90 acres)

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

Figure 5 – Parks and Open Space Plan

Figure 5A – Recreational Experiences Plan

Figure 5B – Parks and Open Space Categories

Table 1 – Parks Programming Matrix

NP-5: Fir Park (1.00 acres)

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

NP-6: East Neighborhood Park (1.60 acres)

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

NP-7: Village Center Plaza (0.52 acres)

The plaza will be the heart of Villebois. The plaza is intended to promote community activities, such as festivals, outdoor movies, music and dining, children playing and people watching, all things that bring a mix of age groups together in public, and thus contribute to a greater sense of community. The plaza design will provide such elements as benches, shelter-covered tables, a drinking fountain, a water feature, a creative play area, bocce ball court, a transit stop, restrooms, and may include a stormwater/rainwater feature. A prominent architectural feature such as a bell tower with an overlook located on the opposite side of Barber Street will be a visual focal point from the plaza. The plaza design will help support pedestrian-scaled forms of retail and restaurants, with tables and display carts spread into the square. The plans for the plaza allow for the streets surrounding the plaza to be closed off, allowing large festivals or events to spill over into the streets, making the adjacent streets become a part of the plaza area. During such events, the functional size of this plaza space will be greatly expanded.

Pocket Parks

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

PP-1 & 2 (0.51 & 0.40 acres)

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

PP-3: South Pocket Park (0.51 acres)

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

PP-4, PP-5, PP-14, PP-15 (0.18, 0.18, 0.25 & 0.13 acres)

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

PP-6 (0.43 acres)

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

PP-7 (0.41 acres)

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

PP-8 (0.32 acres)

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

PP-9 (0.21 acres)

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

PP-10 & 11: Garden Parks (0.68 & 0.34 acres)

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

PP-12 (0.60 acres)

Pocket Park 12 is located east of Hilltop Park. This park space includes a swing set, a play structure, benches, and existing trees.

PP-13 (0.42 acres)

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

PP-16 (0.26 acres)

Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. This pocket park provides nature paths, a picnic table, benches, and a play structure.

Linear Greens

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

LG-5A/B/C: Village Center Promenade (0.69 acres)

This linear green will link the Village Center Plaza with West Neighborhood Park and the Villebois Greenway. This Promenade will provide benches along the walkway and may provide stormwater/rainwater elements. Homes will front onto the Promenade, continuing the "eyes on

the street” concept that occurs in the Village Center and other more urban areas. The Promenade will thus become an extension or ‘spur’ of the Tonquin Trail in the Villebois Greenway leading pedestrians into the Village Center.

Miscellaneous Linear Greens (LG-1 through LG-4 and LG-6 through LG-22) (Total 4.81 acres)

These linear green spaces provide important pedestrian connectivity through small appealing “back routes” strategically located around the community. They highlight the locations of important pathways like the Villebois Loop Trail and other trails that connect through the middle of blocks into surrounding neighborhoods and open spaces. Some linear green spaces include lawn areas, benches, drinking fountains, and may include rainwater elements. Some of these spaces will incorporate existing trees and rainwater features into their designs.

Miscellaneous Linear Greens (Future Study Area) (Total 0.29 acres)

These linear greens offer visual and physical linkages to open space areas and areas adjacent to existing landscaping. Some linear green spaces include lawn areas, benches, and existing trees where feasible.

Community Parks (PRMP Category)

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

CP-1: Elementary School Community Park (Minimum 3.00 acres)

This Community Park facility will be a minimum of 3 acres and will be provided at the elementary school site in Specific Area Plan East. The elementary school and Community Park will be built out by the West Linn/Wilsonville School District, who is in review of the Master Plan. This facility will include space for soccer fields that could be arranged to include one adult sized field (U-12 to adult) and one youth field (U-10 to U-12) or alternately three youth fields (U-9) and one youth field (U-10 to U-12) or two youth fields (U-10) and one youth field (U-10 to U-12). There is also a youth softball/little league baseball field (200'x200'), benches, picnic tables, a drinking fountain, and appropriately landscaped areas. A play structure and a multipurpose sport court will be located with the school. Potential community use of the school gym and classrooms and restrooms is under discussion and pending a cooperative agreement with the school district.

Regional Park (PRMP Category) (Total 33.45 acres)

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

RP-1 (0.59 acres)

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

RP-2 (2.33 acres)

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

RP-3 (4.01 acres)

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

RP-4 (6.14 acres)

Regional Park component 4 is contiguous to the Upland Forest Preserve (OS-2). The Villebois Loop Trail traverses the park. This park includes a creative play area, a basketball court, a multipurpose sport court, a horseshoe pit, and a large lawn area (160'x300'). In addition, the park includes a shelter with a barbeque, benches, picnic tables, a drinking fountain, and may have stormwater / rainwater features.

RP-5 (2.24 acres)

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

RP-6 (5.93 acres)

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

RP-7 (3.01 acres)

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

RP-8 North/Middle/South (9.20 acres)

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

Open Spaces

The Villebois land use plan incorporates abundant natural features, identified as nature preserves, covering over 101 acres of the site, including wetlands, forests and grasslands. These natural

features are not considered “park” area, but will feature functional trails, bike paths and bridges, as permitted in Section 4.139.04 of the Wilsonville Code. These natural areas are integrated into Villebois and are recognized as significant assets to the community, providing opportunities for activities such as bird watching and nature walks.

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

OS-1: Forested Wetland Preserve (5.07 acres)

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

OS-2: Upland Forest Preserve (10.60 acres)

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

OS-3: Forested Wetland Preserve (Future Study Area SROZ) (23.20 23.05 acres)

This area will be further defined by the developer of the Future Study Area during future planning for that property. This site contains intact and functioning wetlands within forested areas. While the plan does not include restoration or expansion of the wetlands in this site, any work or impacts within the forested wetland preserve shall comply with SROZ regulations as applicable. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Benches will be located along nature trails in forested areas, and will be distanced from residential areas and play areas. These areas will offer opportunity for wildlife viewing and quiet contemplation that complements the undeveloped nature of this open space. This open space will also include a creative child play area, benches, and picnic tables. Additionally, connections to trails in Graham Oaks Natural Area will be provided.

OS-4/5/6: Coffee Lake Natural Area (62.59 acres)

Implementation Directive 11 of the *Villebois Village Concept Plan* (City File 02PC06) calls for development of “a wetland naturalization and enhancement plan” for the Coffee Lake wetland complex. The *Villebois Village Master Plan* includes Policy 7 and Implementation Measure 12 of Chapter 3 to encourage development of a naturalization and enhancement plan for the Coffee Lake wetland complex. Within Villebois, the Coffee Lake Wetland Complex is owned by a patchwork of different owners that include private individuals and developers, Metro and the Trust for Public Lands. Portions of the Coffee Lake Wetland Complex are also subject to a conservation easement for the wetland conservancy. The Coffee Lake Natural Area will eventually be linked via the Tonquin Trail, to Metro’s Tonquin Geologic Area and the Tualatin River National Wildlife Refuge to the north, one of ten urban refuges in the National Wildlife Refuge System. Refuge habitats consist of emergent, shrub, and forested, wetlands; riparian

forests; oak and pine grassland; meadows; and mixed deciduous/coniferous forests common to Western Oregon prior to settlement.

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

Trails and Pathways

Nature Trails

Nature Trails will be located within two of the large natural open spaces at Villebois. There are approximately ~~1.85~~ ~~0.71~~ miles of nature trails within Villebois. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections.

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

Forested Wetland Preserve (OS-~~3~~, 4, 5 and 6): The *Villebois Village Master Plan* includes ~~700~~ ~~5,998~~ lineal feet of nature trails around the edge of the forested wetland, connecting the Future Study Area with the West Neighborhood Park and Greenway via a short sidewalk.

Minor Pathways

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

Major Pathways

Tonquin Trail / Villebois Loop Trail / Coffee Lake-Wood Trail

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

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

Sidewalks and Bike Lanes

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

3.2 PARKS & RECREATION MASTER PLAN COMPLIANCE ANALYSIS

The park areas in Villebois have been evolving since 1997, the time of DATELUP (Dammasch Area Transportation-Efficient Land Use Plan). At that time, the park area for the 520 acre study area included 12 acres of Neighborhood Parks, 100 acres in the Coffee Lake Greenway and 13 acres of a Wildlife Corridor. The park areas totaled approximately 25% of the gross project area. In 2003, the Villebois Village Concept Plan was approved. This plan furthered the parks planning effort started with DATELUP, further defining specific park spaces and increasing the overall acreage of park areas to approximately 32% of the gross project area. In August of 2003, the Villebois Village Master Plan was approved. This plan maintained approximately 32% of the gross Villebois planning area in parks and open spaces and expanded upon the park detail that had been provided in the Concept Plan.

The Villebois Village Master Plan originally included an analysis of the parks and open space areas in comparison to the 1994 Wilsonville Parks and Recreation Master Plan. The City's Parks and Recreation Master Plan did not include the Villebois planning area, therefore the compliance analysis relied on standards of park acreage per population. This analysis determined that the Villebois Village Master Plan satisfied the recommended standards contained in the City's 1994 Parks and Recreation Master Plan for the categories of neighborhood parks, minor limited use/minor multi use recreation centers, nature trails, and minor and major pathways but did not fully satisfy the recommended standards for community parks, regional parks, major limited use and major multi use recreation centers. In 2005/2006, the City has been working on a Parks and Recreation Master Plan update that will address the categories that were not fully satisfied.

After adoption of the original Master Plan, an effort began to further detail and define the park and open space areas. This effort reflects the desire of all parties involved to have greater clarity regarding parks and amenity requirements. Through a collaborative process between the Master Planner, City, Developers and various consultants, the focus shifted away from categorizing and comparing the park areas to those in the City's existing Parks and Recreation Master Plan, as originally done, to an experiential approach to the unique Villebois parks system. The experiential approach focuses on the park user, in an effort to create park spaces that are engaging to all of their senses and provide a broad range of intensities of activity, through the provision of programming elements that allow for a myriad of different experiences. With this change in approach, it was no longer logical to continue to use the standards in the 1994 Parks and Recreation Master Plan as guidelines to determine the adequacy of the park spaces in Villebois, although the plan uses some of the City's 1994 Parks and Recreation Master Plan terminology and categories.

3.3 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

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

Policies

1. Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.
2. An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.
3. Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.
4. Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.
5. Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).
6. Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.
7. Naturalization and enhancement of the Coffee Lake wetland complex is desirable to be achieved overtime. This land is currently under a combination of public and private ownership.
8. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City, and affected property owners throughout subsequent planning and development stages relating to the elementary school to ensure the establishment of 3 acres of community park that includes sports fields, within the 10-acre elementary school site and to discuss the possibility of a joint school/community facility at the school site.
9. Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.
10. Integrated pest management practices, and other similar measures, shall be specified for the operation and maintenance of sports fields and other park uses in and adjacent to the floodplain.

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

Implementation Measures

1. Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).
2. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 3 – Parks and Open Space of the Villebois Village Master Plan related to the detailed indoor and outdoor parks and recreation programming, and amenity package no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approvals.
3. Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.
4. Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.
5. Artwork is encouraged to be incorporated into parks.
6. The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.
7. The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.
8. Indoor/outdoor recreation areas and facilities associated with apartments and condominiums will be specified with each Preliminary Development Plan that includes apartments and/or condominiums and shall comply with the requirements of the Village zone.
9. The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” and “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.

10. Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.
11. Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan.
12. Through time, the Developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake wetland complex. These wetlands are adjacent to Coffee Creek and within the boundary of Villebois. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village.
13. The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.
14. A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).
15. Each child play area shall include uses suitable for a range of age groups.
16. Storage for seasonal activity equipment, as appropriate to the HOA, will be located with the Community Center, Homeowners Association buildings, or with restroom facilities in or near the Neighborhood Commons.
17. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school. Recreational amenities associated with the school shall be addressed in the SAP East application. If these details are not available at the time of SAP East application, a SAP amendment may be filed to address these elements when the school is ready to develop.
18. The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.
19. Include the Villebois Master Plan area in all future updates of the 1994 Parks Master Plan.
20. The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.
21. In the Central SAP, the estimated cost of parks not within a PDP that are required to serve a PDP shall be bonded or otherwise secured on a pro rata, dwelling unit basis.

22. The location of the Pocket Park in the general vicinity of Barber Street and Grahams Ferry Road in SAP North shall be further defined in the SAP North application. The park shall be located in the general vicinity of the child play icon on Figure 5A - Recreational Experiences Plan and be at least 0.50 acres in area.
23. The half-court basketball facility located in Regional Park 2 will be subject to review one year after construction is complete on the facility. With this review, the Parks Board will assess, with input from the applicable Homeowners Association, the suitability of this facility within the neighborhood, taking into consideration use patterns, noise, and other issues as identified.

CHAPTER 4 – UTILITIES

4.1 SANITARY SEWER

4.1.1 INTRODUCTION / PROPOSAL

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

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

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

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

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

4.1.2 WASTEWATER COLLECTION SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

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

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

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

Figure 6 – Conceptual Composite Utility Map

RELEVANT DOCUMENTS

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

METHODOLOGY

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

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

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 1-4

Wastewater flows

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

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

Points of Discharge

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

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

Flow Routing

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

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

Proposed routing:

Barber Street:	1,829 gpm (minimum from UPA-2 & 3 + 158 from Future Study Area + 122 from Grahams Ferry area)
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Evergreen Road: 114gpm (maximum = 99 existing flows + 15 from UPA-2)

Park at Merryfield: $\frac{129 \text{ gpm}}{2,072 \text{ gpm}}$ (81 from Park at Merryfield + 48 from UPA-2)

Impacts

UDI system:

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

Barber Street:

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

Evergreen Road:

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

Park at Merryfield:

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

COMPLIANCE ANALYSIS CONCLUSION

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

4.1.3 WASTEWATER COLLECTION SYSTEM MASTER PLAN POLICY ANALYSIS

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

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

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

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

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

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

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

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

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

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

Response: No such opportunities have been identified.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Implementation Measure 7.1: Flow Generation

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

- *Peak Flow and peaking factor.*

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

Implementation Measure 7.2: Hydraulic Evaluation

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

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

Implementation Measure 7.3: Evaluate Recommended System Improvements

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

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

Implementation Measure 7.4: Identify Needed System Improvements

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

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

Implementation Measure 7.5: Prepare Addendum to the Master Plan

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

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

Implementation Measure 7.6: Planning Commission Approval

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

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

Implementation Measure 7.7: City Council Approval

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

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

4.1.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate sanitary sewer service.

Policy

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

Implementation Measures

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

4.2 WATER

4.2.1 INTRODUCTION / PROPOSAL

The Villebois Village project is comprised of the Dammasch State Hospital site and that portion of Urban Planning Area 41 south of Tooze Road as shown on Figure 2-2 in the City of Wilsonville Water System Master Plan (hereafter referred to as the City Water System Master Plan).

Figure 6 – Conceptual Composite Utilities Plan conceptually depicts the proposed water system for Villebois and shows its points of connection to the City's existing system. It consists of a network of 12-inch to 48-inch transmission mains, which will deliver water for domestic and fire protection purposes for the Villebois Village and adjacent areas.

4.2.2 WATER SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

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

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

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

RELEVANT DOCUMENTS

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

METHODOLOGY

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

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

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 1 & 2 CAPITAL IMPROVEMENT PROJECTS

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

2005 CIP

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

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

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

The Villebois proposed water plan includes:

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

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

2010 CIP

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

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

The Villebois proposed water plan:

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

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

2015 CIP

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

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

The Villebois proposed water plan:

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

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

2020 CIP

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

SUMMARY - CAPITAL IMPROVEMENT PROJECTS

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

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 3 THROUGH 10

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

For the current elementary school site (City property) in SAP-North (proposed to be converted into residential) and for the proposed elementary school site in SAP-East, "Methodology" Items 6, 8, and 9, "materials of construction, construction methods, and future maintenance requirements for the City," these items are not addressed directly by the City Water System Master Plan. However, these items will be addressed and accommodated by the construction plans and specifications, which will be prepared to the satisfaction of the City and in accordance with the City's Public Work Standards. Therefore, by virtue of the City's plan check and permitting procedures being in compliance with the City Water System Master Plan, the project will meet or exceed all requirements of the City Water System Master Plan.

Concerning "Methodology" Items 4, 5, 7, and 10, "Water quality, Fire flow adequacy, right-of-way acquisition, and Water storage capacities, pumping capacities, system design (pressure zone arrangement)," the City of Wilsonville Water System Master Plan anticipated land uses for the project area which match the demand resulting from the proposed project. Therefore; water quality, fire flow adequacy, right-of-way acquisition, water storage capacities, pumping capacities, system design (pressure zone arrangement), have not been affected. Consequently, the project will meet or exceed all requirements of the City Water System Master Plan.

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

COMPLIANCE ANALYSIS CONCLUSION

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

4.2.3 WATER SYSTEM MASTER PLAN POLICY ANALYSIS

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

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

Response: The City Water System Master Plan, which incorporates existing City codes, establishes criteria for water conservation, water infrastructure and source supply that were used as the basis for those provisions in this project.

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

Response: The City Water System Master Plan, specifically Figure ES-3 and Figure 9-1, titled "Capital Improvement Program Pipelines" specify a pipe layout of proposed transmission water mains, and existing transmission and distribution water mains, which comprise an integrated plan of existing and proposed water pipeline systems. The *Villebois Village Master Plan* for this project complies with the requirements of the City Water System Master Plan. Therefore, this project meets the requirements of Policy 2.

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

Response: The City of Wilsonville Water System Master Plan includes proposed transmission water mains transmitting treated water, connected to existing water mains outside this project, through this project, and extending out the far side of our project to serve the farthest reaches of the service area, with provisions to serve areas outside the present service area that may possibly be annexed into the service area in the future. The City's Water System Master Plan has been used as the basis of the project Water Plan, and, therefore, this project meets the requirements of Policy 3.

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

Response: The City Water System Master Plan has generated appropriate demand patterns based on historical data, which have been used as the basis for the projected demands of this project.

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

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

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

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

Policy 7, "The City shall have a master plan that can be adjusted for changes in water requirements."

Response: The Water System Master Plan proposed for Villebois Village has not proposed changes in planning areas, service areas or main sizes.

4.2.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate water service.

Policy

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

Implementation Measures

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

4.3 STORM DRAINAGE

4.3.1 INTRODUCTION / PROPOSAL

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

- 1) Onsite water quality and onsite stormwater detention facilities to provide treatment and maintain predevelopment runoff levels up to the 25 year storm for the Arrowhead Creek and Mill Creek basins;
- 2) Onsite water quality facilities to provide treatment for stormwater for the Coffee Lake Creek basin;
- 3) Stormwater release without detention for the Coffee Lake Creek basin, and
- 4) Construction of Project CLC-10 within the Graham Oaks Natural Area.

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

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

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

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

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

Figure 6A – Onsite Stormwater Facilities

Figure 6B- Onsite Rainwater Management

Figure 6B – Onsite Rainwater Management shows the area included in the Villebois Village Rainwater Management Program.

4.3.2 STORMWATER MASTER PLAN COMPLIANCE ANALYSIS

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

RELEVANT DOCUMENTS

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

METHODOLOGY

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

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

COMPLIANCE ANALYSIS – METHODOLOGY ITEM 1 THROUGH 5

Concerning "Methodology" Item 1, the study area for the City Stormwater Master Plan was determined using existing topography and boundaries. The Villebois site encompasses an area within the City limits and a designated Urban Growth Area for the City and was therefore included in the study area for the City's Stormwater Master Plan. This study identified drainage basins, wetlands and riparian corridors, geological hazards, soils and land uses. The existing natural conditions of the Villebois site remain the same today as at the time of the study. Land use designations for the site have evolved to the uses proposed with the *Villebois Village Master Plan*, but maintain the essential mix discussed in the City's Stormwater Master Plan. Therefore, the *Villebois Village Master Plan* is in compliance with this Methodology.

Concerning "Methodology" Item 2, the methods for hydrologic analysis, runoff modeling, conveyance system modeling and water quality analysis used by the City in developing the City Stormwater Master Plan remain standard in the industry. Thus, where the *Villebois Village Master Plan* draws conclusions based on these methods those conclusions are valid and inherently in compliance with the City's Stormwater Master Plan.

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

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

SUMMARY – METHODOLOGY ITEMS 1 THROUGH 4

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

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 5 THROUGH 7

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

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

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

Many decades ago, construction of the Dammasch State Hospital created a drainage basin transfer from Arrowhead Creek and Coffee Lake Creek to Mill Creek. CLC-10 partially corrects this transfer with the installation of a diversion structure on the existing 36” storm drain. This structure would return a portion of the runoff to its historic Arrowhead Creek drainage basin. This diversion would have the benefit of recharging the wetlands and reducing erosion in the Mill Creek basin.

At a minimum, the *Villebois Village Master Plan* will comply with CLC-10 as presented in the City Stormwater Master Plan. However, there are options that have the potential to improve upon the intent of CLC-10. The *Villebois Village Master Plan* proposes the following options to modify CLC-10 in Arrowhead Creek for further evaluation and consideration:

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

Option B, a blend of CLC-10 and Option A, seeks to restore as much of the historic flows as possible. Potential elements of this option include detention on the Graham Oaks Natural Area, additional detention within Villebois, and continued discharge at reduced rates to Mill Creek.

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

Table 2: Components of Basin Transfer			
	CLC-10 (minimum standard)	CLC-10 modified by Option A	CLC-10 modified by Option B
Location	Graham Oaks Natural Area	Graham Oaks Natural Area	Graham Oaks Natural Area,
Receiving Drainage Basin	Arrowhead Creek and Mill Creek	Arrowhead Creek and Coffee Lake Creek	Arrowhead Creek, Coffee Lake Creek and Mill Creek
Stormwater Improvements	Diversion structure for low flows to Arrowhead Creek; install two 30" culverts	Diversion structure not necessary due to redirection of full historic flows; install appropriate sized culverts downstream	Analyze need for diversion structure; detention basins on Graham Oaks Natural Area and/or Villebois; install appropriate sized culverts downstream
Expanded Wetlands	Expand wetlands with CLC-10 restoration project	Expand wetlands per CLC-10 restoration project	Expand wetlands per CLC-10 restoration project
Mill Creek Outfall	Restore surrounding area but do not remove outfall	Remove outfall and restore surrounding area	Analyze ability to remove outfall and restore surrounding area

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

The *Villebois Village Master Plan* proposes to further analyze these options and determine their potential. The final determination will be coordinated with the City of Wilsonville/Villebois and Metro, will be made in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).

Concerning "Methodology" Item 7, the City Stormwater Master Plan rates the items recommended in Section 6 and estimates costs for these improvements. Project CLC-10 is established as a low priority and "Dammach Stormwater Improvements" are not included in the City's funding program. The *Villebois Village Master Plan* will comply with the City Stormwater Master Plan by implementing CLC-10 or one of the options outlined above.

SUMMARY – METHODOLOGY ITEMS 5 THROUGH 7

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

COMPLIANCE ANALYSIS CONCLUSION

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

4.3.3 STORMWATER MASTER PLAN POLICY ANALYSIS

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

9.1 Current Regional Standards

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

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

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

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

9.2 General Stormwater Management Policies

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

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

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

Response: Stormwater management for this project will follow the City guidelines and standards set by the City of Wilsonville. In addition, Villebois will be undertaking a new development standard referred to as "Rainwater Management." The Rainwater Management Program will prescribe guidelines and goals for reducing the increase in runoff from the 90th percentile rain event, 0.50" in a 24-hr period. By addressing the 90th percentile storm event, Villebois Village will succeed in minimizing the development "footprint" on the hydrological cycle. The Villebois Rainwater Management Program will be defined and implemented as part of the Specific Area Plan. With these goals, the *Villebois Village Master Plan* meets and exceeds the requirements of this policy.

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

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

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

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

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

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

Fish Passage Culverts:

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

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

Development Review:

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

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

Erosion Control Policies:

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

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

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

9.3 Stormwater Quality Policies:

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

Design Standards:

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

Response: Stormwater facilities in the Villebois Village are being given extra attention in the design process to create a facility that emulates a natural system both in function and appearance. The design of these facilities will meet or exceed the design criteria contained in the City's Public Works Standards and these facilities will comply with monitoring and enforcement policies developed by the City. Therefore, the *Villebois Village Master Plan* meets the requirements of this policy.

Onsite Water Quality Facilities:

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

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

Response: The Villebois storm system will utilize a variety of onsite water quality facilities for treatment. Large greenway corridors are being master planned into the site for the purpose of providing treatment, detention and open space. In addition to these, smaller facilities will be dispersed throughout the site to provide more localized treatment. Facilities utilized by Villebois Village will range from elaborate "stream and pond" systems to more traditional swales and ponds to planter boxes and other new technologies. In addition, master planning for water quality treatment has been based on historic flow regimes for the site and will support restoration of historic flows to pre-development basins. This variety of treatment measures meets and exceeds the requirements of this policy.

Source Controls for Development

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

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

Shading of Water Bodies

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

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

9.4 Landscaping Policies:

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

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

9.5 Stormwater Quantity Policies***Design Standards:***

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

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

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

Stormwater Master Plan and Public Works Standards. Therefore, the *Villebois Village Master Plan* is in compliance with this policy.

Onsite Stormwater Detention:

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

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

Response: Policy 9.5.2 includes two Implementation Measures regarding detention. Implementation Measure 9.5.2.1 specifies design standards for onsite detention facilities. The Arrowhead Creek and Mill Creek basins will provide onsite detention and will follow the design requirements identified in this policy. Implementation Measure 9.5.2.2 allows for exemptions to onsite detention for situations where properties discharge directly to open water bodies that have no capacity limitations, areas where detention in downstream reaches could increase peak stormwater flow rates, and other areas or unique circumstances as identified by the City Engineer. Per the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005, onsite detention facilities for Villebois are not required for the Coffee Lake Creek basin. These documents conclude that releasing stormwater from Villebois without detention will have no significant impact on water levels in Coffee Lake Creek or downstream facilities and may actually have a negative impact on the wetlands due to lower magnitude, longer duration flows. These conclusions meet the criteria identified in 9.5.2.2 to remove the requirement for onsite detention in the Coffee Lake Creek basin.

In addition to stormwater detention, the Rainwater Management Program will strive to reduce the increased runoff from the 90th percentile of rainfall. Villebois Villager will develop design guidelines for achieving this goal as part of each Specific Area Plan, thereby meeting and exceeding the requirements of this policy.

9.6 Property Acquisition Policies

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

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

REVIEW OF IMPLEMENTATION PLAN CONCLUSION

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

4.3.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

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

Policy

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

Implementation Measures

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

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

4. Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality and detention into the site’s natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking pre-development hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.
5. Construct CLC-10 as defined or implement Option A or B as proposed. Construction of CLC-10, or selection of an option to modify CLC-10, is to occur in accordance with the

terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).

6. Incorporate the construction of CLC-10 or as modified by Option A or B into the Finance Plan.
7. Insure that on-going costs to maintain rainwater systems in public rights-of-way are included in Finance Plan.
8. The City shall prepare a study of Coffee Lake Creek drainage basin in conjunction with the Barber Street and Boeckman Road extension projects.
9. The City shall prepare design for fish passage culverts in the Barber Street and Boeckman Road extension projects.
10. Historic flows will be redirected to the Coffee Lake Creek basin without detention. This is supported by conclusions drawn in the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005. This requirement shall be addressed with the next SAP or PDP application that includes the Coffee Lake Creek basin.
11. Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village.
12. Complete the study of Options A and B with regard to CIP Project CLC-10 in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). The study shall consider at least the following actions, which are required to obtain approval of the City Engineer:
 - Coordinate design of culvert at Arrowhead Creek/ Wilsonville Road crossing with the Wilsonville Road Capital Improvement Project and the City of Wilsonville.
 - Prepare additional study of culvert at Jobsey Lane crossing of Arrowhead Creek and identify construction recommendations to mitigate capacity and erosion problems.
 - Design plan for removal, reconstruction or abandonment of Dammasch 36-inch outfall at Mill Creek.
 - Coordinate with and obtain approval of Metro and the City of Wilsonville for integration of a potential detention facility into the design of the Graham Oaks Natural Area. Obtain appropriate easements as required for said facility.
 - Prepare additional study of Arrowhead Creek to locate where Arrowhead Creek flows into Seely Ditch.
 - Prepare additional detailed study of impact of added flows on functioning of wetlands and prevention of overflow onto Wood Middle School and forested wetlands.
 - Obtain overall approval of drainage report.
13. The City shall include the *Villebois Village Master Plan*, including the finalized concept of CLC-10, in future updates of the City of Wilsonville Stormwater Master Plan.

CHAPTER 5 – CIRCULATION

5.1 INTRODUCTION / PROPOSAL

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

5.2 TRANSPORTATION SYSTEMS PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

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

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

RELEVANT DOCUMENTS

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

METHODOLOGY

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

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

Figure 7 – Street Plan

Figure 8 – Proposed Arterial/Collectors Street System

Figure 9A – Street and Trail Sections - A

Figure 9B – Street and Trail Sections - B

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

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

COMPLIANCE ANALYSIS

Street Designations

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

Implementation

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

Roundabouts

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

Implementation

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

Parking on Collectors

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

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

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

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

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

Implementation

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

Access Control on Minor Arterials

Implementation

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

Continuity of Streets and Trails

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

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

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

Implementation

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

Curb Extensions

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

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

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

Implementation

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

North/South Neighborhood Connectivity

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

Enhanced Pedestrian and Bicycle Crossings

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

Implementation

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

5.3 TRANSPORTATION SYSTEMS PLAN POLICY ANALYSIS

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

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

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

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

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

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

Table 4: Functional Classification Comparison

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

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

TSP Section 4.7 Implementation Measures

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

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

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

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

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

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

Table 5: Street Cross-Section Standards Comparison

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

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

Implementation

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

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

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

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

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

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

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

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

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

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

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

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

TSP Figure 4.8 through 4.12: Major Street System Improvements.

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

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

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

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

Implementation

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

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

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

Implementation

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

5.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

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

Policy

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

Implementing Measures

1. Include the *Villebois Village Master Plan* Arterial and Collector street system (*Figure 8*) and bicycle/pedestrian system (*Figure 5*) in future updates of the 2003 TSP.
2. The *Villebois Village Master Plan* includes the following alternative street sections. Any proposed alternative street sections not included in the list below shall follow the review procedure established in the 2003 TSP.
 - On-street parking on Major Collector (VVMP street section D) and Minor Collector (VVMP street section E).
 - Increase planter to 8' and median to 15' on Major Collector (VVMP street section D), which increase right-of-way to 65' and curb-to-curb to 92'.
 - Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP street section G), which increases curb-to-curb and right-of-way widths.
 - Increase sidewalk widths on Residential Streets (VVMP street sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP street sections I, J, K and L).
 - Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP street sections J, K and M).
3. Roundabout options at intersections not already identified on *Figure 7 – Street Plan* of the *Villebois Village Master Plan* shall be reviewed through the major alternative process.
4. Requests for major alternatives for access spacing less than 600 feet on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). If this major alternative request is approved, access standards shall be resolved. For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include, but are not limited to, changing the number of lanes, moving a sidewalk from the property line to the curb line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include, but are not limited to, moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

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

5. Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:

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

Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

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

GLOSSARY

Glossary

Circulation Framework:

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

Community Elements Book:

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

Community Housing:

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

Connectivity:

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

DATELUP:

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

Design:

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

Design Principles:

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

Design Standards:

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

Development Standards:

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

Diversity:

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

Environmental Sustainability:

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

Estate:

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

Flex-Space:

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

Future Study Area:

The area of the former Living Enrichment Center. Future Study Area label replaced by land use plan and additional plan information provided with 2013 Master Plan Amendment.

Governor's Quality Development Objectives:

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

Integrated Pest Management:

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

Large:

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

Little League Baseball/Youth Softball field:

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

Master Planner:

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

Major Water Feature:

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

Medium Detached:

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

Minor Water Feature:

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

Mixed-use Development:

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

Multi-Modal Transportation:

A circulation system that accommodates a wide range of user groups including bicycles, vehicles, pedestrians and buses.

Neighborhood Apartments:

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

Neighborhood Center:

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

Neighborhood Commons:

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

Open Space:

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

ORS 426.508:

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

Pattern Book:

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

Plaza:

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

Power of Ten:

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

Rainwater Management Systems:

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

Residential-Village (R-V) Comprehensive Plan Designation:

The area within which the *Villebois Village Master Plan* applies.

Row House:

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

Significant Resource Overlay Zone (SROZ):

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

Specific Area Plan (SAP):

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

Small Detached:

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

Standard Detached:

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

Stormwater/Water Quality/Rainwater Element (Features, Ponds and Swales):

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

Sustainability:

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

Village Center:

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

Village (V) Zone:

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

Villebois Village Concept Plan (VVCP):

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

Villebois Village Master Plan (VVMP):

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

LIST OF REFERENCE DOCUMENTS

City of Wilsonville Final Draft Wastewater Collection System Master Plan, June 2001.

City of Wilsonville Final Draft Wastewater Collection System Appendix, June 2001.

City of Wilsonville Parks & Recreation Master Plan, Final Report, December 1994.

City of Wilsonville Stormwater Master Plan, June 2001.

City of Wilsonville Transportation Systems Plan (TSP), April 17, 2003 Public Draft.

City of Wilsonville Water System Master Plan – Ordinance No. 531, Adopted January 24, 2001.

Creating Livable Streets: Street Design Guidelines for 2040, Metro, and June 2002.

Memorandum to Eldon Johansen, City of Wilsonville from Ransford S. McCourt, P.E., DKS Associates, April 6, 2004.

Villebois Village Master Plan Technical Appendix, ~~December 19, 2005~~

Appendix A: Capital Improvement List and Cost Estimate

Appendix B: DKS Memorandums dated:

February 28, 2003

January 6, 2003

April 6, 2004

June 15, 2005

August 7, 2013

Appendix C: Memorandum of Understanding between Villebois/City of Wilsonville and Metro, Metro Contract #926225

Appendix D: Bus Stop Exhibit

Appendix E: Memorandums regarding 100-year Flood Plan and Stormwater from HDR and inter-fluve

Appendix F: Parks Capacity Analysis Drawings

Appendix G: Parks PowerPoint Print-out

Appendix H: Parks Lighting Concept

Appendix I: Sanitary Lift Station for Future Study Area Requirements

Table 1: Park Programming Matrix (revised May-12, 2010 July 26, 2013 DRAFT Amendment)

7/14/2006	NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Collina Park	NP 5 - Fir Park	NP 6 - East Neighborhood Park	NP 7 - Piazza Villagebois	PP 1	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various (2, 4, 5, 7, 9, 11, 12, 14, 15)	PP-16	LG 5 A,B,C - The Promenade	LG - Various	CP 1 - School Community Park ***	RP 1 - Villagebois Greenway	RP 2 - Palermo Park	RP 3 - Villagebois Greenway	RP 4 - Villagebois Greenway	RP 5 - Villagebois Greenway	RP 6 - Villagebois Greenway	RP 7 - Villagebois Greenway	RP 8 - Villagebois Greenway	OS 1 - Forested Wetland Preserve	OS 2 - Upland Forest Preserve	OS 3 - Forested Wetland Preserve Study Area SRO2	OS 4, 5, 6 - Coffee Lake Natural Area	TOTAL AMENITIES (Future presence, not quantities)	Units		
Park Area (acres)	1.53	1.00	1.80	2.90	1.00	1.60	0.52	0.51	0.51	0.43	0.32	0.68	0.42	2.70	0.26	0.69	4.84 5.10	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	23.20 23.05	62.59	-169.33 169.73	Acres		
Amphitheater				*																	*	*									1			
Barbeque			*	*		*															*	*									5			
Child Play:																																		
structure			*	*		*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	19		
creative	*	*				*	*							*	*			*	*	*	*	*	*	*	*	*	*	*	*	*	*	-10 12		
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			*			*															*		*		*								4	
Transit Stop			*		*	*															*		*		*								4	
Water experiences:																																		
storm / rainwater elements	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
minor water feature			*		*																*	*	*	*	*	*	*	*	*	*	*			
major water feature			*		*																*	*	*	*	*	*	*	*	*	*	*			

* 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.

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

* 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.

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

Legend:

CP = Community Park,

LG = Linear Green

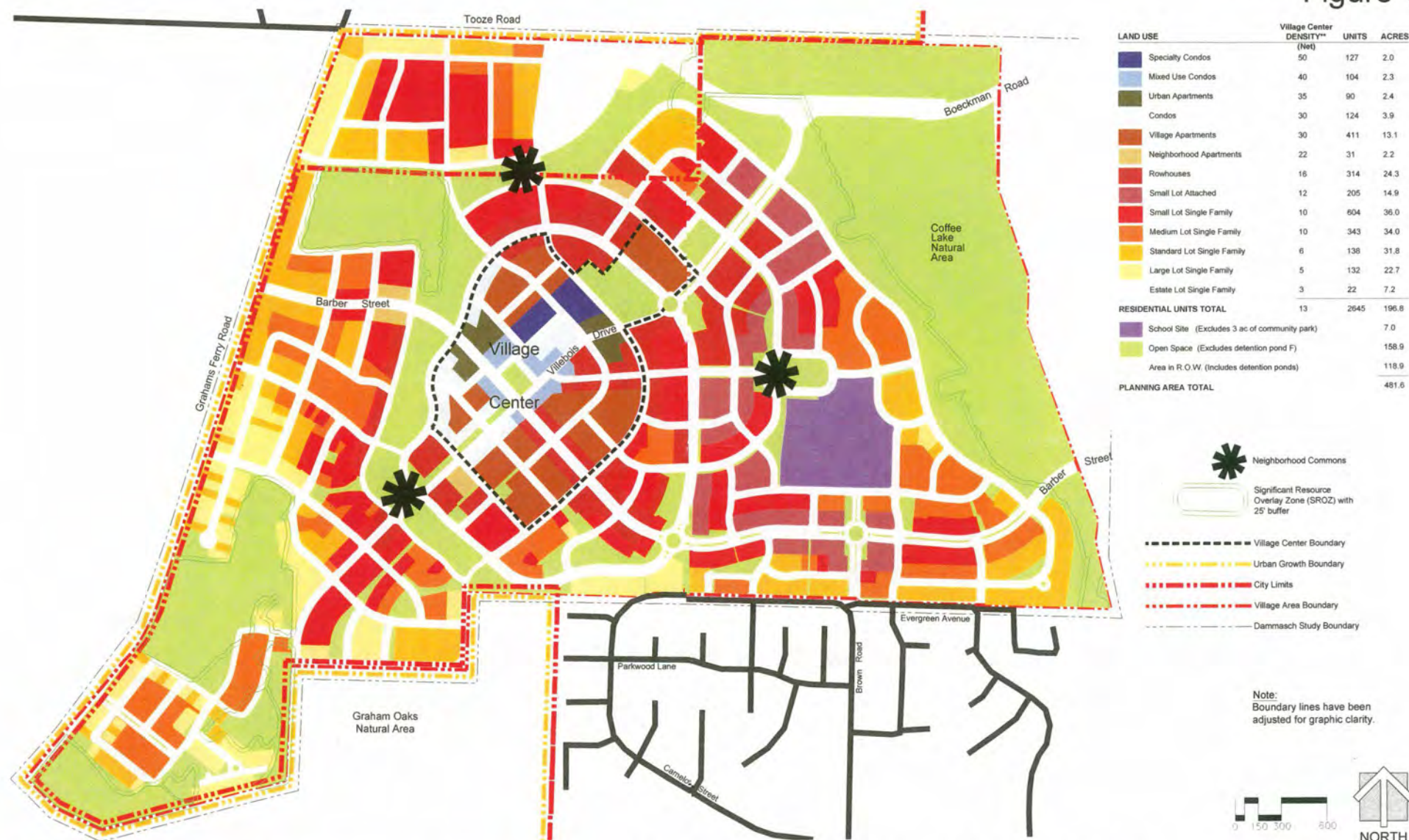
NP = Neighborhood Park

OS = Open Space

PP = Pocket Park

RP = Regional Park

Figure 1

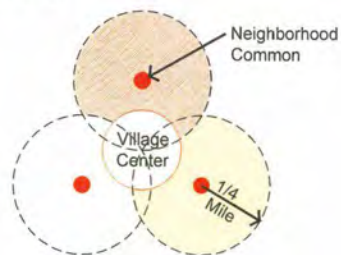


NOTES:

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

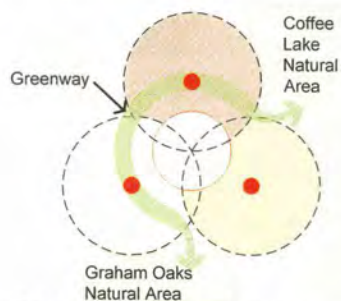
** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Figure 2



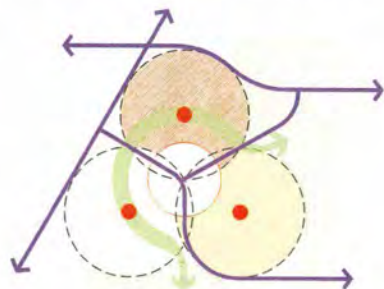
Conceptual Diagram - Neighborhoods

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



Conceptual Diagram - Greenway

- Connection to adjacent open spaces
- Open space linkage between neighborhoods



Conceptual Diagram - Roadways

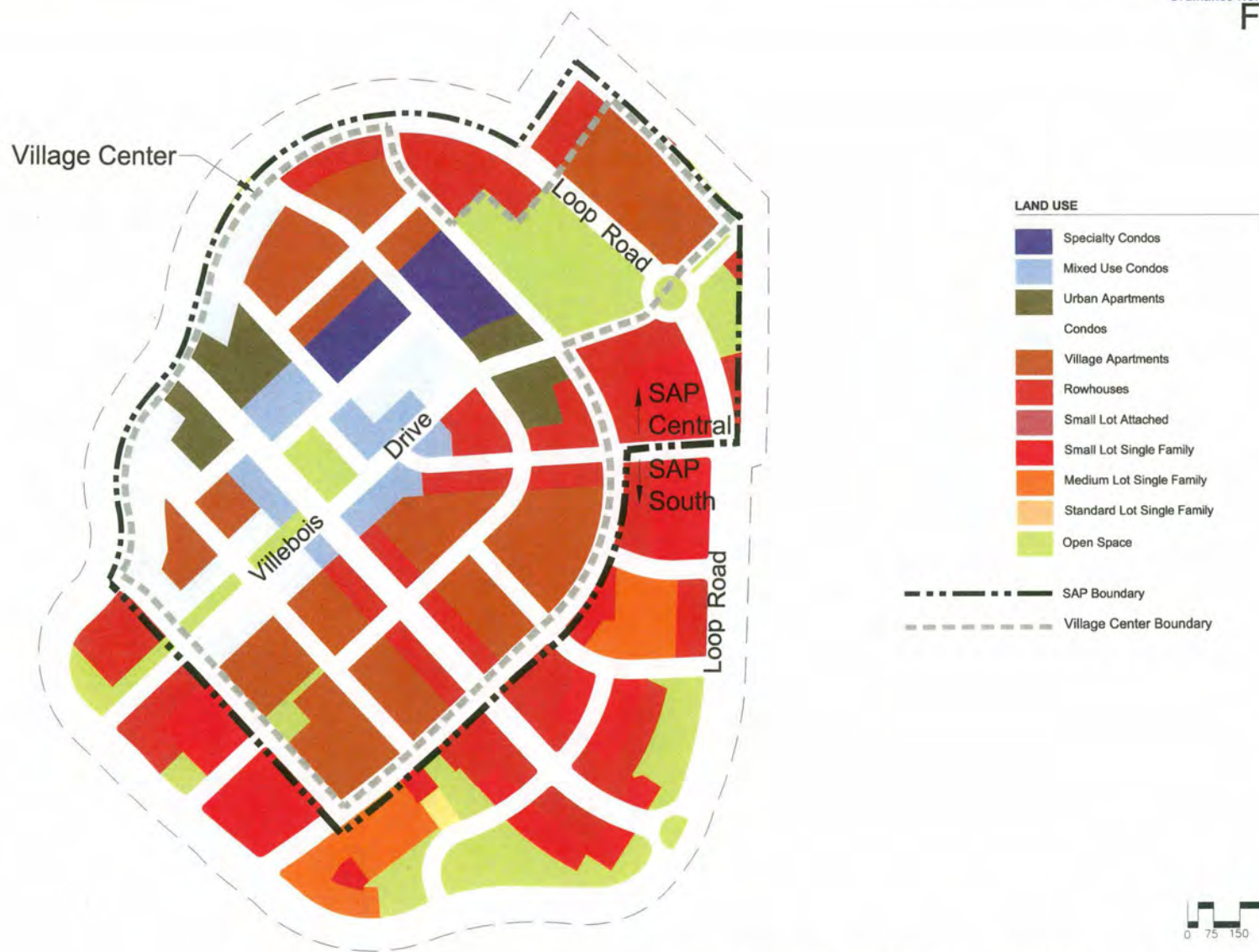
- Roadway system defines neighborhood edges



Neighborhood Concept Diagram

JULY 26, 2013

Figure 2A



Village Center Boundary and Land Use Plan

AUGUST 15, 2005

Figure 3



Legend

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

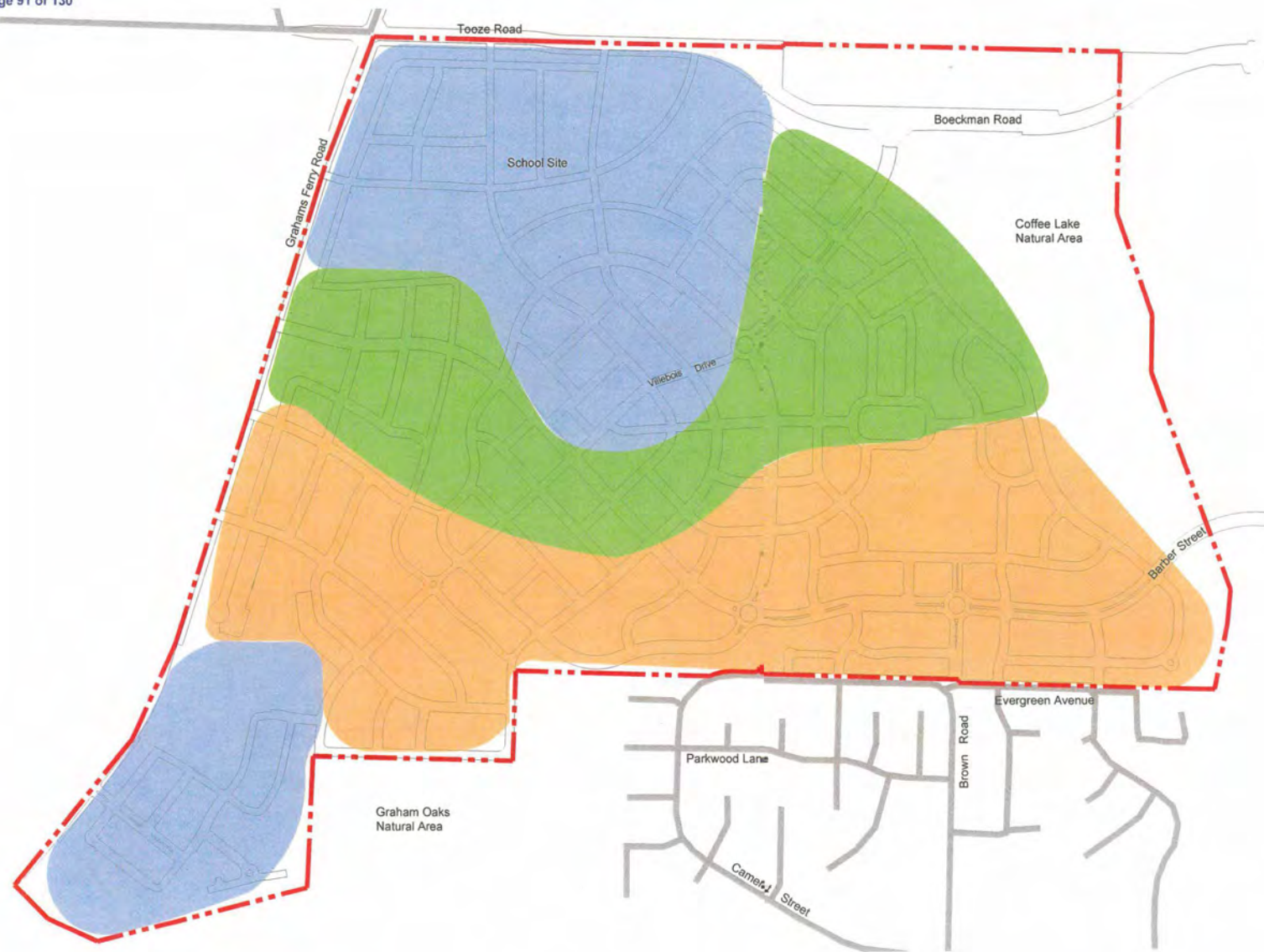
Note:
Boundary lines have been adjusted for graphic clarity.



Conceptual Specific Area Plan Boundaries

JULY 26, 2013

Figure 4



Legend

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

Village Area Boundary

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



Conceptual Sequence of Development

JULY 26, 2013

- Legend**
- Neighborhood Commons
 - PP Pocket Park
 - LG Linear Green
 - UP Urban Plaza
 - Villebois Proposed Major Pathways
 - Villebois Proposed Minor Pathways
 - Villebois Proposed Nature Trails
 - Wetland Delineation

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

Significant Resource Overlay Zone (SROZ) with 25' buffer

Elementary School Site: includes minimum 3 acre Community Park

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

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

Classification Method

Trees were rated based on the following considerations:

- Health
- Species (native vs. non-native and ecosystem value)
- Compatibility with development
- 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.



Ordinance No. 2011 Exhibit 3
Figure 5

- Neighborhood Parks - 21.97 acres**
- East Neighborhood Park - 1.00 acres
 - Cedar Park - 1.50 acres
 - Oak Park - 1.50 acres
 - Fir Park - 1.00 acres
 - UP/Village Center Plaza - 0.50 acres
 - Hilltop Park - 2.00 acres
 - West Neighborhood Park - 1.00 acres
 - PP/Pocket Parks - 1.00 acres
 - LG/Linear Greenways with Pathways - 8.10 acres
 - LG/Village Center Promenade - 0.50 acres
- Community Parks - minimum 3.00 Acres**
- Elementary School**
- (Minimum 3 acres of park area associated with school location)
- Regional Parks - 33.45 acres**
- Villebois Greenway - 33.45 acres
- Open Space - 101.31 acres**
- Forested Wetland Preserve - 5.07 acres
 - Forested Wetland Preserve - 1.00 acres
 - Upland Forest Preserve - 10.00 acres
 - Coffee Lake Natural Area - 10.50 acres
- Total amount of Parks 56.42 acres**
- Total amount of Open Space 101.31 acres**
- Total amount of Parks & Open Space 157.73 acres**
- Trails and Pathways - 50.38 miles**
- Nature Trail - 1.00 miles
 - Minor Path - 1.00 miles
 - Major Path - 2.00 miles
 - (Tonquin Trail/Villebois Loop Trail)
 - Coffee Lake-Wood Trail
 - Bike Lane - 2.00 miles
 - Sidewalks - 44.38 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

AUGUST 30, 2013



Figure 5B



Conceptual Composite Utilities Plan

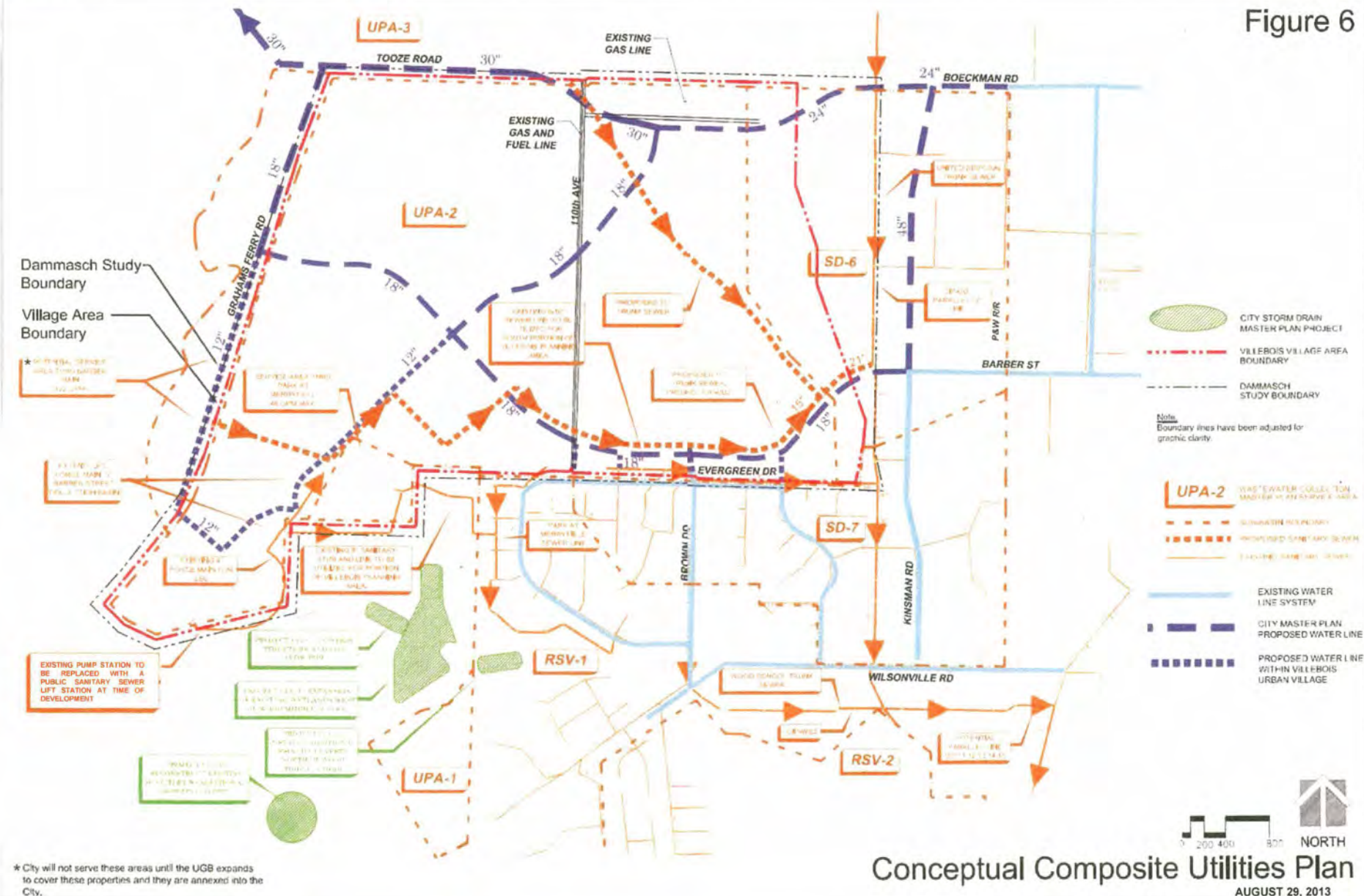
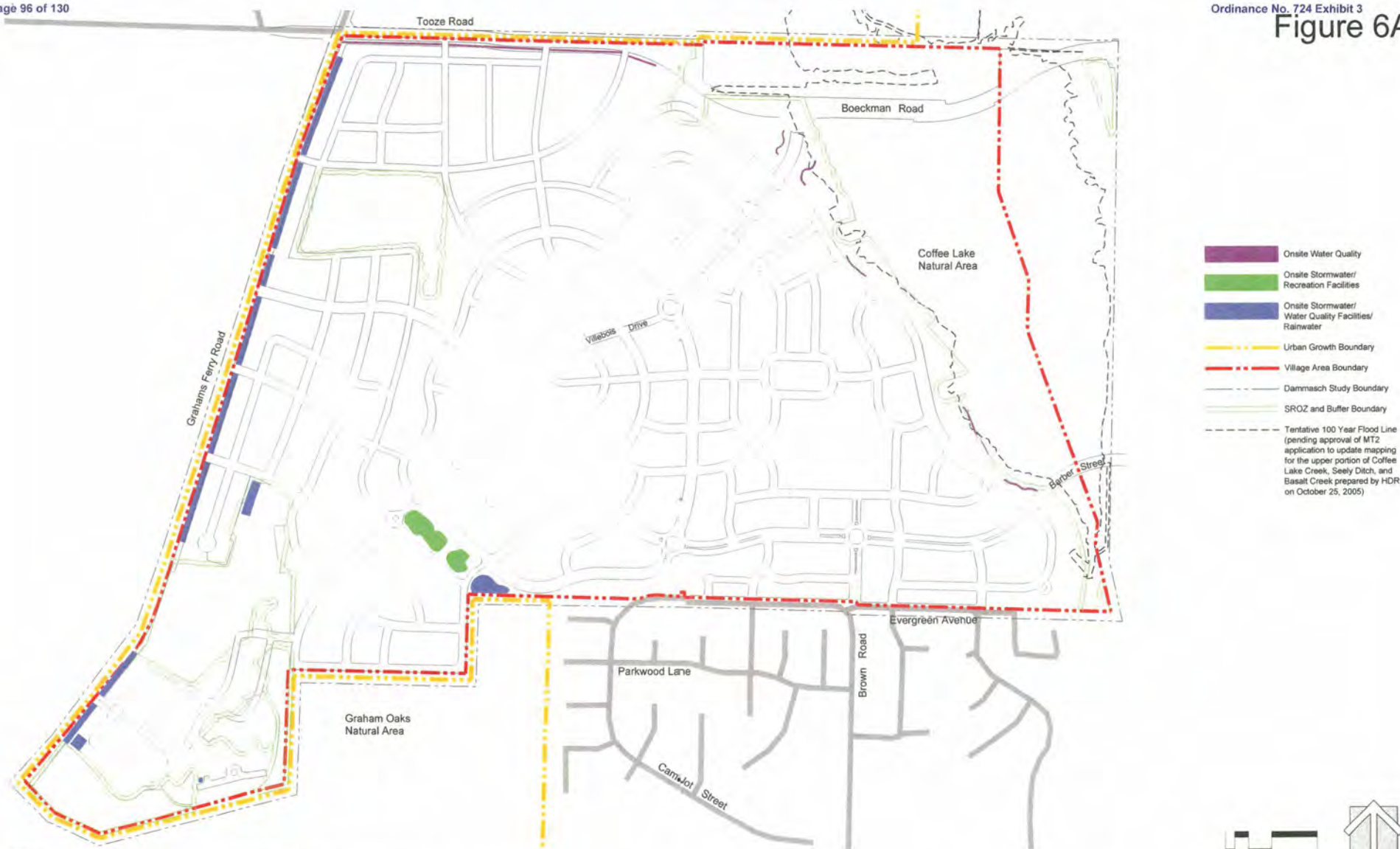


Figure 6A

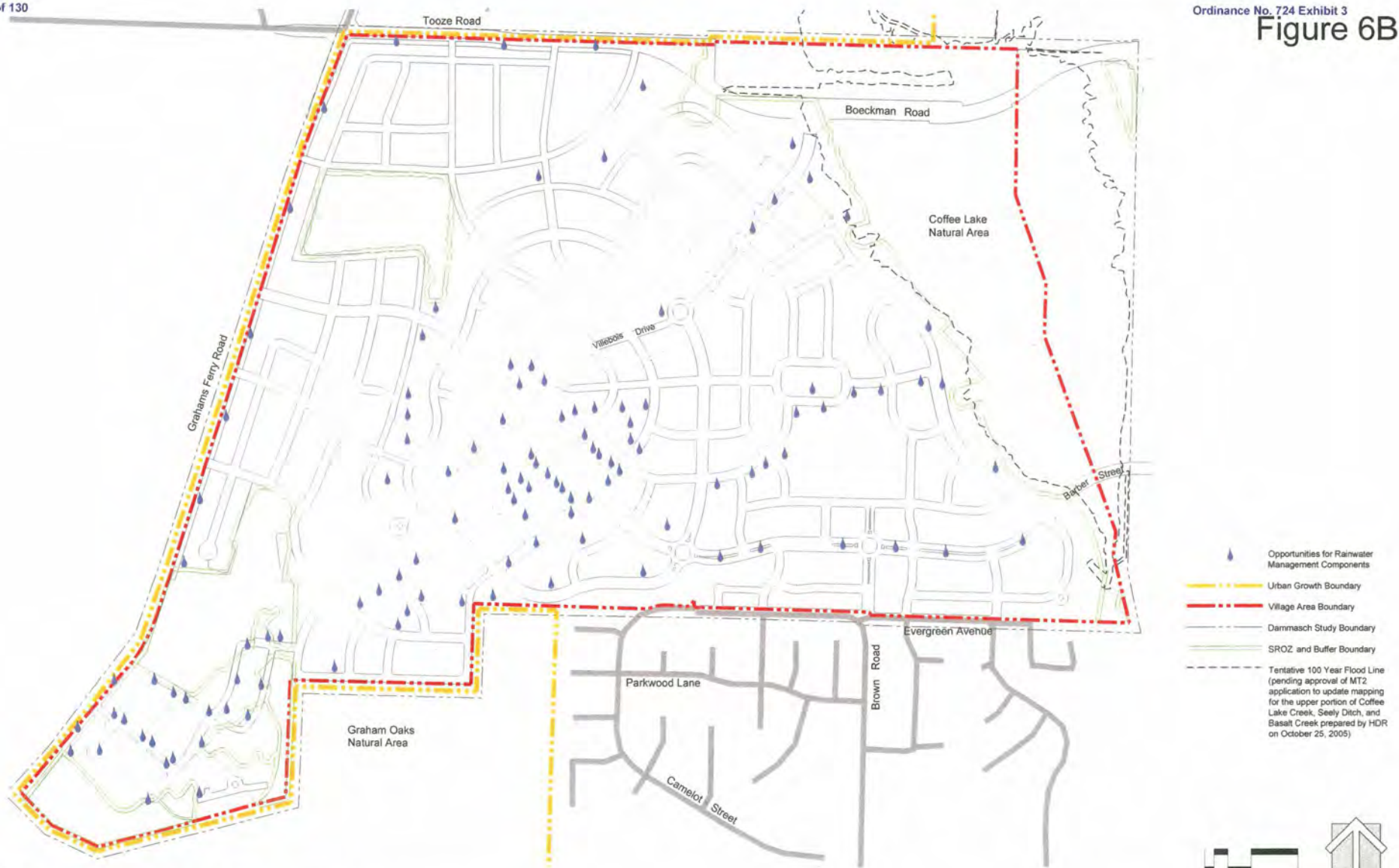
**NOTES:**

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



Onsite Stormwater Facilities

JULY 26, 2013

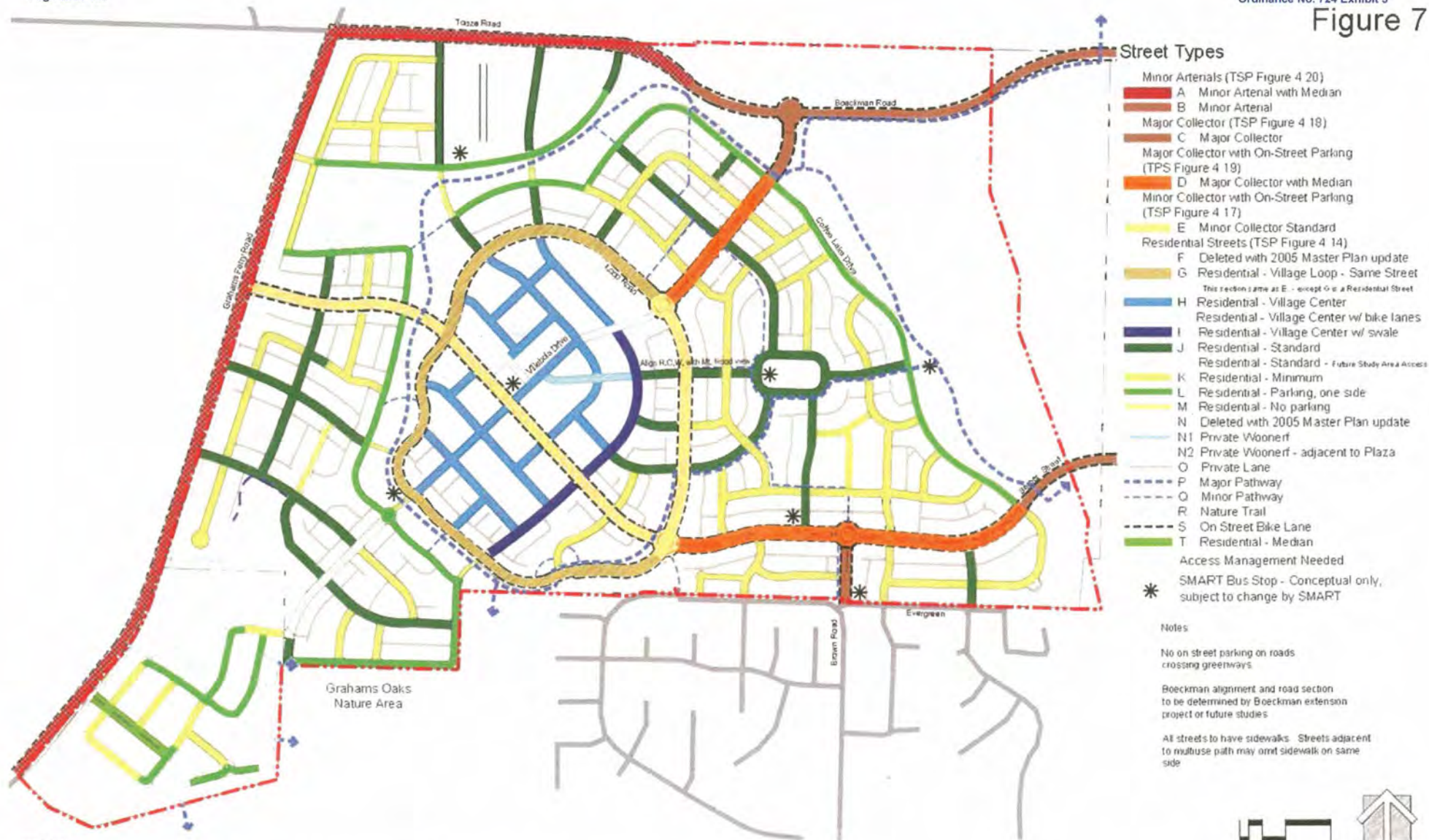
**NOTES:**

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.

Onsite Rainwater Management

JULY 26, 2013

Figure 7



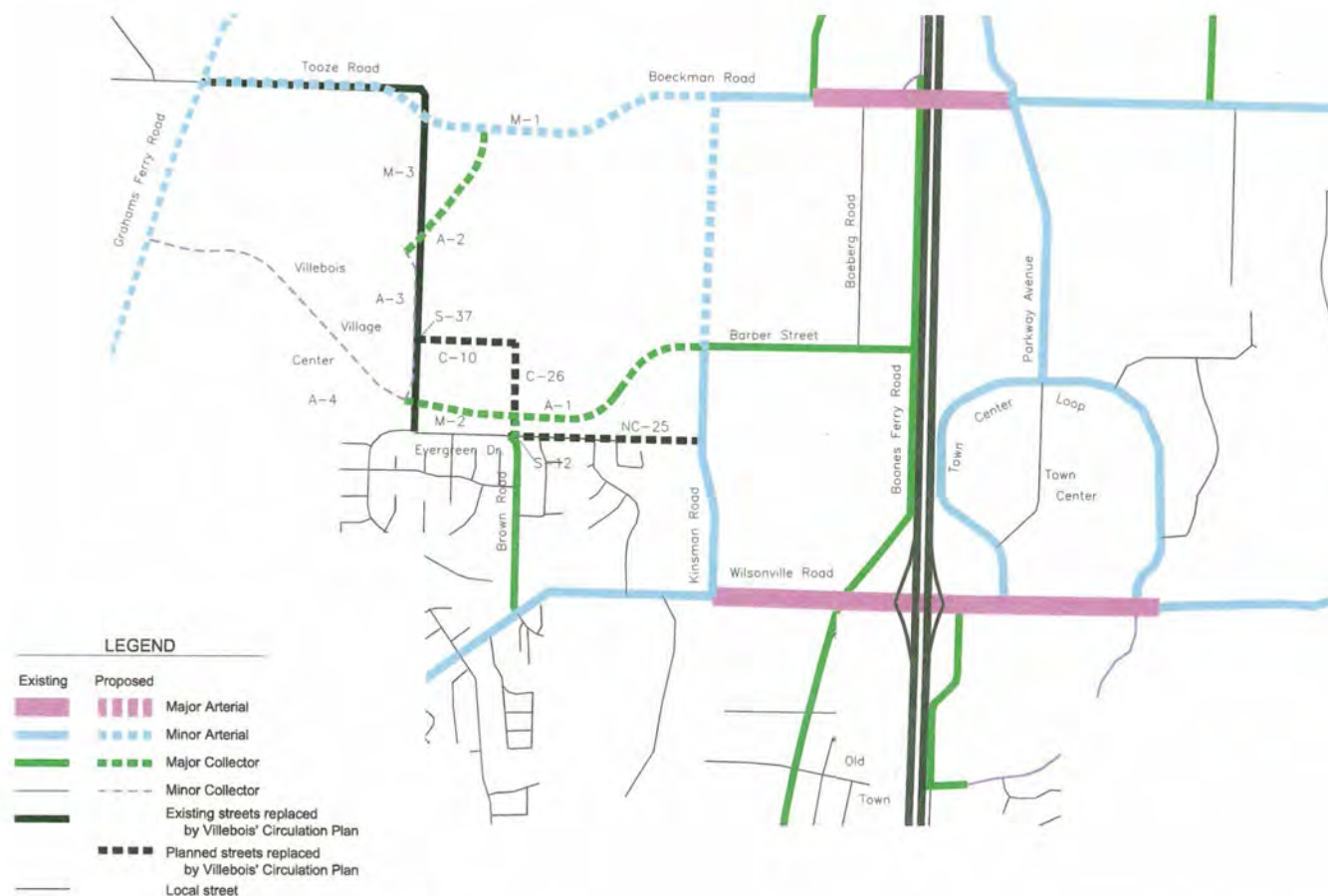
NOTES

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



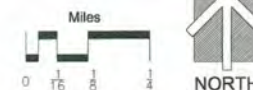
Street Plan

AUGUST 30, 2013



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

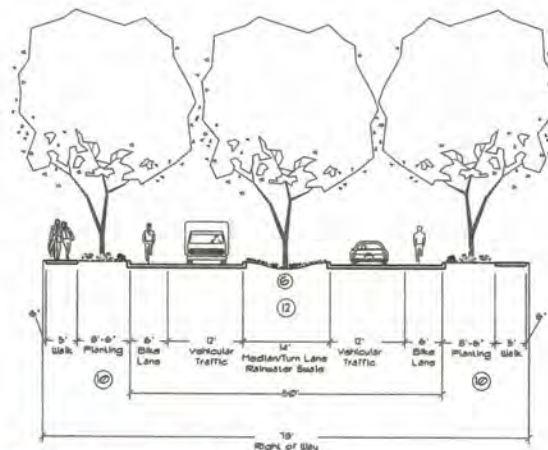
(Source: 2003 TSP and Villebois Village Plan)



Proposed Arterial/Collectors Street System

FEBRUARY 23, 2005

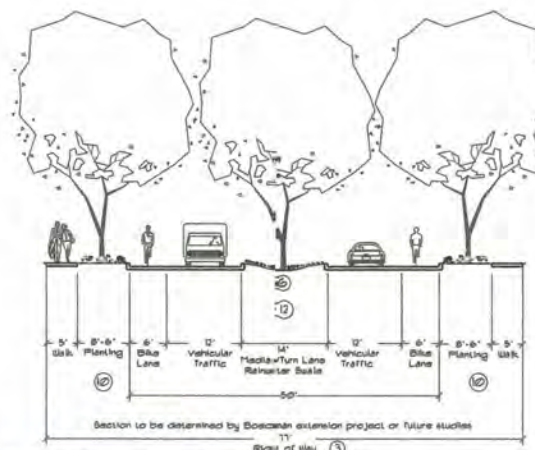
Figure 9A



A. Minor Arterial with Median

(TSP Figure 4.20)

Scale: 1" = 20'

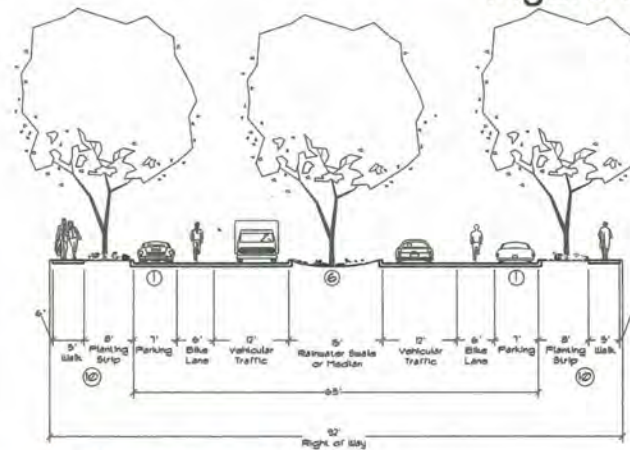


B. & C. Minor Arterial / Major Collector

(TSP Figure 4.20 / 4.18)

Minor Arterial at Bossmann Road
Major Collector at Barber Street

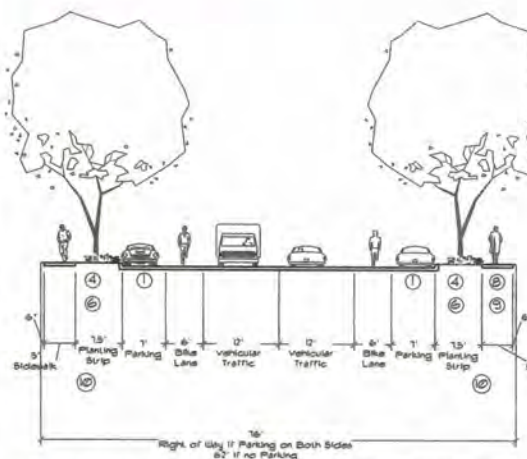
Scale: 1" = 20'



D. Major Collector with Median

(TSP Figure 4.19)

Scale: 1" = 20'

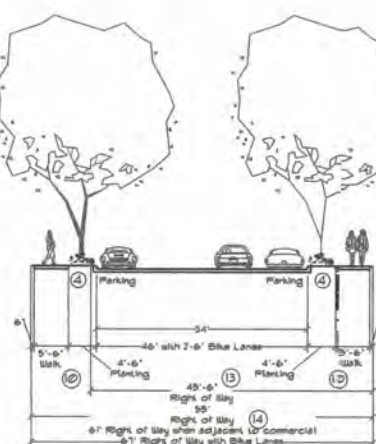


E. & G. Minor Collector Standard / Residential - Village Loop

(TSP Figure 4.17)

(TSP Figure 4.14)
Residential Village Loop - same street section as
Minor Collector - Standard but is a Residential Street

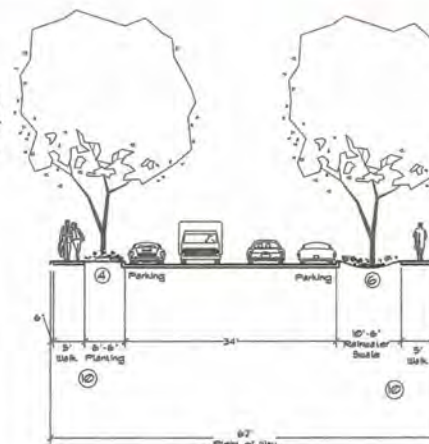
Scale: 1" = 20'



H. Residential - Village Center

(TSP Figure 4.14)

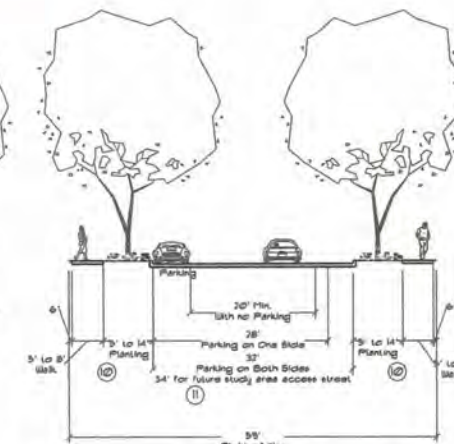
Scale: 1" = 20'



I. Residential - Village Center w/ swale

(TSP Figure 4.14)

Scale: 1" = 20'



J. Residential - Standard - FSA Access

(TSP Figure 4.14)

Scale: 1" = 20'

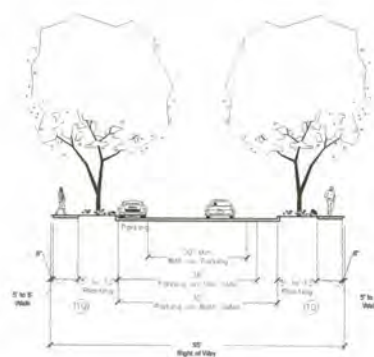
NOTES:

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

9. The Right of Way shall be reduced to 0' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual utility service to be in private line where available.
11. 34' width for LEC access road may be replaced with the SAP Plans to a 32' access road.
12. Continue turn lane at Graham's Ferry Road.
13. 48' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5', planting strip is removed and Right of Way becomes 67' when adjacent to Commercial.
15. Section H deleted with 2009 Master Plan update.
16. Section H deleted and replaced with Sections H1 & H2.

Street and Trail Sections - A

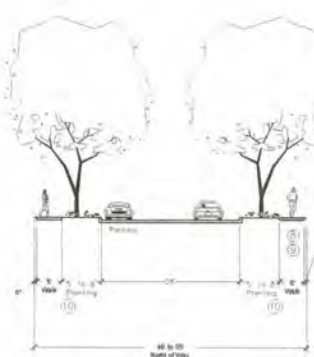
JULY 6, 2006



K. Residential - Minimum

(TSP Figure 4.14)

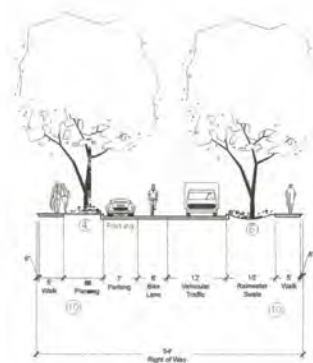
Not To Scale



L. Residential - Parking One Side

(TSP Figure 4.14)

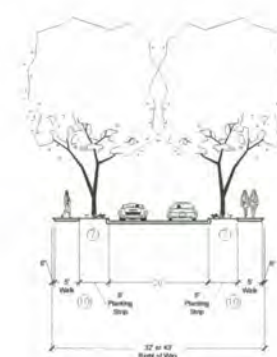
Not To Scale



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

(TSP Figure 4.14)

Not To Scale



M. Residential - No Parking

(TSP Figure 4.14)

Not To Scale



N1. Private Woonerf

Not To Scale



N2. Private Woonerf - adjacent to Plaza

Not To Scale



O. Private Lane

Not To Scale



P. Major Pathway

Not To Scale



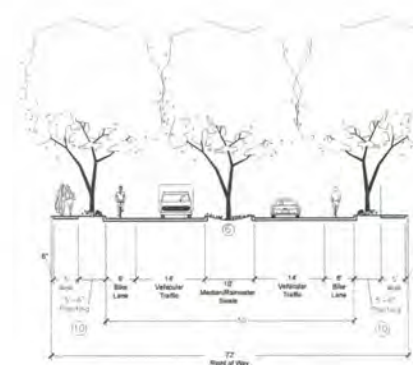
Q. Minor Pathway

Not To Scale



R. Nature Trail

Not To Scale



T. Residential - Median

Not To Scale

NOTES:

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

9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. City Utilities on sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
11. 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 40' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5', planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section H deleted and replaced with Sections N1 & N2.

Street and Trail Sections - B

JULY 26, 2013

Villebois Village Master Plan Technical Appendix



The City of Wilsonville

Adopted ~~August 2, 2010~~ 2013 Adoption Date

VILLEBOIS VILLAGE MASTER PLAN TECHNICAL APPENDIX

TABLE OF CONTENTS

APPENDIX A:	CAPITAL IMPROVEMENT LIST AND COST ESTIMATE
APPENDIX B:	DKS MEMORANDUMS <u>(UPDATED 2013)</u>
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APPENDIX D:	BUS STOP EXHIBIT
APPENDIX E:	MEMORANDUMS REGARDING 100-YEAR FLOODPLAIN AND STORMWATER FROM HDR AND INTER-FLUVE
APPENDIX F:	PARKS CAPACITY ANALYSIS DRAWINGS <u>(UPDATED 2013)</u>
APPENDIX G:	PARKS POWERPOINT PRINT-OUT
APPENDIX H:	PARKS LIGHTING CONCEPT
<u>APPENDIX I:</u>	<u>FUTURE STUDY AREA SANITARY SEWER PUMP STATION REQUIREMENTS</u>

APPENDIX A

CAPITAL IMPROVEMENTS LIST AND COST ESTIMATE

No change to Appendix A as part of 2013 Master Plan Amendments

APPENDIX B

DKS MEMORANDUMS

June 15, 2005

April 6, 2004

January 6, 2003

February 28, 2003

August 7, 2013

**No change to previous DKS Memorandums in Appendix B as part
of 2013 Master Plan Amendments**

DKS

117 Commercial Street NE
Suite 310
Salem, OR 97301
503.391.8773
www.dksassociates.com

MEMORANDUM

DATE: August 7, 2013

TO: Steve Adams, P.E., City of Wilsonville
Chris Neamtzu, City of Wilsonville
Dan Pauly, City of Wilsonville

FROM: Scott Mansur, P.E., PTOE *Sm*

SUBJECT: Villebois Urban Village Master Plan Amendment Transportation Summary



P13003-013

The purpose of the memorandum is to evaluate transportation related aspects of the revised Villebois Village Master Plan dated August, 2010 as they relate to integrating the Polygon Northwest Proposal to include the 42.8 acres of the former Living Enrichment Center (LEC) that was previously considered as a "Future Study Area". The transportation review addresses the following items:

- Street connectivity
- Nature trail connectivity
- Street and trail section update
- Parking adjacent to SROZ areas
- North/south connectivity
- Enhanced pedestrian crossings

The following section provides a detailed review and associated comments in regards to the Villebois Master Plan document as they relate to the LEC expansion.

Street Connectivity [Chapter 5, page 69, Continuity of Streets and Trails and Figure 7]

Street connections are of utmost importance when considering future connectivity to the LEC property for all modes of travel. The current adopted Street Plan Figure 7 identified Villebois Drive as the access road to the LEC property and showed a street stub off of it in the southwest corner of Villebois. The applicant shows this connection on their site plan via SW Amalfi Lane as well as their revised Villebois Master Plan Figure 7 dated July 26, 2013. This street connection will be critical to provide connectivity between Villebois Village and the LEC property for all modes. The City's adopted Transportation System Plan identified the need for Local Street spacing of 300 to 500 feet.

August 7, 2013

Page 2 of 5

Recommendation: Figure 7 should be updated to show the planned connectivity as identified by the applicant. Add a second paragraph to the Continuity of Streets and Trails subsection in Chapter 5 as follows:

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

Nature Trail Connectivity [Chapter 5, page 69, Continuity of Streets and Trails and Figure 5]

Nature trail connection stubs from SW Grenoble Street and SW San Remo Court were shown on the currently adopted Parks and Open Space Plan (Figure 5) that are located north of the LEC property. The applicant shows these nature trail connections in their revised Figure 5 dated July 26, 2013. This revised plan also shows east and south connections from the internal Villebois nature trail to the Coyote Way Trail that is adjacent to the LEC property which is appropriate. We recommend one additional connection of the Villebois nature trail to the sidewalk on SW Normandy Lane. This additional connection is shown in the Appendix.

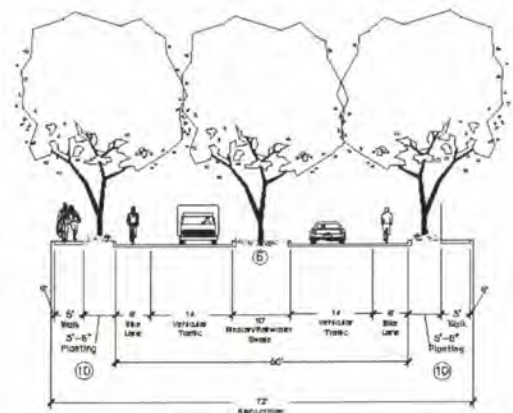
Recommendation: Figure 5 should be updated to show the planned nature trail connectivity as identified by the applicant with the addition of a trail connection to SW Normandy Lane. Add a third paragraph to the Continuity of Streets and Trails subsection in Chapter 5 as follows:

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

Street and Trail Section- Residential Median Street "T" [Chapter 5, Figure 9B]

The applicant has recommended the addition of a Residential Median Street "T" that would include a 10' center median, 14' travel lanes and six foot bike lanes. DKS has reviewed this street section as shown and finds it acceptable. The 20' of pavement between median and curb (14' travel lane plus six foot bike lane) would meet the Uniform Fire Code requirements.

Recommendation: Figure 9B should be updated as identified by the applicant to include Residential Median



T. Residential - Median

Not To Scale

Recommended Residential Street "T"

Street "T".

Parking Adjacent to Significant Resource Overlay Zones (SROZ) [Chapter 5, Section 3]

In order to protect visibility of the adjacent natural open spaces, on-street parking should be restricted on a portion of the public street that is directly adjacent to SROZ areas. For example, parking is not currently allowed on the south side of SW Normandy Lane that is directly adjacent to the Grahams Oak Nature Park. Parking is allowed on the north side that is adjacent to residential houses.

Recommendation: *Add an additional bullet on page 73 of Section 5.3 as follows:*

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

Villebois Drive North/South Connectivity [Chapter 5, Compliance Analysis]

Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. The Villebois street network was planned in a way to minimize traffic volumes on Villebois Drive (by providing parallel alternative routes) while still maintaining north/south and east/west neighborhood connectivity. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design treatments that would discourage neighborhood connectivity should not be considered.

Recommendations: *Add an additional bullet to the METHODOLOGY section on page 63 and add additional section to the end of the Compliance Analysis subsection on page 70 as follows:*

Methodology (add bullet to end of page 63)

- Provides adequate north/south through connectivity for local traffic with Villebois Drive and the Loop Road

North/South Neighborhood Connectivity (page 70)

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

August 7, 2013

Page 4 of 5

DKS

Enhanced Pedestrian and Bicycle Crossings [Chapter 5, Compliance Analysis]

Where trails and pathways cross public streets, street crossings can create barriers in the transportation system for pedestrians and bicycles. Enhanced pedestrian crossings (medians, curb extensions, raised pedestrian crossing, signing and markings) should be considered where applicable to facilitate safe bicycle and pedestrian movements.

Recommendation: Add the following to the **COMPLIANCE ANALYSIS** section after the **Continuity of Streets and Trails** subsection in Chapter 5 as follows:

Enhanced Pedestrian and Bicycle Crossings

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

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



Enhanced Pedestrian and Bicycle Crossing Example

Villebois Urban Village Master Plan Amendment Transportation Summary

August 7, 2013

Page 5 of 5



APPENDIX:

Legend

- Neighborhood Commons
- Pocket Park
- Linear Green
- Urban Plaza
- Villagebois Proposed Major Pathways
- Villagebois Proposed Minor Pathways
- Villagebois 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 reviewed with appropriate SAP application.

Classification Method:
Trees were rated based on the following considerations:

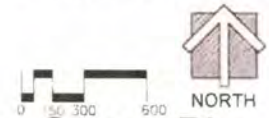
1. Health
2. Species (native with habitat and ecological value)
3. Compatibility with development
4. Form / Visual Interest / Mature Size

- * 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 regular 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 substandard damage



Figure 5

- Neighborhood Parks - 21.83 acres**
- East Neighborhood Park - 1.60 acres
 - Cedar Park - 1.00 acre
 - Oak Park - 1.23 acres
 - Fir Park - 1.00 acre
 - (UP)Village Center Plaza - 0.52 acres
 - Hilltop Park - 2.90 acres
 - West Neighborhood Park - 1.90 acres
 - (PP)Pocket Parks - 0.50 acres
 - (LG)Linear Greens with Pathways - 4.95 acres
 - (LG)Village Center Promenade - 0.80 acres
- Community Parks - minimum 3.00 Acres**
- Elementary School
 - Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres**
- Villagebois Greenway - 22.45 acres
- Open Space - 100.66 acres**
- Forested Wetland Preserve - 1.07 acres
 - Forested Wetland Preserve (where Study Area) - 22.4 acres
 - Upland Forest Preserve - 10.60 acres
 - Coffee Lake Natural Area - 62.53 acres
- Total amount of Parks = 58.26 acres**
Total amount of Open Space = 100.66 acres
Total amount of Parks & Open Space = 158.94 acres
- Trails and Pathways - 50.38 miles**
- Nature Trail - 1.85 miles
 - Minor Path - 1.20 miles
 - Major Path - 2.40 miles (Tonquin Trail/Villagebois Loop Trail/Coffee Lake/Wood Trail)
 - Bike Lane - 4.90 miles
 - Sidewalks - 34.53 miles
- Park Legend**
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
 - Owned and maintained by HOA with public access
 - Coffee Lake Open Space - To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s)



Parks and Open Space Plan

JULY 26, 2013

NOTES

The Villagebois 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.

APPENDIX C

MEMORANDUM OF UNDERSTANDING Metro Contract #926225

No change to Appendix C as part of 2013 Master Plan Amendments

APPENDIX D

BUS STOP EXHIBIT

No change to Appendix D as part of 2013 Master Plan Amendments

APPENDIX E

MEMORANDUM REGARDING 100-YEAR FLOODPLAIN AND STORMWATER FROM HDR AND INTER-FLUVE

No change to Appendix E as part of 2013 Master Plan Amendments

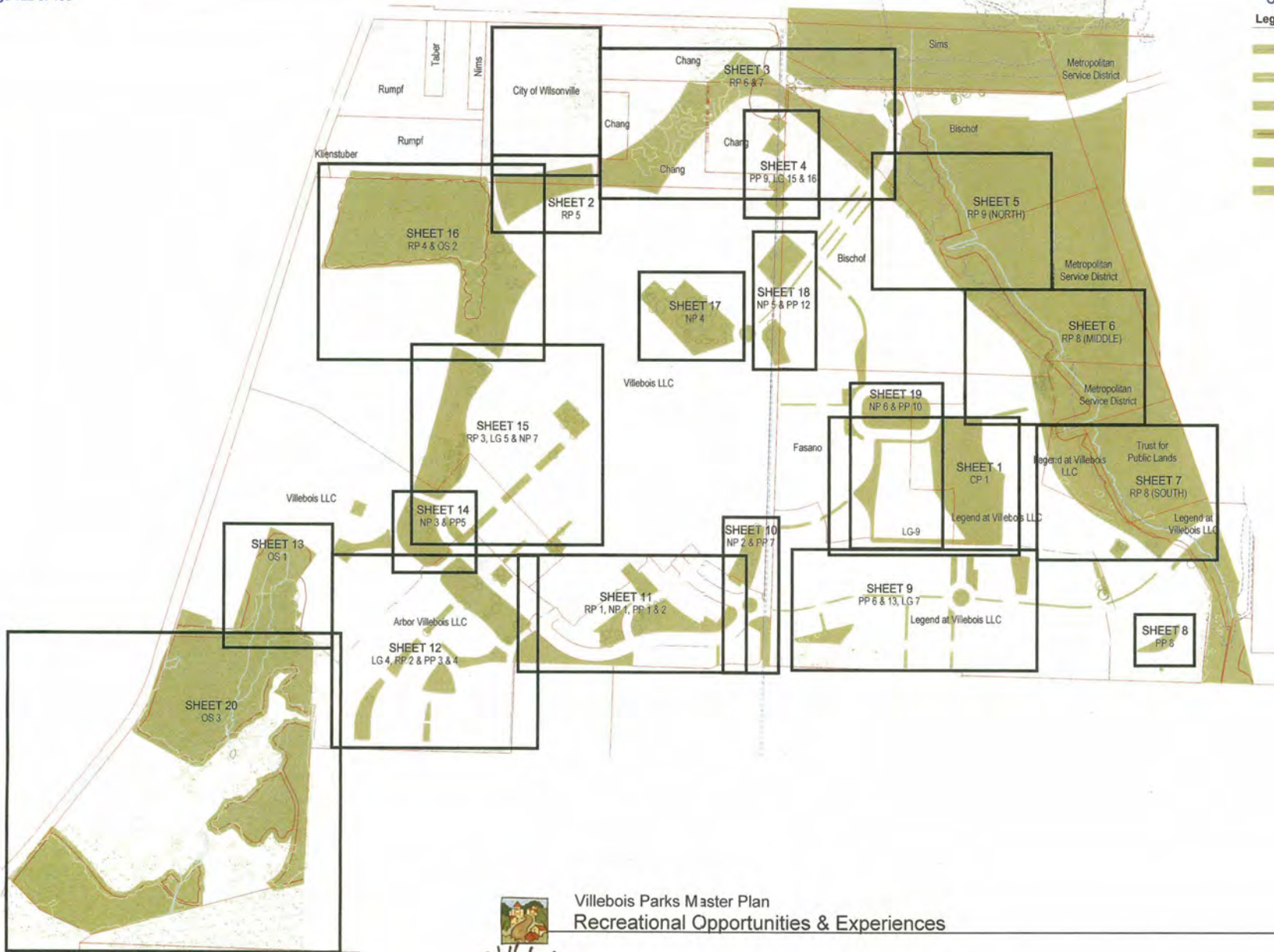
APPENDIX F

PARKS CAPACITY ANALYSIS DRAWINGS

**No change to Parks Analysis Drawings outside of Future Study Area
as part of 2013 Master Plan Amendments**

Legend

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



**Villebois Parks Master Plan
Recreational Opportunities & Experiences**

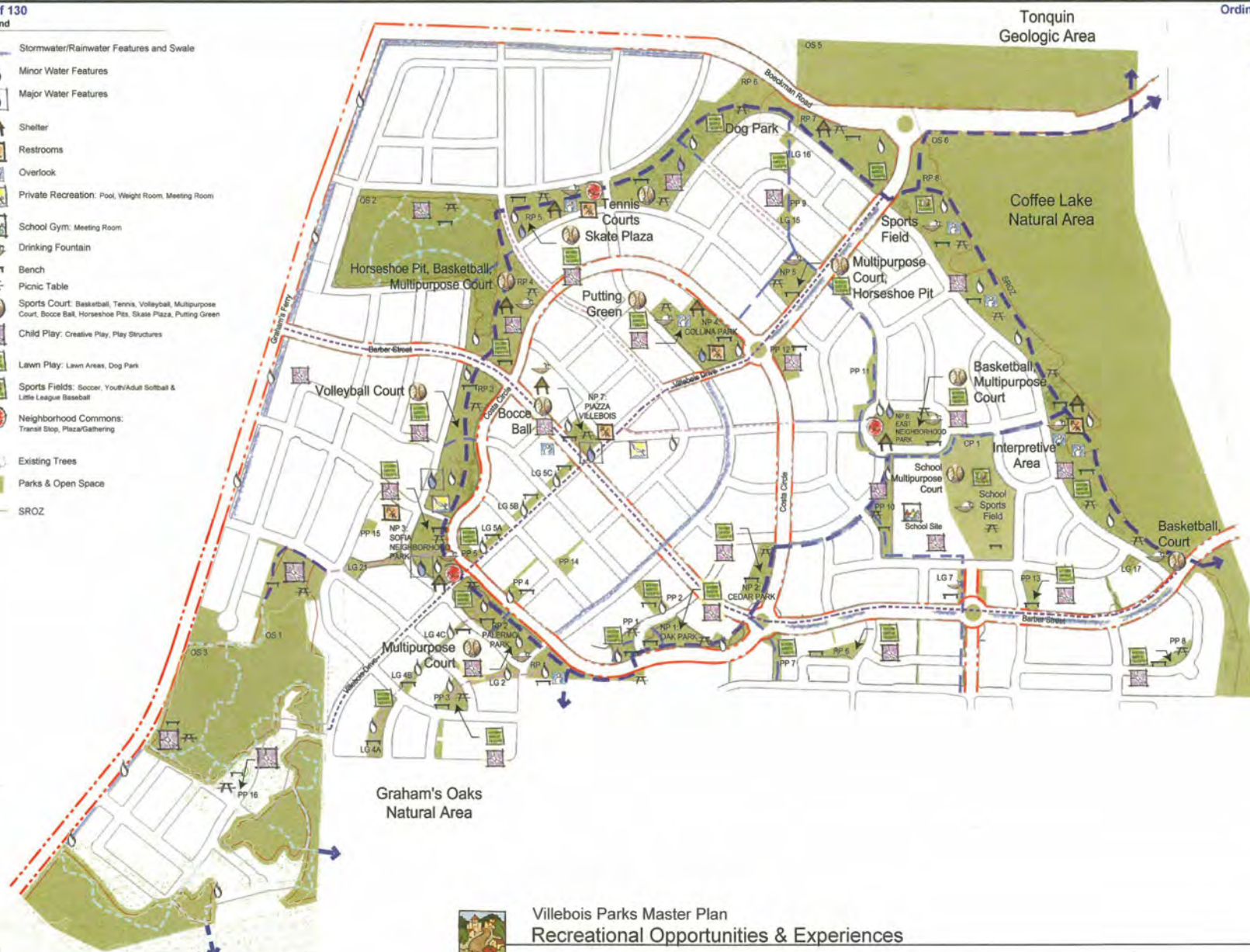


Legend

- 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



Benches
Picnic Tables
Child Creative Play: 1

Benches
Picnic Tables
Child Play Structure: 1
Child Creative Play: 1

Ordinance No. 724 Exhibit 3
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."



AREA 1



AREA 2



20



5/31/13



Villebois Parks Master Plan
Open Space 3

Villebois

APPENDIX G

PARKS POWERPOINT PRINT-OUT

No change to Appendix G as part of 2013 Master Plan Amendments

APPENDIX H

PARKS LIGHTING CONCEPT

No change to Appendix H as part of 2013 Master Plan Amendments

APPENDIX I

FUTURE STUDY AREA SANITARY SEWER PUMP STATION REQUIREMENTS

Villebois Master Plan Amendment
Sanitary Sewer Lift Station

Pump Station Building

Pump stations shall have building enclosures that contain all electrical panels, instrumentation, control systems, generator, and other components are required by the City. Exterior walls shall meet building code structural requirements and meet the Villebois Village Architectural pattern book. The generator shall have its own room with an appropriately sized louver for ventilation. The roof shall be constructed with fire proof materials and have a minimum of 10 feet of clear space above the floor.

Access

Design specifications shall incorporate all applicable and reasonable efforts to maximize close and efficient access for removal, replacement and maintenance of all major and minor equipment. This includes but is not limited to adequate clearances, sufficient anchorage, hoists, hatches and platforms.

Design Capacity

Wetwells and force mains shall be designed and sized to accommodate full buildout within the identified basin(s) contributing to the pump station, unless otherwise approved by the City.

Service area shall include all land that can be provided with gravity wastewater collection service. Service area shall also include basins, which may discharge wastewater into the subject basin, as identified in the City's master plan and/or by City staff. Design population shall be determined per the City's master plan and with additional guidance provided by the City. For facilities being constructed to serve new developments, design population should be based on planned build-out densities.

Design Flow

Pumping stations and related components shall be designed to discharge the Peak Hourly Flow (PHF) with criteria as approved by the City, based on approved master plans.

Project Engineer shall also review the City's master plans and the DEQ's guidelines.

Receiving System

Project Engineer shall evaluate the downstream sanitary sewer system to determine the impacts of the increase in flow (e.g. peak pumping capacity) from the proposed pump station.

LP13-0005
Villebois Village Master Plan Amendment for Future Study Area
Planning Commission
Record Index

September 11, 2013 Planning Commission Actions:

- Notice of Decision
- Resolution UR13-0001
- Motion
- Draft Minutes

NOTICE OF DECISION

PLANNING COMMISSION

RECOMMENDATION OF APPROVAL TO CITY COUNCIL

FILE NO.: LP13-0005

PROPERTY OWNER: Northwest Wilsonville Properties, LLC

APPLICANT: Polygon Northwest Company

REQUEST: The Wilsonville Planning Commission recommend that the Wilsonville City Council adopt an ordinance amending the Villebois Village Master Plan for the "Future Study Area" establishing the general land use framework in terms of type or types of uses, open space considerations, circulation and utilities.

After conducting public hearings on August 14, 2013 and September 11, 2013, the Planning Commission voted to recommend this action to the City Council by passing Resolution No. LP13-0005.

The City Council is scheduled to conduct a Public Hearing on this matter on October 7, 2013, at 7:00 p.m., at the Wilsonville City Hall, 29799 SW Town Center Loop East.

For further information, please contact Daniel Pauly, AICP, Associate Planner, at 29799 SW Town Center Loop East, or telephone (503) 682-4960.

**PLANNING COMMISSION
RESOLUTION NO. LP13-0005**

A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THAT THE WILSONVILLE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN FOR THE "FUTURE STUDY AREA" ESTABLISHING THE GENERAL LAND USE FRAMEWORK IN TERMS OF TYPE OR TYPES OF USES, OPEN SPACE CONSIDERATIONS, CIRCULATION AND UTILITIES.

WHEREAS, the applicant, Polygon Northwest, on May 31, 2013 submitted an application and supporting materials to the City to amend the Villebois Village Master Plan consistent with the statement on page 10 of the Villebois Village Master Plan that, "the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal;" and

WHEREAS, the Wilsonville Planning Commission has held a work session on July 10, 2013, followed by a public hearing on August 14, to discuss and take public testimony concerning proposed amendment to the Villebois Village Master Plan; and

WHEREAS, the Planning Commission, determining it needed more time to review the record, deliberate and consider public testimony continued the public hearing, holding the record open, until September 11, 2013; and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted proposed Villebois Village Master Plan amendment to the Planning Commission, along with an amended staff report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 96 property owners within the City limits, a list of interested agencies, emailed to 25 people, and were posted in three locations throughout the City and on the City website, held a Public Hearing on August 14, 2013 to review the proposed Villebois Village Master Plan Amendment, and to gather additional testimony and evidence regarding the proposed Amendment; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including staff recommendations and all exhibits and testimony introduced and offered by all interested parties.

WHEREAS, the Planning Commission serves as a legislative advisory body making recommendations to the City Council related to Comprehensive Plan and general Land Use and Development regulations; and

WHEREAS, with regards to Villebois development, the Planning Commission's role is limited to making recommendations to the City Council related to amendments to the Villebois Village Master Plan and other legislative matters; and

WHEREAS, while the applicant, consistent with the level of Master Plan detail for other areas of Villebois, has preliminarily indicated a specific number of single-family lots in the Future Study Area, the Planning Commission is not recommending approval of a specific number of lots for the Future Study Area but rather recommending approval of the proposal to locate single-family lots within the medium-to-estate land use category identified in the Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report, as presented at the September 11, 2013 public hearing, including the findings and recommendations contained therein and including the proposed revisions contained on Attachment V, which amend the language to the text of the Master Plan on page 10 and to Policy 2 on page 14 of the Master Plan, does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on September 11, 2013 by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 11th day of September 2013, and filed with the Planning Administrative Assistant on September 12, 2013



Wilsonville Planning Commission

Attest:



Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

Chair Ben Altman:	<u>Aye</u>
Commissioner Eric Postma:	<u>Aye</u>
Commissioner Peter Hurley:	<u>Aye</u>
Commissioner Al Levit:	<u>Aye</u>
Commissioner Marta McGuire:	<u>Nay</u>
Commissioner Phyllis Millan:	<u>Aye</u>
Commissioner Ray Phelps:	<u>Aye</u>

**PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 11, 2013
6:00 P.M.**

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

MOTIONS

VI. PUBLIC HEARING

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

The following exhibits were entered into the record:

Draft Resolution No. LP13-0005

Attachment U: Emailed testimony dated September 11, 2013, from Janell Beals and a second email dated September 5, 2013 from Janell Beals and John Gurnick.

Attachment V: An email string ending on September 11, 2013, between Commissioner McGuire and City Staff, with Planning Director Chris Neamtzu responding to questions from Commissioner McGuire that included potential language changes.

Commissioner Postma moved to adopt Resolution No. LP13-0005, recommending to City Council the approval of LP13-0005 with the amendments to the Resolution as read into the record by Assistant City Attorney Barbara Jacobson, and the addition of Attachments V and U.

(Note: added language in bolded, italicized text)

The third paragraph on Page 2 of Resolution LP13-0005 was amended to state:

"NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report as presented at the September 11, 2013 public hearing, including the findings and recommendations contained therein and, ***including the proposed revisions contained on Attachment V, which amend the language to the text of the Master Plan on page 10 and to Policy 2 on page 14 of the Master Plan,*** does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on September 11, 2013 by the Planning Commission; and"

Commissioner Phelps seconded the motion, which passed 6 to 0 to 1 with Commissioner McGuire opposed.

DRAFT

PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 11, 2013
6:00 P.M.

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

Minutes Hearings Excerpt

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, Ray Phelps, Peter Hurley, and Phyllis Millan. Marta McGuire and Al Levit arrived after Roll Call. City Councilor Julie Fitzgerald was absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Kerry Rappold, Katie Mangle, Daniel Pauly, and Mike Ward

VII. PUBLIC HEARING

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

The following exhibits were entered into the record:

- Attachment U: Email testimony from Janell Beals regarding the LEC and Attachment N dated September 5 and September 11, 2013, respectively.
- Attachment V: Email dated September 11, 2013 from Planning Director Chris Neamtzu responding to questions from Commissioner McGuire that included potential changes to policy language.

Chair Altman reopened the continued hearing for LP13-0005 at 7:13 p.m. and reviewed highlights from the initial hearing. He noted that as requested by the Planning Commission, Staff had made revisions to the Staff report and resolution.

Daniel Pauly, Associate Planner, presented the revisions made to the Staff report with these comments:

- The Applicant's list of proposed changes was used to create a summary of the changes as well as a detailed list of the specific changes to the related text and figures, which were shown on Pages 3 through 10 of 48. The changes also included those to various items from the DKS memorandum on traffic and circulation, as well as general editorial and miscellaneous changes.
- The Applicant also prepared a red line version of the Villebois Village Master Plan (Attachment N) that included all of the existing Master Plan, showing the changes, and highlighting those changes on the figures.
- Additional discussion about the nature and location of the parks, and how they related to and complied with the Village Master Plan.
- Attachment D had been updated to provide a current and proposed version of each figure to better clarify what had and had not changed in each figure.

Barbara Jacobson, Assistant City Attorney, noted red line copies of the Staff report and resolution were also included in the packet that indicate the exact changes.

Commissioner McGuire asked for the approximate lot sizes were on the medium, standard, and large lots.

- Mr. Pauly believed the smallest size for a medium lot, which had some requirements for lot width, etc., was about 2,900 sq ft; standard lots are 2,900-something up to 4,500 sq ft, and larges were about 5,400 sq ft or so stepping up.

Commissioner Levitt:

- Asked whether the increase of 145 units from 2010, noted in the second bullet on Page 4 of 124, and prior increases were included.
 - Mr. Pauly responded that the 2645 total units included the approximate number put into the Future Study Area, as well as the refinements that had been approved by DRB since 2010.
- Noting Page 6 of 124, he confirmed there were 47 miles of trails and pathways, which included all sidewalks and anything that could be walked on that was not shared with vehicles.
- Noted that his prior comment about showing the existing entrance into the Grahams Oaks Nature Area was still not reflected, for example, on Attachment D Figure 5. The entrance was near Grenoble St where the crosswalk and linear green exist.
 - Mr. Pauly explained that the linear green was the connection.
- Stated it was hard to read the Current and Proposed conditions in Figure 9B.
 - Mr. Pauly replied both Staff and the consultant have had difficulty finding a clean copy of Figure 9B to include. He clarified that Proposed Figure 9B added Street Section T, a residential median for the main entrance on Grahams Ferry. The Proposed figure had been cleaned up, but the old Figure 9B was still somewhat hard to read.
- Noted the existing language in Item 8 on Page 99 of 124 needed to be cleaned up because Villebois Dr and Ravenna Lp actually parallel each other; they do not cross. If the bicycle boulevard was to be on Villebois Dr, it had to be Barber St and a different street, not Ravenna Lp.
 - Mr. Pauly responded that Staff would look at it.

Commissioner McGuire:

- Asked if the Commission could make a recommendation to change the color of the proposed land use. For example, changing a medium lot to a standard lot. Did they have to accept the color as is, or did the Commission have to accept or reject the proposal.
 - Chris Neamtzu, Planning Director, answered that ideally, findings would be made about why something would be acceptable or not acceptable. Staff tried to apply the criteria to the proposal which could be found in the record and Staff reports, and if something would lead the Commission to that recommendation, that would be an ideal path.
 - Chair Altman noted the Commission was setting the land use category.
 - Mr. Pauly believed the current language proposed a land use pattern similar to the other edges of Villebois.
- Noted that Figure 5 in Attachment D was not completely current, because more green spaces had been added through the refinement and DRB process near Barber St that were not reflected, so it was a bit misleading.
- Asked if the large and standard lots located along Grahams Ferry Rd had previously been estate lots that were refined during the Arbor Villebois planning process.
 - Mr. Pauly answered yes, some of those lots had originally been estates. In the original Master Plan, there were a couple estate lots at the end of San Remo, but that was refined at the SAP level and then later master plans reflected that change.

- Confirmed that portions of the red section near Tooze Rd (Figure 1) had previously been the school site. She asked if an amendment process took place to redo that land use pattern after the school was moved, and if that would be the currently adopted land use pattern.
 - Mr. Neamtzu replied yes, the school was moved there, and then moved to and constructed at the current Lowrie site. The land use pattern in the original plan was reapplied to the area where the school was removed. The original plan did not have a school there, so about 10 acres of land was planned, but the land use was reapplied to the 10 acre area, not changed, when the school moved. The school moved four times, but the area reverted back to the original land plan identified in the original Master Plan.
- Believed that because this was a master planned development and a substantial amount of people bought into the Master Plan, knowing the amenities, general land use pattern, housing types and parks that would be offered, the community should have a large say in how it was developed, balanced with the market. Knowing the area was designated as a Future Study Area, there should have been a larger stakeholder engagement process to provide more time for community participation and input into what the area looked like. Based on community input the Commission has received to date, it seemed the community generally wanted the land at a lower density with larger lots and more park spaces.
- Recognized the proposal had been revised, but upon further review, she believed the Future Study Area should be primarily standard, large and estate lots, with no medium category, in order to balance the site with the rest of Villebois. There were many more smaller houses with no yards, and more houses of a larger scale with more yard space were needed to balance the supply and provide a variety of products; 2,900 sq ft was not that big and did not provide much yard space.
- Said she had reiterated her point in her emails about the shared common spaces, and recognized Staff had gone through and looked. She still felt that a shared common space was missing. At the same time, she would rather have standard, large and estate lots with no medium category to set the precedent during the refinement process for the DRB to look back and see what was proposed and provide that additional guidance to them. If the subject proposal went to the DRB as is, she imagined the DRB would use the fact that there were a lot of medium family lots, as well the proposed number of units within the table, as their guidance for the development.
- Wanted to ensure the site was developed consistent with the Master Plan, which is really balanced and supports the interest of the Villebois residents. She liked the additional policy language Staff proposed in the email, Exhibit B, but would rather see it changed to standard- to estate-sized lots, with the medium category eliminated.

Chair Altman:

- Stated that this property had been dangling out there as a study area with a lot of expectations around it, but in his opinion, it was distinctly different than the all of the land Villebois is built on, in that over half is open space already, setting it apart as a distinct neighborhood in itself. They were trying to make it a part of the rest of the program, but it was distinct enough that it was not the same. Similar or compatible was not "the same as," and he believed that should be added considered. He also noted that the category being applied was not necessarily the map (Figure 1), but Category 2, which included all four lot types: medium, standard, large, and estate. He asked for the Commission's input on Commissioner McGuire's comments about removing the medium lot category.
 - Barbara Jacobson, Assistant City Attorney, stated the application before the Commission was the four lot types. The Commission had to decide whether to recommend the lot types or not. The Commission could not amend the application and approve only three lot types. The Commission's purview was to recommend to City Council whether or not this was an acceptable plan from their perspective. If the Commission voted against the proposed plan, which included the four lot types, it would then be up to the Applicant and City Council to determine what the next steps would be.
- Reiterated that the designation being applied was the Category 2, detached single-family, which included four types of lot patterns. While Proposed Figure 1 was a recommendation or proposal by the Applicant for the particular distribution of the four lot types. He understood the Commission was

not specifically adopting that, as much as adopting the Category 2, and then the refinement process fills in the blanks in terms of the actual lots.

- Mr. Pauly answered that was correct, adding at that point, everyone would have much more concrete information and criteria to really make an informed decision on the appropriate amount of lots.

Commissioner McGuire asked, if that were the case, why weren't all the lots the same color. She understood the discussion, but still believed a precedent was being set by adopting this plan, regardless. She would be fine if the color was changed to the standard color, and asked if that could be done or did it have to be done as proposed.

- Mr. Pauly responded Staff had a strong feeling that if approved, the Applicant would submit a similar lotting pattern for DRB review. In that case, the proposal was better than something nobody would ever see again. He believed it was a moot point and not worth Staff's or the consultant's time to change the colors because it did not set a precedent from the resolutions or from the findings.

Chair Altman said he understood that the colors on the map were not as specific as the Category 2, which allowed and basically designated the area for single-family detached homes.

- Mr. Pauly said it was an idea that, preliminarily, the Applicant had put together, but the Commission had already said that a certain mix or number of lots would not be approved.

Commissioner McGuire:

- Responded that the number of units was stated in the plan, which ~~what~~ was very confusing. She understood the plan was preliminary and would be refined, but putting a Master Plan into the record with certain colors and a total number of units was setting a precedent.
 - Ms. Jacobson noted that language had been changed in the Staff report as suggested by Commissioner Postma last time.
- Noted the second bulleted item on Page 4 of 48 had not changed; it still had the same language regarding the number of units.
 - Mr. Pauly responded the Master Plan has an exact number that is adjustable by 10% through the SAP process. Whether 50 lots or 200 lots were put on the property, the number still had the same meaning.
 - Some nuances are involved when working with an existing Master Plan with a level of detail, and they would not amend the Master Plan to remove those details. However, it had been clear on the record that they were not setting a precedent for DRB, but allowing them to review all the pertinent details on traffic, etc., and all the different criteria to make an informed decision and determination, which was the purview of the DRB, not the Planning Commission.
- Stated she understood, but reiterated that the Commission was setting the land use pattern.

Commissioner Levit confirmed that neither the Proposed Figure 1 nor Current Figure 1 were accurate representations of Villebois as it exists. The streets were different, and the housing layout and lot sizes were different. Although Figure 1 had not been updated, it had not forced the development to go in that direction, and so he did not know that this proposal would be any different; it was more a conceptual plan than any detail. That said, how would DRB know the Commission's intentions when deliberating without the history of the Commission's discussion?

- Mr. Neamtzu replied findings are written to the Master Plan itself; therefore, the linkage would be through the policies and implementation measures in the Master Plan that would be referenced as part of SAP refinements and zone changes, so there would be linkage through subsequent DRB processes. However, it was not the entire record of this hearing.

Chair Altman said he did not see that as being any different than other PDR zones where this complicated review process did not exist. With PDR zones, there was a designation on a map for a certain allowed density, which was the same thing being done here but there were just more colors to pick from, and the

Commission was picking the one group of four colors that would be applied to this property, and it would move forward to specific development with that as the boundary. It was no different than the property down the street that was designated PDR 5, which is six to seven units per acre in the Code, that density is implemented, as well as the lot sizes and etc. that are allowed. In his opinion, it was the same thing. The Commission was not going any deeper than that because that was not the Commission's role.

Commissioner Postma agreed it was not their role, but was sensitive to the fact that, at some point in time, they were still pushing a snowball down the hill and it would begin to gather some momentum no matter what. He was sensitive to the fact that they were talking about an application, and unfortunately, it was the Commission's role to either accept or reject it. The Applicant was present and listening, and it was important to remember that this was what they were looking for, and that any number of those present could testify before the DRB. He hoped to hear if the Applicant tried submit a plan that did not look very similar to the current one and then he hoped to be sitting next to some of his fellow Commissioners testifying to the DRB, saying, "That was not what they had talked about, and while you are not bound by it, we should stick with what we've been talking about through the entirety of this process." Unfortunately, that was the Commission's only role.

- Mr. Neamtzu noted something that had not been discussed was Staff's communication with the Applicant about the potential for a Street of Dreams at the site, which he believed would be helpful for the Applicant to talk about. He understood Staff to say that estate-size lots were not being precluded. In fact, Staff had real conversations with the homebuilders association about putting a Street of Dreams at the site, which would require that estate-sized lot, so again it was Category 2. There had been real conversations about a certain percentage of these homes being tremendous. There were questions about whether it would happen, but the stage was being set for that to potentially happen; it was not being precluded with the application. He was not sure the Commission was aware of that conversation or background, or whether it had been in the application materials.

Chair Altman recalled hearing that, but did not believe it was relevant because the Commission was not dealing with that level of decision.

- Mr. Neamtzu stated his point was that it did not preclude the estate-size lots from happening in a subsequent DRB application. This site plan also showed a lot of encroachments into the resource areas, and Staff has to take an incredibly high-level, focused, detailed review of those impacts and would make strong recommendations to the DRB regarding those impacts.
- The DRB had tremendous discretion in granting percentages of encroachments. In a number of places, it stated the encroachments were illustrative, but again, the review at this point was at the 40,000 ft level, setting the stage for the future conversations. He understood Commissioner McGuire was not being comfortable with that. Staff had struggled to lay this out in the best way possible, but they had a lot of questions. If there were too many homes on the site; if there were transportation problems; if level of service could not be satisfied on local streets; or resources were degraded, Staff could not grant approval for a higher number that did not meet those Development Code criteria, and there would have to move to a lesser number of lots. Those would be really long conversations with a lot of passion and emotion surrounding them. But because Staff did not have that, they could not evaluate that, but they had to start somewhere, and they had to start the conversations somewhere. The proposal would start moving through screens of information to start telling Staff whether the proposal met the infrastructure, traffic, safety and natural resource encroachment tests, which were things the DRB dealt with all the time and were very good at addressing. The DRB took Staff's recommendations very seriously, which were strong recommendations.

Commissioner McGuire reiterated that she understood what was being said. She wanted to see the area developed, but believed that if the community was responsible for developing it, there would be more green spaces and only medium, standard and large-size lots. She understood it was driven by the developer and Staff was doing a lot of work to bring the plan forward, but the community should be taken into consideration.

- She asked if an alternative application could have been just those three lot categories or if someone could have proposed a Master Plan amendment limiting the number of land use categories to those three. She believed this proposal was being taken as the absolute, with no other alternative, but there was still that potential, although this was the proposal before the Commission.

Chair Altman understood something would have to be amended way back in time, in terms of the Master Planning, in order to change Category 2 to eliminate one of the lot size categories, and he did not believe that was an option.

Commissioner McGuire understood that with the conceptual plan, all four categories must be included.

Chair Altman:

- Replied, that is right; the Commission was adopting a category of land with single-family detached units that included an option of four different styles of lots and the background of the overall Master Plan. That category had been established a long time ago and the Commission was not in a position today to modify it.
 - Using the analogy of another zone, he explained the Commission would not have the option of designating a property 6 to 9 units per acre, because that category was not available in the Code or Comprehensive Plan. Therefore, the Commission was applying an available category and limiting the development to single-family detached and the four types of lots. The process beyond the refinement process would determine exactly how that configuration would look.
- Mr. Pauly added Staff knew how the SAP South Pattern Book defined a medium lot, but at this point, this proposed amendment was not actually defining or adopting what a medium lot was for this SAP Area. At the DRB, with additional information, a separate pattern book could be used that might require a medium lot to be, for example, 3,500 sq ft. Designating medium lots did not necessarily mean the lots would be a certain size.
- Asked if policy direction or a recommendation from the Commission to Council could be outlined under Areas of Special Concern, similar to specific design concerns noted in the past, to somehow frame within Category 2 the concern of acknowledging neighborhood input and the need to look toward larger lots. He was seeking a way to get this discussion passed forward, as done previously under Area of Special Concerns. The Commission could not answer all the questions, so concerns were listed to be addressed in the future.

Commissioner McGuire:

- Noted Staff's proposed policy language shown in blue on Page 2 of Attachment V could be added, and asked if it could state, "The residential land uses in the Future Study Area will be limited to single-family lots in the **medium standard** to estate" sizes.
 - Mr. Pauly replied that findings were needed because the current findings in the Staff report would not support that change. The staff report was looking at the sizes being similar to other edges of Villebois.
- Replied that she disagreed with the findings then.
 - Ms. Jacobson stated this was what was being proposed by the Applicant and their proposal included the whole range in that designation. The Commission could either vote to recommend it or vote against it. The entire record would be before the City Council, so Commissioner McGuire's statements and concerns would be seen. It was ultimately the Council's decision. When Commissioner McGuire cast her vote, she could articulate her concerns some more, if she believed it would be helpful.

Chair Altman:

- Asked if additional language could be forwarded as guidance on how to determine the lot sizes when the development moved forward to refinements. As he understood Mr. Pauly, the lot sizes were not specifically set in any one of the four categories.
 - Commissioner McGuire believed they would look at SAP South.

- Mr. Pauly stated the lot sizes would likely be very similar to other SAPs.
- Asked if there were findings that described what the community had been communicating and the Commission's concerns about the refinement process and the ultimate result possibly being 90% medium-size lots and no estate lots, which it could.
 - Mr. Pauly replied Staff had addressed that by using a similar pattern described in the Staff report as having the large and standard on the edges with a mix on the next interior ring, similar to other areas on the edges of Villebois. For example, the developer could not build a bunch of medium lots along Grahams Ferry Rd. That new language was in Attachment V and taken directly from one of the 'Whereas' of the resolution. It was also reflected on Page 3 of the Staff report in the summary of changes regarding land use.

Commissioner McGuire understood Staff was suggesting that the medium lots stay where currently indicated by color.

- Mr. Pauly stated from a Staff standpoint, that was supported by the record and what currently exists in Villebois; it was a reasonable request by the Applicant.

Commissioner Postma confirmed that Attachment V was not currently incorporated in the Staff report. Mr. Pauly added it could be incorporated as an option, but Staff did not necessarily believe it was necessary.

Mr. Pauly entered the following additional exhibits into the record:

- Attachment U: Email testimony from Janell Beals regarding the LEC and Attachment N dated September 5 and September 11, 2013, respectively.
- Attachment V: Email dated September 11, 2013 from Planning Director Chris Neamtzu responding to questions from Commissioner McGuire that included potential language changes.

Commissioner McGuire asked if the Commission was going to allow public testimony.

Chair Altman said he wanted to ensure the Commission had a clear understanding before complicating it any further.

Commissioner McGuire said she understood it from the Staff's perspective and believed the findings were adequate. However, from a community perspective, she believed it related directly to tonight's conversation about the Goal 10 Housing Analysis. In stepping back and looking at the land use pattern map, the guiding tenant of the Villebois Master Plan came into play in terms of the balance and diversity of housing options and types. She was concerned there was an opportunity to provide more of that housing diversity and balance with larger land use pattern designations, which was really important, which was interesting come from her, as more of an advocate of higher density housing. She reiterated her belief that it was important to represent what the community wants and what they had bought into, having invested their money into a planned community.

Commissioner Phelps noted Page 4 of 124, Item 3 Parks, Trails and Open Space continued to show that over half the site, approximately 23 of the 43 acres, was preserved for open space. He asked if the Applicant was proposing that the City pay for all of that open space or would the Applicant pay for it.

- Mr. Pauly replied the Applicant would pay for it. He noted that whatever number of houses there were would pay HOA fees to maintain 23 acres of open space. The more houses there were, the less cost per house. It would be a month-to-month cost.

Chair Altman confirmed there were no more questions of Staff.

Ms. Jacobson reminded that last time, the Commission agreed to continue the hearing and keep it open for more testimony from both the public and the Applicant. Before closing the hearing, both sides and those neutral to the proposed amendments needed the opportunity to speak.

Chair Altman recalled that the Commission had continued the hearing and had not closed it.

- Ms. Jacobson believed that was where the Commission had been heading because they wanted time to make a decision, but Commissioner McGuire had asked that the hearing be kept open.

Commissioner McGuire stated if it was advertised as a public hearing, she believed the Commission had to give the public and the Applicant an opportunity to speak.

Commissioner Postma added the Commission could vote to do that, if they felt it was needed.

The Commission agreed that they had already voted to allow more public testimony.

Chair Altman called for testimony from the Applicant.

Fred Gast, Polygon Northwest, 109 E 13th Street, Vancouver, WA 98660, thanked the Commission for taking time to hear the Applicant's proposal and thanked Staff for working diligently since the last session. He noted the Applicant was supportive of the Staff report and the adjustments that had been made.

- He reiterated that the Applicant's responsibility was to balance many different competing interests and/or forces. They looked to the market quite a bit, as well as community input. They held and had taken input at a number of meetings, including City Council meetings, board and design review meetings, Commission meetings, and community meetings. The Applicant tried to take all of those different things and create a plan that was fair and represented a balance between the different interests.
- This was a unique property, and the Applicant believed they had created a plan that they intended to build as shown. It was their intention to do the land uses as arranged.
 - The numbers were remarkable; the site was designated for urban compact development, which was the notion of Villebois. Although this site was a piece of Villebois, it was a very unique piece, which is why the Applicant felt comfortable maintaining that diversity standard, but under the lower density development with single-family lots. There were no smalls, no townhomes and no cottages, which were typically associated with Villebois. The Applicant focused all of their efforts on the large lots. Frankly, he believed there was stronger demand in the marketplace today for that style of home.
 - That said, the site was being developed on a gross basis of less than three homes per acre. When the Commission deliberated on other properties, they were talking about having six, seven, eight, or ten homes per acre; this site would have quite a bit lower density than was even being contemplated for future expansions.
- A lot of the site was open space, which was one of its benefits. It had a great natural landscape that the Applicant wanted to take advantage of by building one more neighborhood section of Villebois. However, it was a balanced approach that was still keeping within the appropriate tenure of Villebois.
- He thanked the Planning Commission and Staff again, adding he would be glad to answer any questions.

Commissioner Postma asked if the Applicant had received a copy of Attachment V and how they felt about the revisions that specifically provided limitations to single-family lots in the medium to estate land use category.

- Mr. Gast replied the Applicant had provided comment to the revisions proposed by Staff and had no objections.

Commissioner McGuire asked if the Applicant would object to added language that encouraged the standard to large lot sizes.

- Mr. Gast answered yes, he would object. The Applicant had made an adjustment from what was typically seen in Villebois development applications, which were small lots, towns and other facets.

They were focusing their efforts into the larger category, which provided a lot of opportunity and flexibility to respond to the marketplace, as well as the Applicant's objective to get larger lots in Villebois and other parts of the city. The proposed amendments gave the Applicant all the tools necessary to respond to the marketplace without further limiting the normal diversity standard found in Villebois.

Chair Altman called for public testimony in favor of, opposed, and neutral to the proposed Master Plan amendments.

Andy James, 11976 SW Lausanne St, Wilsonville, OR 97070, stated the red line changes were extensive, and he really appreciated Staff for making the revisions to the Staff report. He believed that he now had a much greater understanding of the refinement process.

- Last time he had commented about the streets facing the Significant Resource Overlay Zone (SROZ), as opposed to houses facing the SROZ. As stated, this was a unique area and part of the uniqueness was that it was surrounded by forest, so having the streets border the forest area would allow community residents to enjoy the forest. He was not sure if that was a part of the Planning Commission process or DRB process, but wanted to reiterate that point.
- Secondly, he had signed up to receive emails about this issue, as had others. He asked if they would automatically be informed about DRB topics related to the area as the DRB process went forward or would they subsequently have to find out about it, sign up, and proceed accordingly.

Mr. Neamtzu replied that Staff would be happy to add him to all the mailing lists. Any interested parties and anyone who participated in this process would be included in all subsequent mailing lists, in addition to those within a 250-ft radius that are required to be notified as part of the quasi-judicial process.

Mr. Pauly noted that Staff would be happy to include anyone on the emailing list who had signed the petition, but their contact information was needed.

Mr. James stated he would help get the word out and confirmed that those wanting to be on the mailing list could direct emails to Mr. Pauly.

Commissioner McGuire asked Mr. James what he thought about the revised changes and if he believed the proposal was now adequate.

- Mr. James responded that was one area he definitely wanted to see some change was the streets bordering the SROZ, but he was not certain if that was to be addressed at the Commission level or not.
 - Proposed Figure 5 Parks and Open Space Plan was displayed. He explained that Normandy Ln currently borders the south part of Villebois as well as the Graham Oaks Natural Area. That pattern was also repeated in that area where trails go through the forested section so the streets border the SROZ, allowing the community access, which was one of the selling points within the Villebois community.
 - However, in the Future Study Area, the proposed street layout incorporated some of that in the north section, but along the southwest and southeast sides, it was flipped so the houses bordered the SROZ. If someone wanted to walk and enjoy the forest along the streets, they would only see garages, cars, and the tops of the trees.
- Mr. Pauly believed more analysis was needed, though that was certainly a desirable design tenet. As Mr. Gast stated, a lot of things were being balanced. If an added street removed natural areas, was that truly desirable? Ensuring that the right balance was being struck was appropriate for the DRB to review. Street alignments could be adjusted through the refinement process.
- Mr. Neamtzu added it was not as if the site plan ignored that tenet, which was shown in a number of locations. The entire north property line was a single-loaded street along the SROZ, as was the area along the east side where a single-loaded street completed the eastern loop with SROZ across that street.

Chair Altman asked if there was a specific guide in the SAP that would direct that refinement.

- Mr. Pauly replied it did specifically say as a criterion that streets should be oriented a certain way. There was a general idea, especially concerning parks and open space, to push amenities as much as practical to the edges to provide that additional level of experience with the natural area. Having that experience from the sidewalks along the streets was also desirable.
- As he had originally reviewed the Applicant's proposal, and considering Mr. James' comments from the last meeting, there were a lot of streets that did that, and Staff would need to carefully determine if it was practical to do so on the other streets. There were questions about SROZ and tree impacts in some areas, especially in the very south of the project that might totally change the lot pattern there anyway.
- Mr. Neamtzu added it would be fair for the Applicant to talk about their street grid design if the Commission was interested in hearing that as well.

Chair Altman commented that issues are brought to the Commission for discussion, but there was a gap in terms of how issues get out to the refinement process, and the Commission seemed to keep struggling with that piece. If there was no basic guide within the overall Master Plan that discussed preferences for single-loaded streets along natural areas, he did not see the Commission adding it in this particular case. That feature had occurred in specific areas, but not in every case. If that was the general framework, he was comfortable with that approach, but he was looking for ways to connect back to pass on guidance.

Commissioner McGuire asked if it could be added as an implementation measure for consideration, as a catalyst for discussion.

Chair Altman replied it would something to add under the open space discussion in Attachment V.

Ms. Jacobson added another place to address the matter thoroughly was at the DRB. She encouraged citizens to make the same comments heard tonight, which may not be directly within the Commission's decision-making authority, to the DRB. Even though those testifying were on the mailing list, it was really important for them to present the same testimony to the DRB, because that Board would make the final decision on that. It was good to get such comments on the record now, because then both the Planning Commission and City Council would hear it.

Mr. Pauly noted that as discussed before, the earlier the issues were raised provided the design team and Staff more time to discuss the issues and see if additional opportunities were available.

Mr. James [regarding his comment about being reaffirmed he wanted to be put on the mailing list, adding now that he understood the refinement process, he would bring a lot of his concerns to the DRB level.

Commissioner Levit asked Mr. Gast about the time frame for developing the property, assuming everything was approved through City Council.

- Mr. Gast replied the time frame was largely determined by when the City Council meeting was held and that process. The Applicant would process their application within 30 to 45 days of getting the City Council's decision. The earliest construction timeline would be summer of 2014.

Ms. Jacobson asked Mr. Gast if he had any comment for the Commissioners regarding the street grid.

- Mr. Gast replied that his comment would be deeper than just the street grid. The Applicant had stated in both presentations at the previous hearing and this evening that they would listen. The Applicant did take things into consideration and had demonstrated that even on this proposal with modifications that had been made. He never foreclosed taking these considerations further in the site plan, although the Applicant had done a great job of balancing to date. That was not to say that the Applicant did not listen and did not make adjustments to the plan, which they have demonstrated on this application and others they have processed in the city. Whether it was a street grid, open space, park orientation or land uses, all of those things would be considered and the Applicant's team would work on it. The

Applicant understood very clearly the direction of the Villebois neighborhood and the group, and while they could not always agree on everything, the Applicant certainly looked to find the places where they could come up with the best possible community and plan. He expressed appreciation for the process and the interaction.

Chair Altman closed the public hearing at 8:18 p.m. and called for Commission discussion.

Commissioner Postma believed there was no harm and some potential good in the revisions included in Attachment V. He proposed revising the language on Page 2 of the resolution, the paragraph starting with "NOW, THEREFORE," the third line down, he proposed the language could be revised to read, "...recommendations contained therein and *the revisions proposed in Attachment V...*" to memorialize the potential addition to the Staff report within the resolution.

Commissioner Phelps stated he was inclined to move the resolution forward with a recommendation that the City Council approve it.

Commissioner Levit agreed.

Commissioner Postma also agreed, adding he believed it was important for the Commission to keep an eye on the process themselves. As previously stated, it was extremely important that the public continue to be involved in the process. Much more would happen and a lot more refinement would take place. If those present had any inclination as to whether they liked the current plan or not, there would be more opportunities for input as the plan was refined even further, and the Commission wanted and needed the public to speak into that process. It would be important that the public comments and concerns discussed at this hearing were translated into the next step of the process. Having sat on DRB himself for a long time, as had other Commissioners, such input was invaluable if the public wanted to ensure the City adhered to the process and held everybody accountable for the way the city looked.

- He noted that the resolution stated there had been an adequate process with the community and there was a difference between adequate and ideal. He believed that perhaps, the City had reached the adequate standard, but not the ideal standard, and needed to endeavor to be better about hitting these processes early. Getting to this point seemed to have been somewhat of a "whirlwind tour".
- He was not sure if the process was as indicative as it should be for community involvement. What was intended to be a two-month process and turned into a three-month process was too fast to get community involvement on such a project, when citizen input was expected in the middle of summer.
- He encouraged the City to strive to be a bit better to being open to what the community had to say.
- He had a little reservation about the resolution's language that said the process with the community had been adequate. While he believed the process had been adequate, Staff, the Applicant and all applicants needed to strive for better to ensure they were involving the community in the processes as soon as possible so citizens could truly weigh in. Otherwise, he was generally favorable to the proposal.

Commissioner McGuire stated she would not support the proposal for some of the reasons Commissioner Postma had just mentioned. Primarily, she did not believe the criteria regarding citizen involvement had been met. Secondly, she felt the process had been rushed and that there had been constant confusion at the public hearing, where the Commission was still questioning what was actually being voted on. She did not believe that was good process. She also had issues with designation in a Master Plan that was said to be a Future Study Area, and then having done it in a three-month process.

- While she recognized there were things happening behind the scenes, she believed it was critically important, especially when there was a willing audience, to allow community participation. Even at the Commission level, having another work session, instead of a public hearing venue, to work through the amendments would have been beneficial and would have provided an opportunity for the public to

come discuss it and clarify the process. Many people had been disengaged because it was confusing, and continually having to tell people, "Not now, come back later" was really hard.

- She appreciated that Polygon had a neighborhood meeting and presented their more detailed proposal, but that was even more confusing for the public because they heard the proposal and then came to the public hearing to provide feedback, but were told they could not comment on the proposal. It did not sit right with her and she was not comfortable making this decision without having adequate process. Had there been adequate process, a lot of her questions could have been resolved, and perhaps she would be more in support of the proposal.

Commissioner Hurley said he had to remind himself when going through the process at what level the Planning Commission took action. He understood and echoed Commissioner McGuire's frustration, but for the level at which the Commission was working, he was comfortable with where the Commission was responsible and where this is.

Commissioner Millan stated it had been a bit of a confusing process, especially being new on the Planning Commission. She was not sure what she was making a decision on for at least two of the sessions.

- She had a lot of significant, extreme concerns about the SROZ overlay. The SROZ was a wonderful natural habitat, nationally recognized by the Audubon Society as a "burning hotspot." What happened with the SROZ was extremely important. She believed the process and what was being adopted was taking a Future Study Area into the Villebois Master Plan. That made sense. Whether she agreed with everything or not, again, some of those decisions would be made during the refinement process. She was comfortable going forward.

Chair Altman said he was in the same boat as everyone else. He was comfortable with the process that the Commission ultimately reached. This was his first time going through the "Villebois maze" and he found it to be an amazingly complicated mess, in his opinion. On the other hand, the overall development had come out pretty well, therefore he had hope that it would all work out.

- The most frustrating and confusing part for the Commission as well as those residents who wanted to participate was not being clear and upfront about the Commission's specific role. Perhaps, the Applicant had not even understood that, in terms of how it was presented in the neighborhood meetings, etc. It would have been very helpful if everyone had understood the steps of the process and the narrow window the Commission had to operate within, in terms of including the proposed amendments in the Master Plan. The Commission was not addressing a design development piece.
- He was comfortable with the general framework and the package the Commission had come up with and he agreed that Attachment V needed to be incorporated or referenced into the resolution, if the Commission was going to move it forward.

Commissioner Postma asked if Staff had any additional refinements to propose to the resolution.

Ms. Jacobson stated she liked Commissioner Postma's idea. She had narrowed it down a bit because Attachment V had a lot of answers to other questions. She read the entire last paragraph of the resolution as she believed the Commission envisioned, stating, "NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report as presented at the September 11, 2013 public hearing, including the findings and recommendations contained therein and, **including the proposed revisions contained on Attachment V, which amend the language to the text of the Master Plan on page 10 and to Policy 2 on page 14 of the Master Plan**, does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on September 11, 2013 by the Planning Commission; and".

Commissioner Postma moved to adopt Resolution No. LP13-0005, recommending to City Council the approval of LP13-0005 with the amendments to the Resolution as read into the record by Assistant City Attorney Barbara Jacobson, and the addition of Attachments V and U.

(Note: added language in bolded, italicized text)

The third paragraph on Page 2 of Resolution LP13-0005 was amended to state:

"NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report as presented at the September 11, 2013 public hearing, including the findings and recommendations contained therein and, ***including the proposed revisions contained on Attachment V, which amend the language to the text of the Master Plan on page 10 and to Policy 2 on page 14 of the Master Plan,*** does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on September 11, 2013 by the Planning Commission; and"

Commissioner Phelps seconded the motion, which passed 6 to 0 to 1 with Commissioner McGuire opposed.



August 9, 2013

Dear Mr./Mrs. _____

Mayor Knapp and the City Council (collectively "the Council") are in receipt of your written testimony regarding the proposed Villebois Village Master Plan amendment to be applied to the former Living Enrichment Center ("LEC") property. The Council wishes to thank you for taking time to provide your thoughtful input and for your interest and engagement in the future of Wilsonville. They have directed City staff to respond to your correspondence directly so as to avoid any potential violation of public laws with respect to any site specific land-use applications that could come before Council in the future.

After carefully reviewing all of the correspondence received on this matter, staff believes it is important to clarify the proposal currently before the Planning Commission. The proposed changes to the Master Plan that the Planning Commission and City Council will be voting on is actually much narrower in scope than what has been shared with the community by the applicant ("Polygon") to date. At this point in the process, the only item that will come before the Planning Commission and then the City Council is whether or not to change the former LEC property from a "future study area" designation to a single-family residential designation in the Villebois Village Master Plan.

Therefore, at the public hearing on August 14th, 2013, the only item the Planning Commission is allowed to consider is whether to recommend amending the Villebois Village Master Plan to designate this site for single-family homes with associated infrastructure, lot type, parks and open space. Such a designation would preclude the development of any multi-family, commercial, institutional or industrial uses on this property. The major elements of the proposed amendment, if approved, would do the following, most of which is subject to refinement, during future development review processes:

- Preliminarily identify 12.5 acres for neighborhood development of 113 single-family lots (medium, standard and large lots, no small lots). The number of lots shown above is consistent with the lower density numbers of the most closely adjoining Villebois neighborhood but may be subject to adjustment, up or down, within specific parameters during a future Development Review Board process which will include a public hearing.
- Preliminarily identify 7.1 acres for public rights-of-way including street cross sections and connectivity. A full traffic analysis performed by a traffic engineering firm, DKS Associates, will be reviewed as part of future applications.
- Over half the site, approximately 23 of the 43 acres are proposed to be preserved as open space with public access and trails. The application also includes preliminary identification of an additional 0.4 acres of parks programmed with trails, play structures, and gathering spaces.

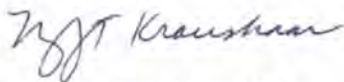
- Identify the need to replace current private sanitary sewer lift station with public sanitary sewer lift station built to City specifications. Sewer and water capacity have been planned for and are available to the site.
- Preliminary identification of the site as part of Specific Area Plan (SAP) South, which will require the site when developed to use the same architectural and community design guidelines as Arbor Villebois.
- Preliminarily identify locations of onsite stormwater facilities and rainwater management areas. Exact location and design to be determined in future public processes.

After the Planning Commission holds its public hearing, it will make a recommendation to the Council to either approve or to reject the single-family designation. It will then be up to the Council to make the final decision at another public hearing. A Council public hearing has been tentatively set for September 5th.

While Polygon, as a potential purchaser of this land, has made the application to ask the City to designate the property as single-family residential, any approval of that land use designation will NOT give Polygon approval to build anything. If the single-family designation is approved, then Polygon must submit a specific development application that will be reviewed by the city's Development Review Board. The development application will identify the number of homes to be built, lot sizes, site design and layout, open space plans, traffic impacts and specific trees proposed to be removed. Once the application is reviewed by staff for completeness, a public hearing will be held before the Development Review Board. At that time, it will be important for you to testify at the DRB public hearing or submit written testimony for the record. This will be the appropriate time to submit testimony if your concerns involve design, traffic, tree removal, number of homes, or lot sizes of the proposed development plan. The Development Review Board hearing will only be scheduled if the Council approves the Master Plan Amendment and a developer submits an application to develop, in accordance with the approved Master Plan. At that time, advance notice of the public hearing will be published in the newspaper, will appear on the City web site and, because you have submitted testimony during this initial process, you will be mailed a notice of the Development Review Hearing.

City staff is available to assist you with any questions you may have about the land use process in Wilsonville. We appreciate the opportunity to work with community members and value your input. Please do not hesitate to call or email us. We encourage your attendance at the upcoming Planning Commission meeting. You can go to www.ci.wilsonville.or.us/swvillebois to view the staff report and application materials which explain in detail the proposed changes to the Villebois Village Master Plan.

Very truly yours,



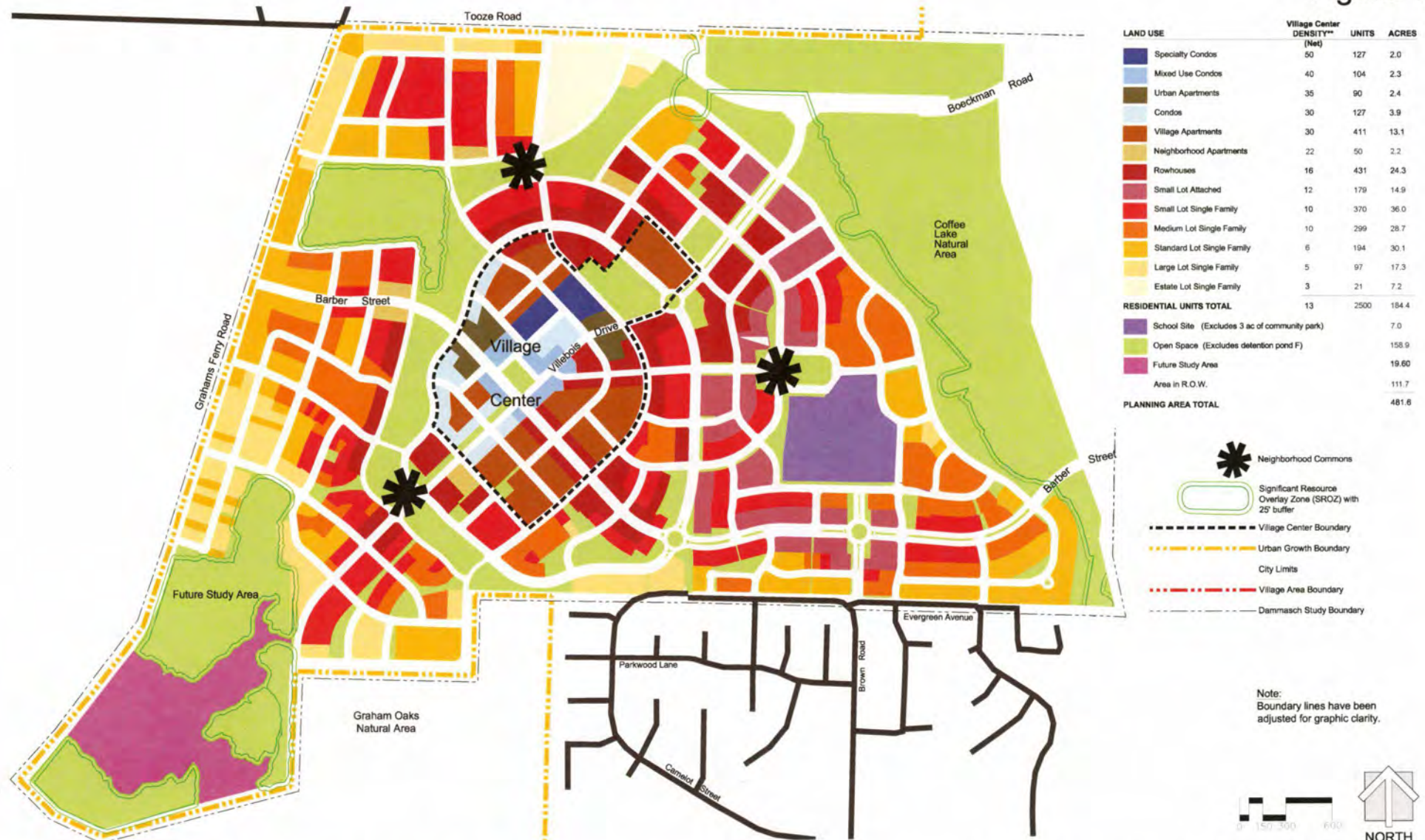
Nancy Kraushaar, P. E.
Community Development Director

cc: Mayor and City Council Members
City Manager

City Attorney
City Planning Director
Planning Commission Members
Development Review Board Members

Current

Figure 1



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

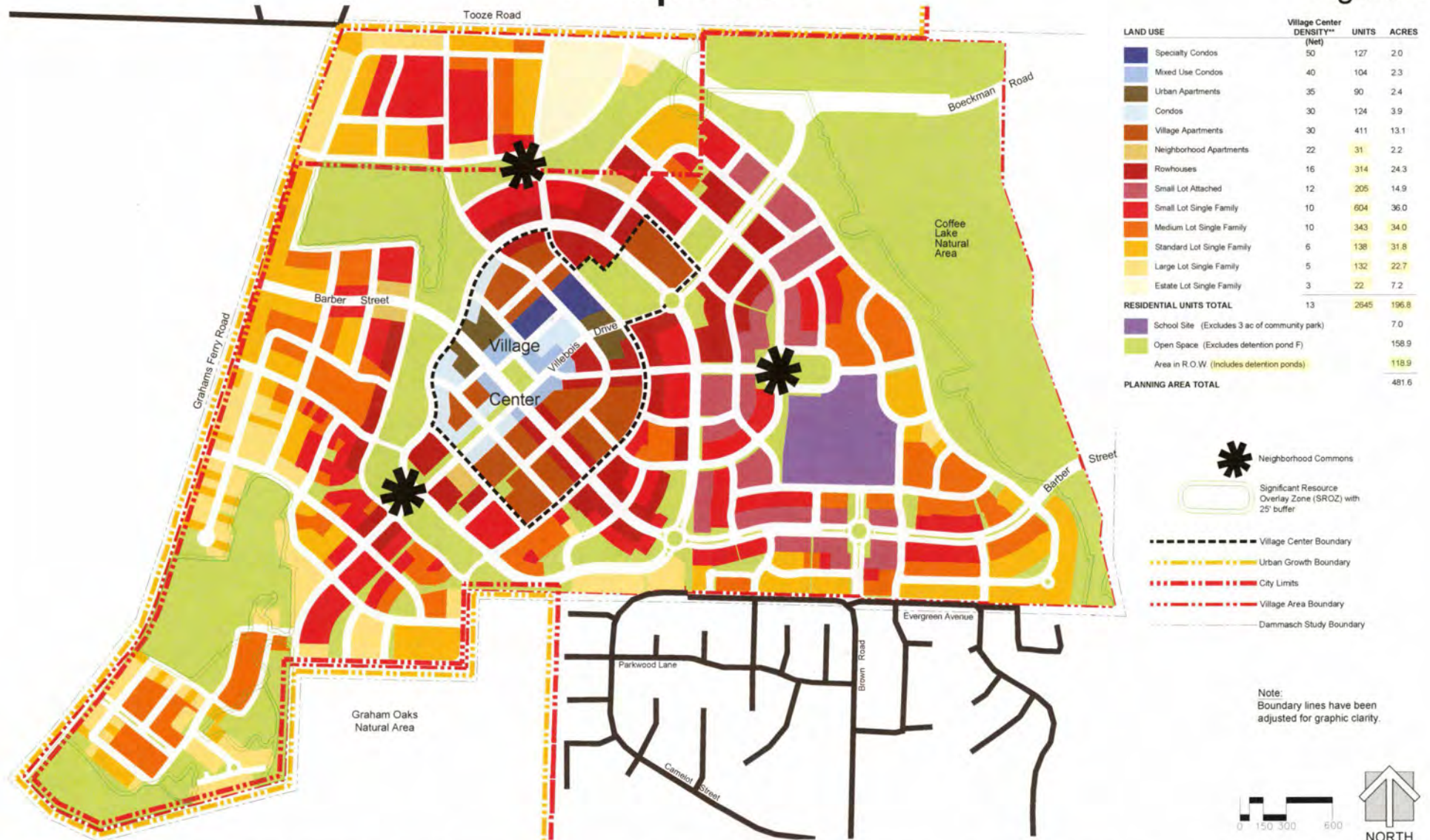
** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Land Use Plan

MAY 12, 2010

Proposed

Figure 1



NOTES:

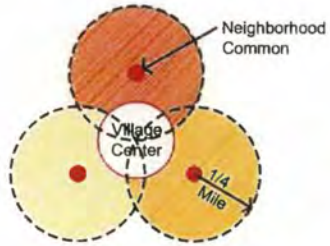
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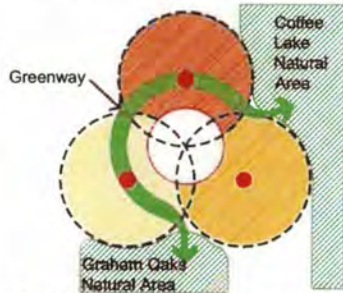
Land Use Plan
JULY 26, 2013

Current

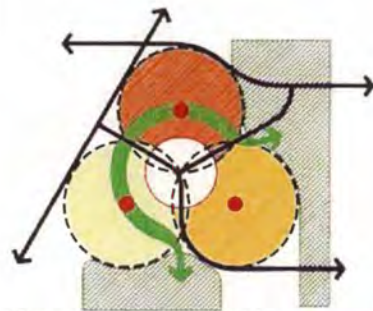
Figure 2



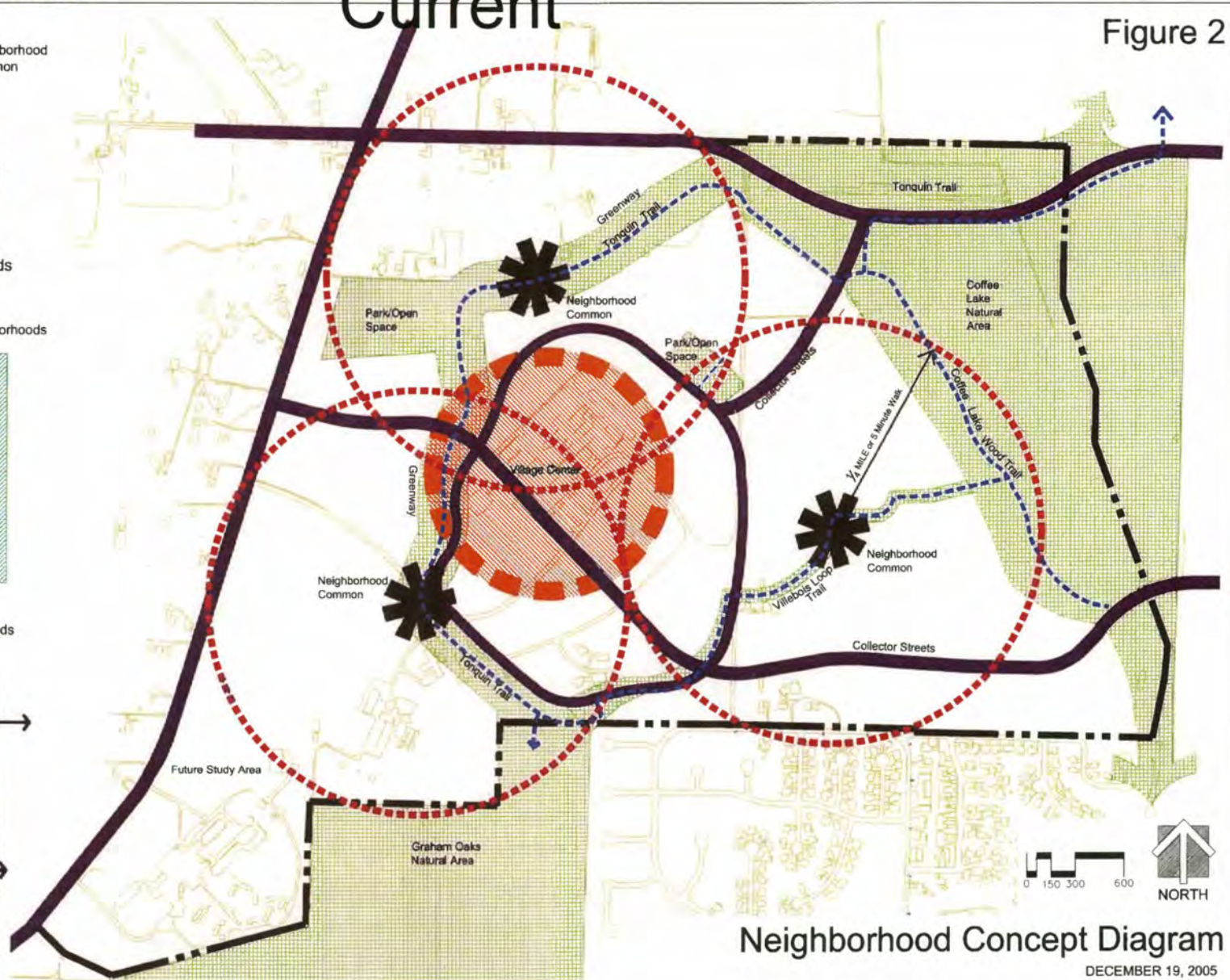
- Conceptual Diagram - Neighborhoods**
- 1/4 mile radius neighborhood = 5 minute walking distance
 - Commons at neighborhood center
 - Village Center at the confluence of neighborhoods



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



- Conceptual Diagram - Roadways**
- Roadway system defines neighborhood edges



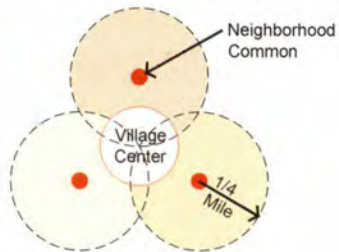
Neighborhood Concept Diagram

DECEMBER 19, 2005

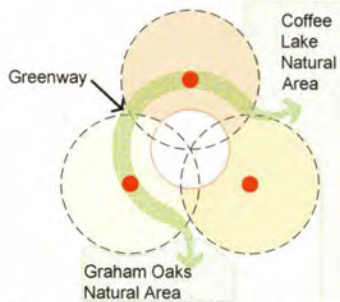
Ordinance No. 724 Attachment E

Proposed

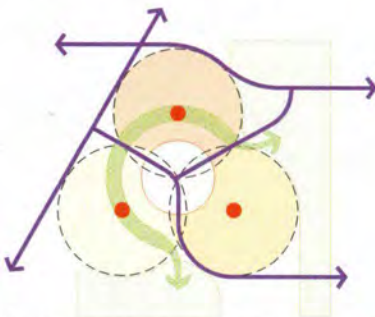
Figure 2



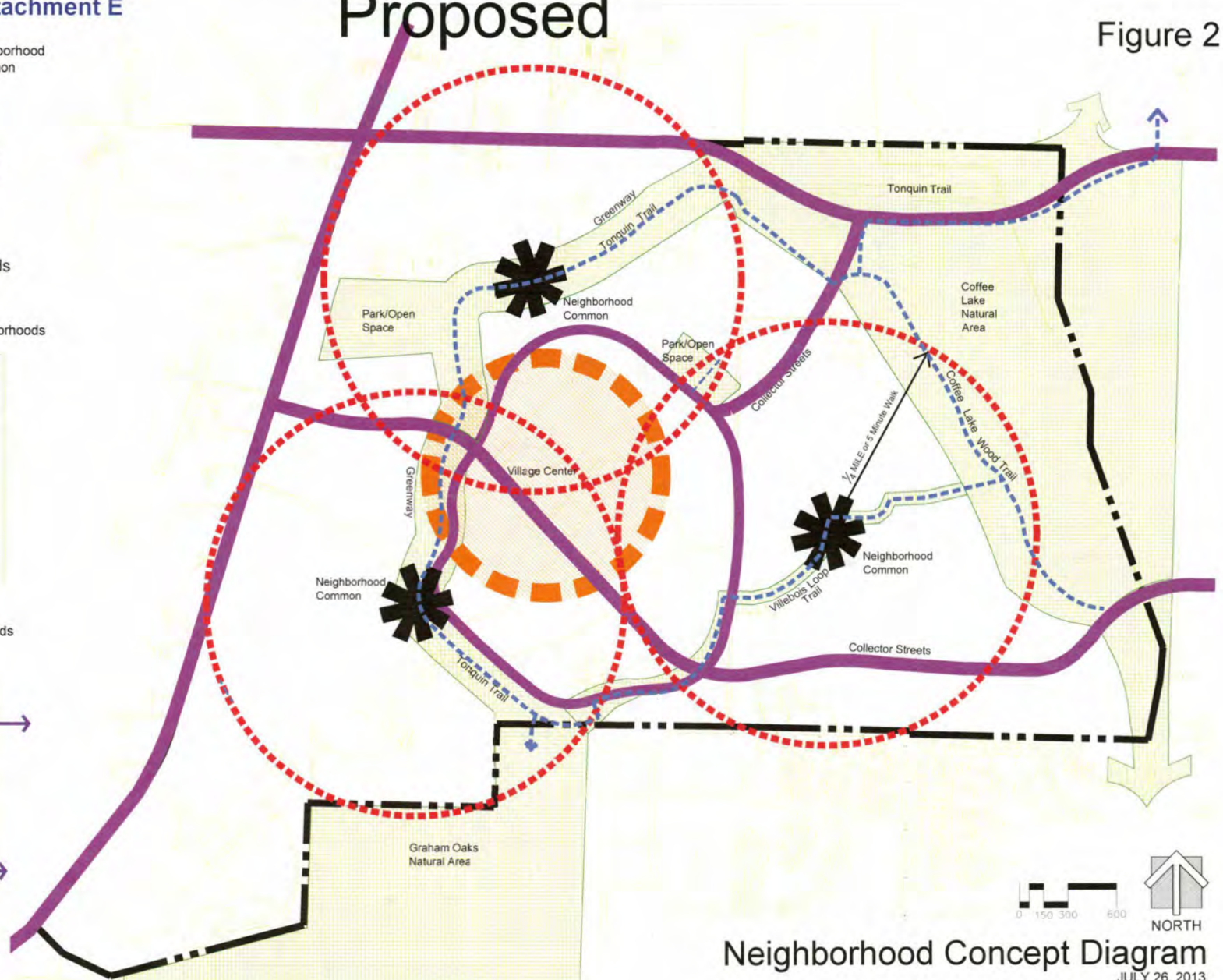
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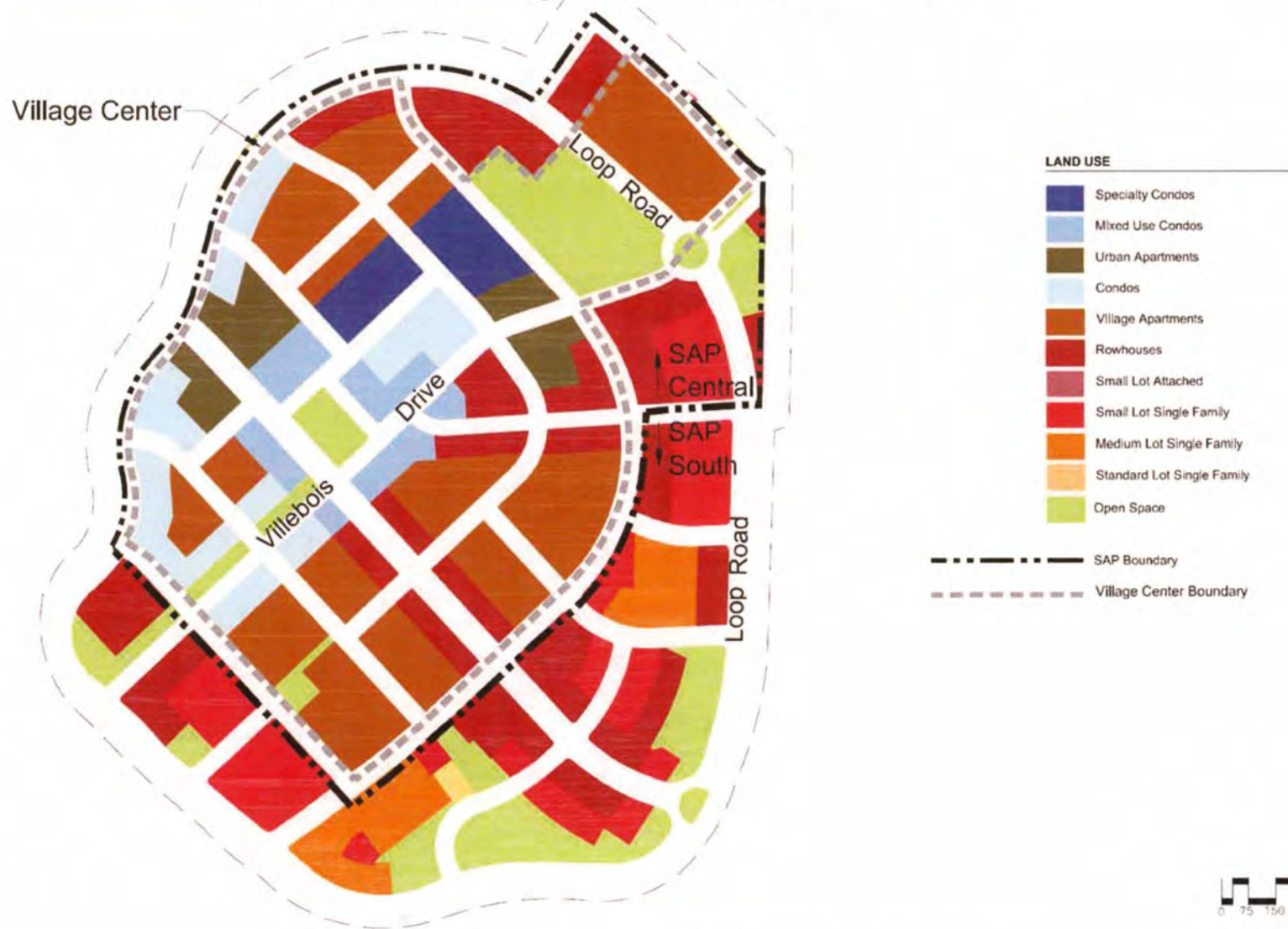
- Conceptual Diagram - Roadways**
- Roadway system defines neighborhood edges



Neighborhood Concept Diagram
JULY 26, 2013

No Changes Proposed

Figure 2A

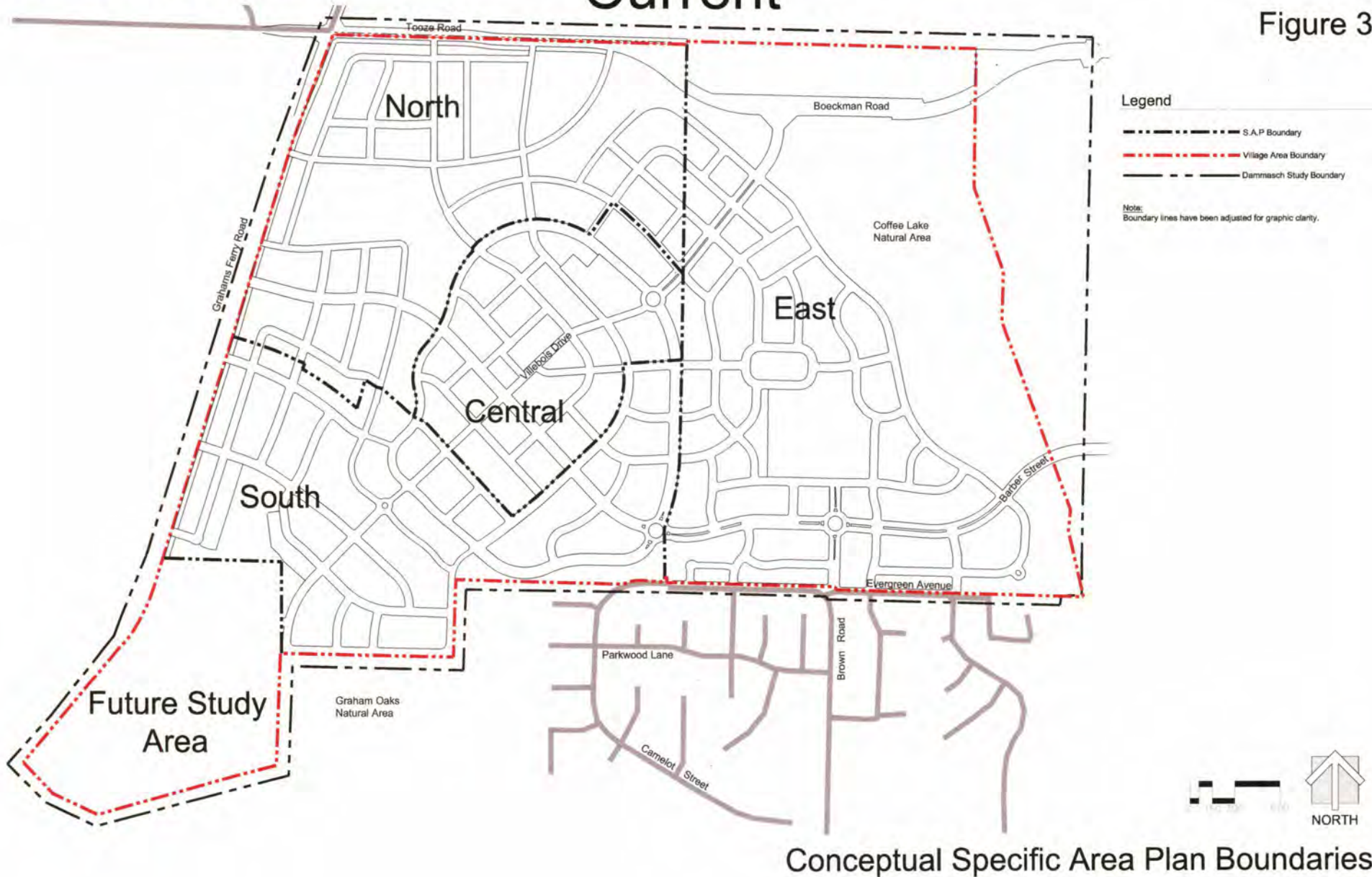


Village Center Boundary and Land Use Plan

AUGUST 15, 2005

Current

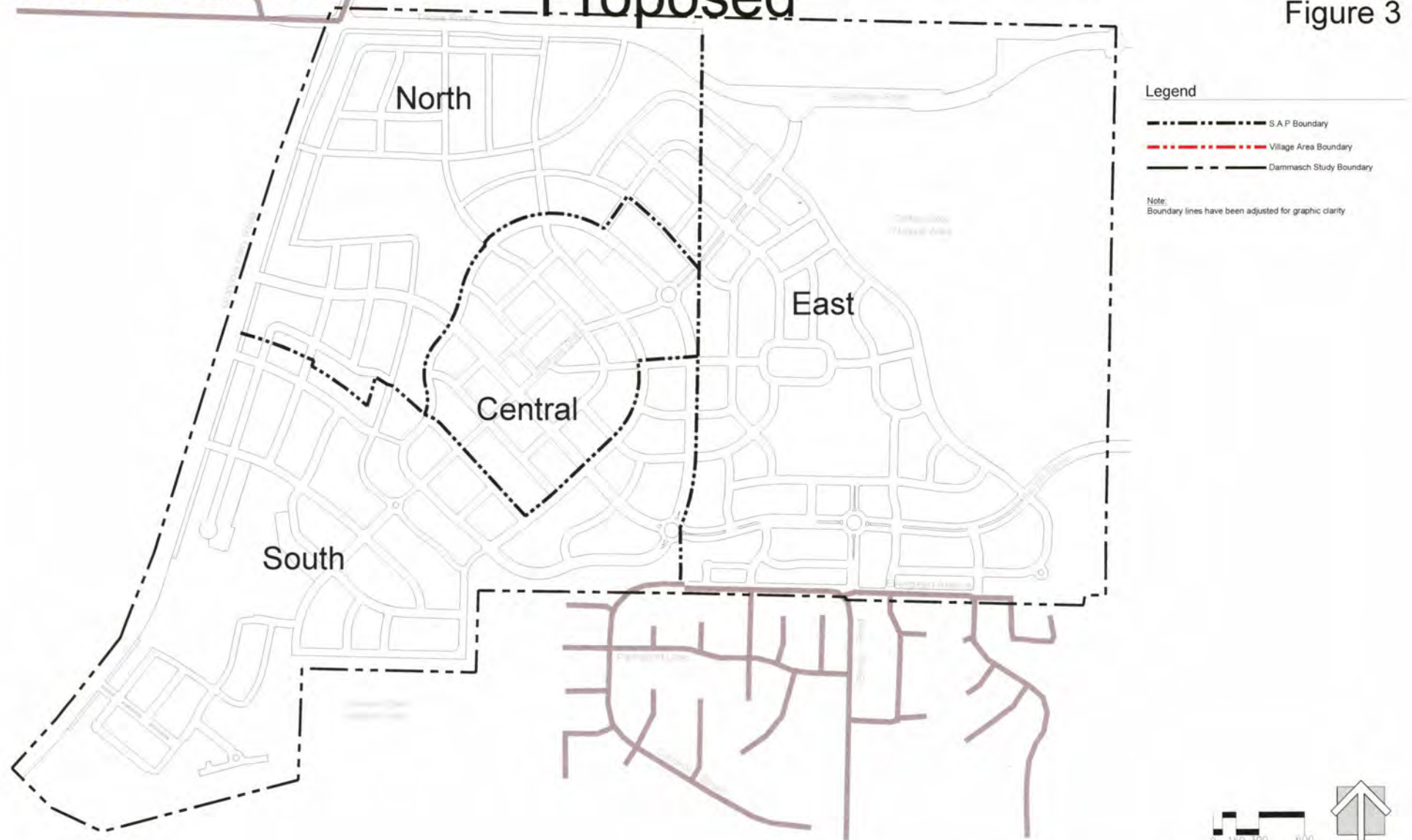
Figure 3



Conceptual Specific Area Plan Boundaries

Proposed

Figure 3

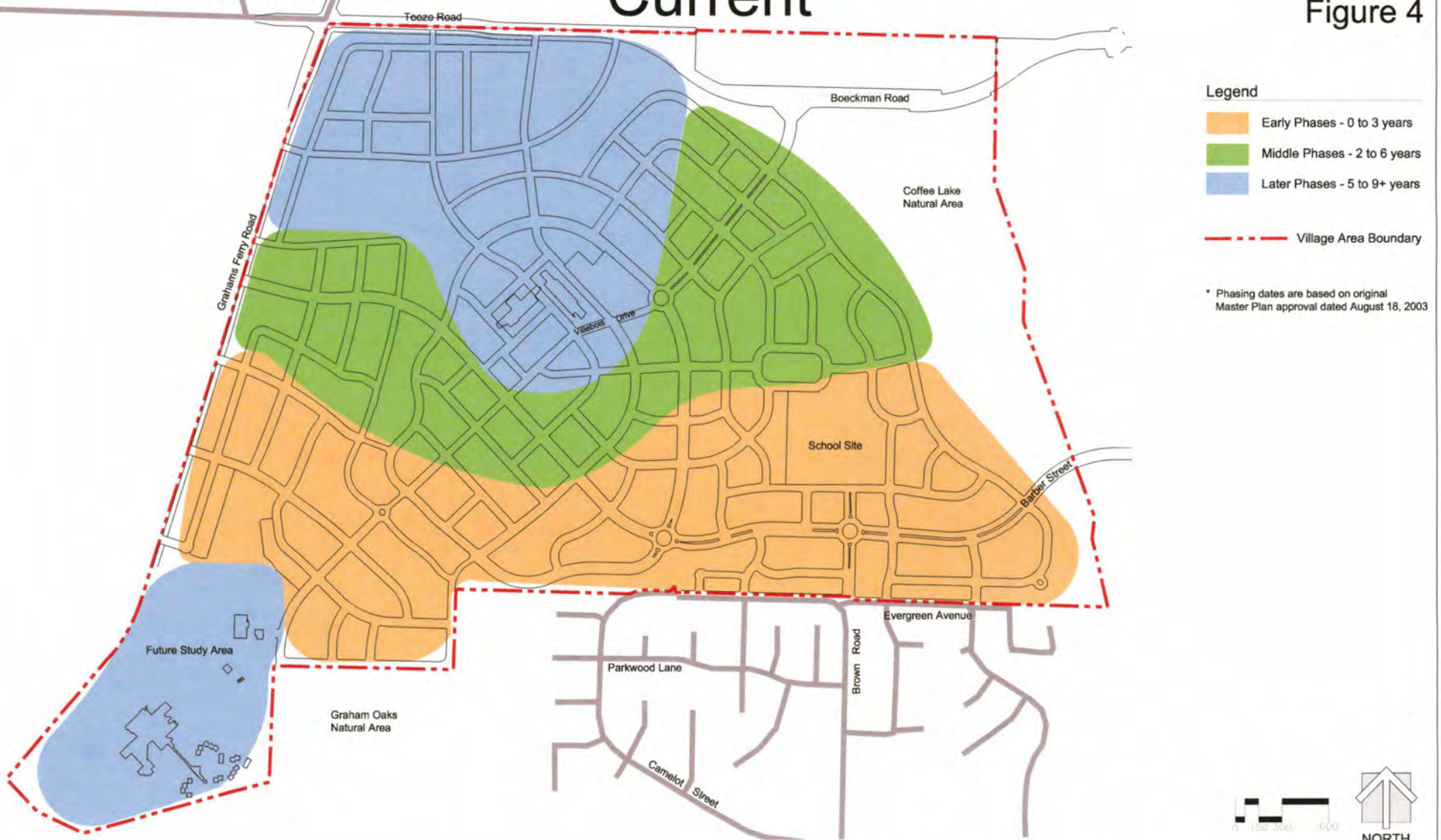


Conceptual Specific Area Plan Boundaries

JULY 26, 2013

Current

Figure 4

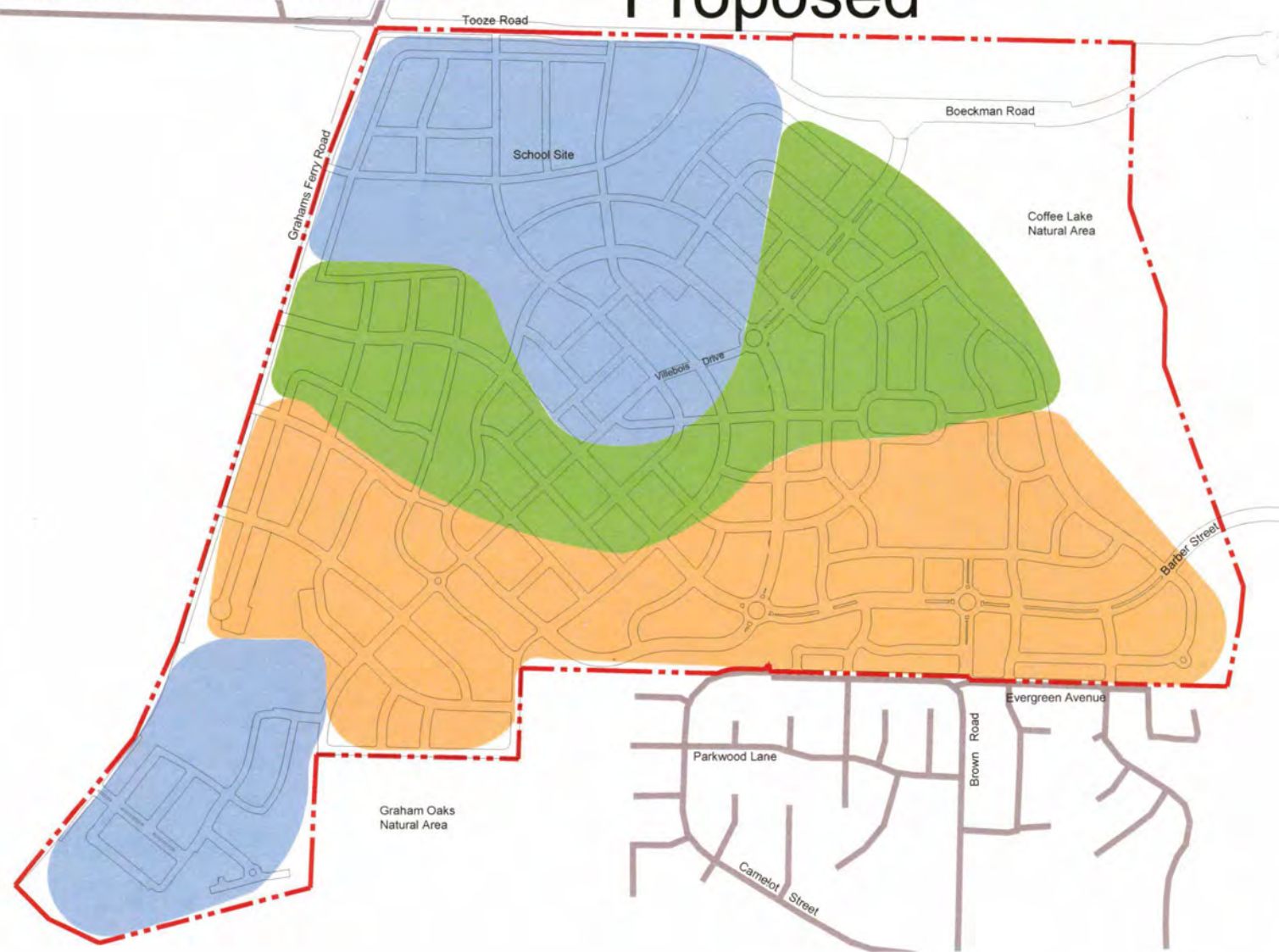


Conceptual Sequence of Development

MAY 12, 2010

Proposed

Figure 4



Conceptual Sequence of Development
JULY 26, 2013



Ordinance No. 724 Attachment E

Current

Figure 5



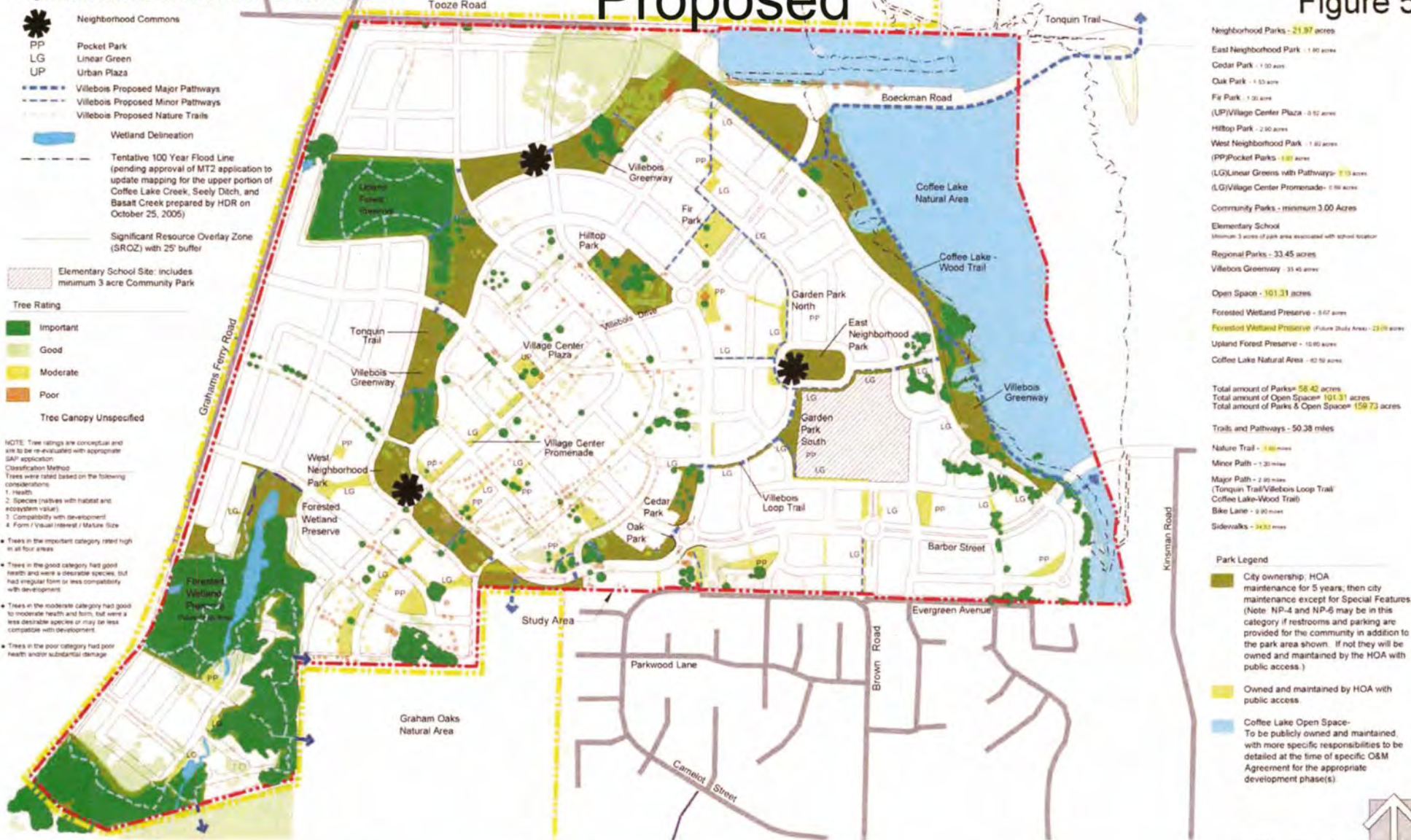
NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ 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 (FL 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.

Parks and Open Space Plan

MAY 12, 2010

Proposed

Figure 5



NOTES:
The Village of Wilsonville 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.

Parks and Open Space Plan

AUGUST 30, 2013

Current

Figure 5A



Recreational Experiences Plan

MAY 12, 2010

Proposed

Figure 5A



Current

Figure 5B



Proposed

Figure 5B



Figure 6

Dammasch Study Boundary

Village Area Boundary

UPA-3

TOOZE ROAD

EXISTING GAS LINE

EXISTING GAS AND FUEL LINE

30"

110th AVE

18"

15"

30"

24"

BOECKMAN RD

24"

UNITED DISPOSAL TRASH CENTER

SD-6

48"

SPACED PARALLEL LANE

P&W RR

BARBER ST

SD-7

21"

15"

18"

EVERGREEN DR

18"

BROWN RD

KINSMAN RD

WILSONVILLE RD

RSV-1

RSV-2

POTENTIAL PARALLEL LANE

SD-7

EXISTING PUMP STATION FOR DEC

EXISTING 8" SANITARY SEWER LINE TO BE UPGRADED AND POSITION OF VILLAGES PUMPHOUSE

PROJECT CL-10 COVERING STRUCTURE AND ALLER (LOW FLOW)

PROJECT CL-10 EXPANSION OF EXISTING WITH AN ADDITION OF 10 TO 15 INCHES IN DIAMETER

PROJECT CL-10 CONTAINING ADDITIONAL SANITARY SEWER WITH VILLAGES NORTH OR SOUTH SIDE WORK

PROJECT CL-10 CONTAINING ADDITIONAL SANITARY SEWER WITH VILLAGES NORTH OR SOUTH SIDE WORK

LEGEND:

- CITY STORM DRAIN MASTER PLAN PROJECT
- VILLAGES VILLAGE AREA BOUNDARY
- DAMMASCH STUDY BOUNDARY
- WASTEWATER COLLECTION MASTER PLAN SERVICE AREA
- SUBURBAN BOUNDARY
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE SYSTEM
- CITY MASTER PLAN PROPOSED WATER LINE
- PROPOSED WATER LINE WITHIN VILLAGES URBAN VILLAGE

Note: Boundary lines have been adjusted for graphic clarity.

0 200 400 800

NORTH

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

Conceptual Composite Utilities Plan

FEBRUARY 23, 2005

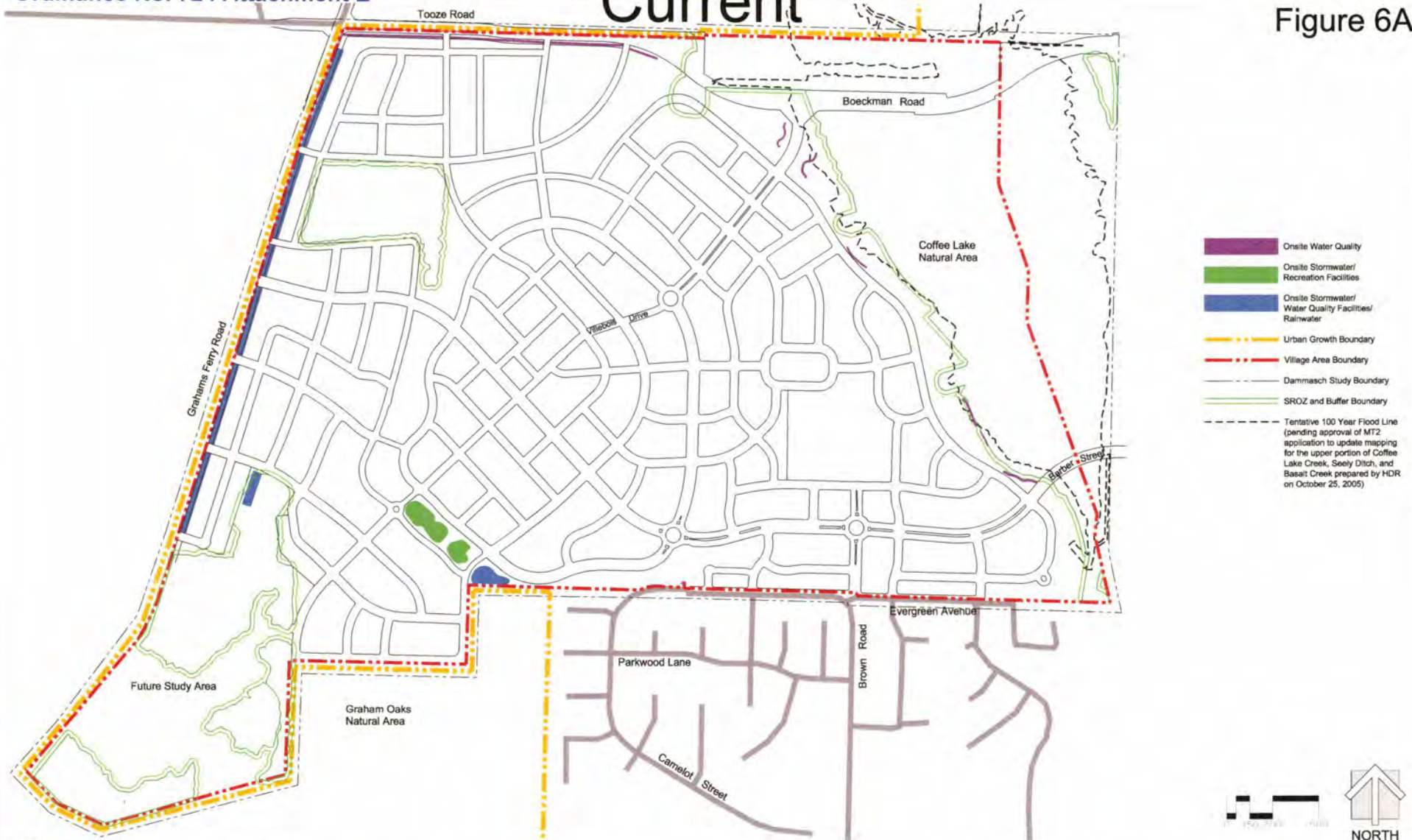
Figure 6

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

Conceptual Composite Utilities Plan
AUGUST 29, 2013

Current

Figure 6A



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

Onsite Stormwater Facilities

MAY 12, 2010

Proposed

Figure 6A



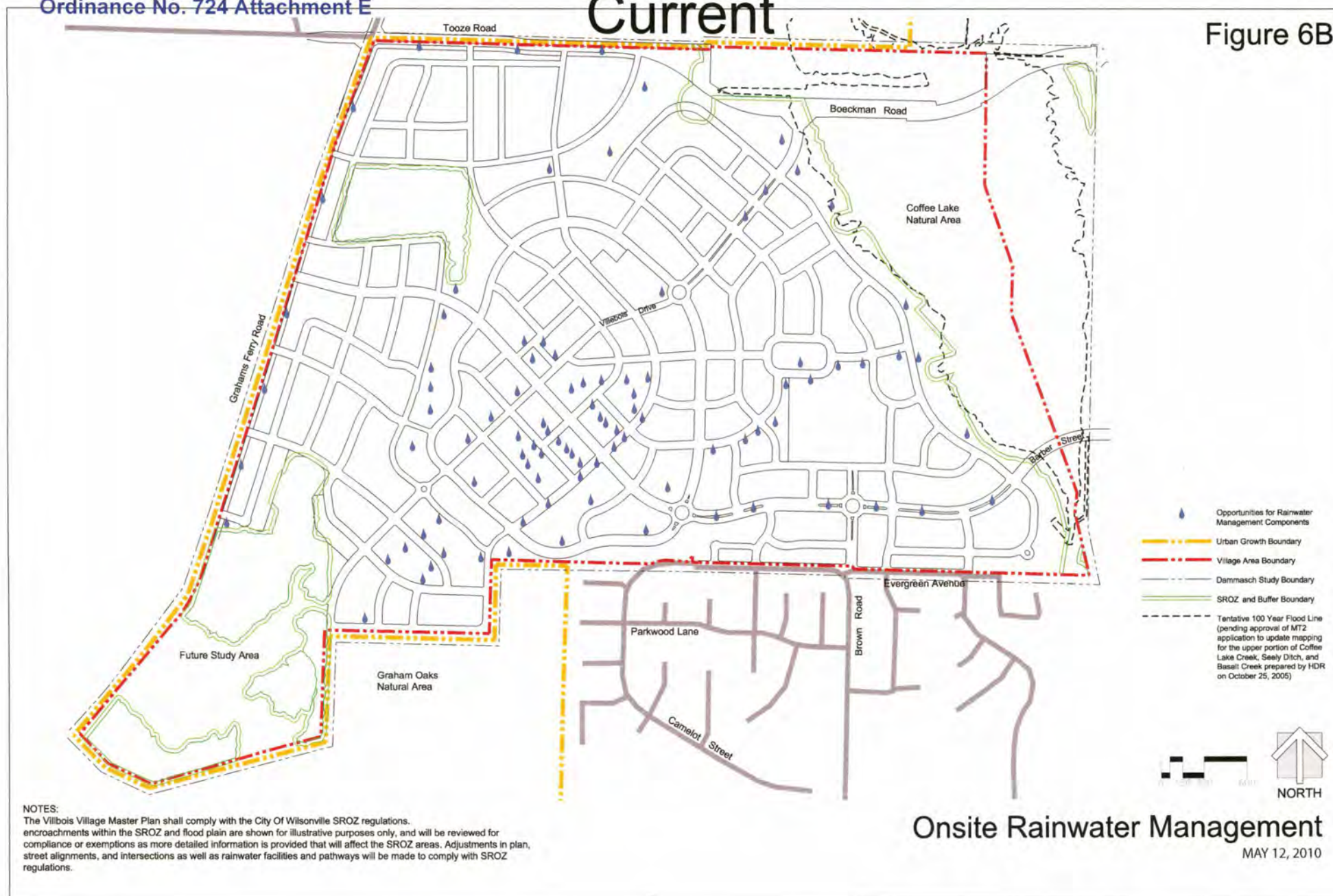
NOTES:
The Villbois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ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

Onsite Stormwater Facilities

JULY 26, 2013

Current

Figure 6B

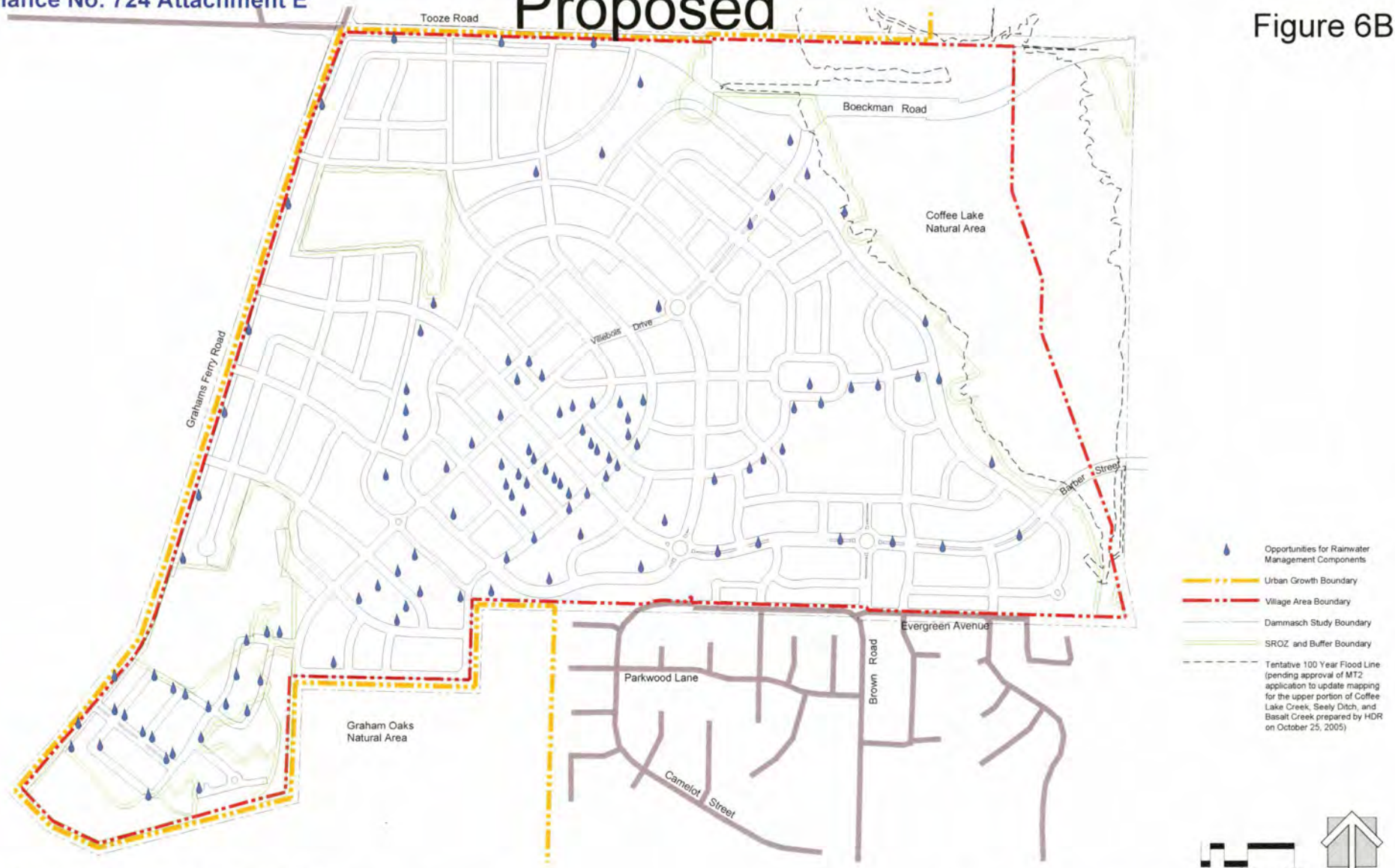


NOTES:

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Proposed

Figure 6B



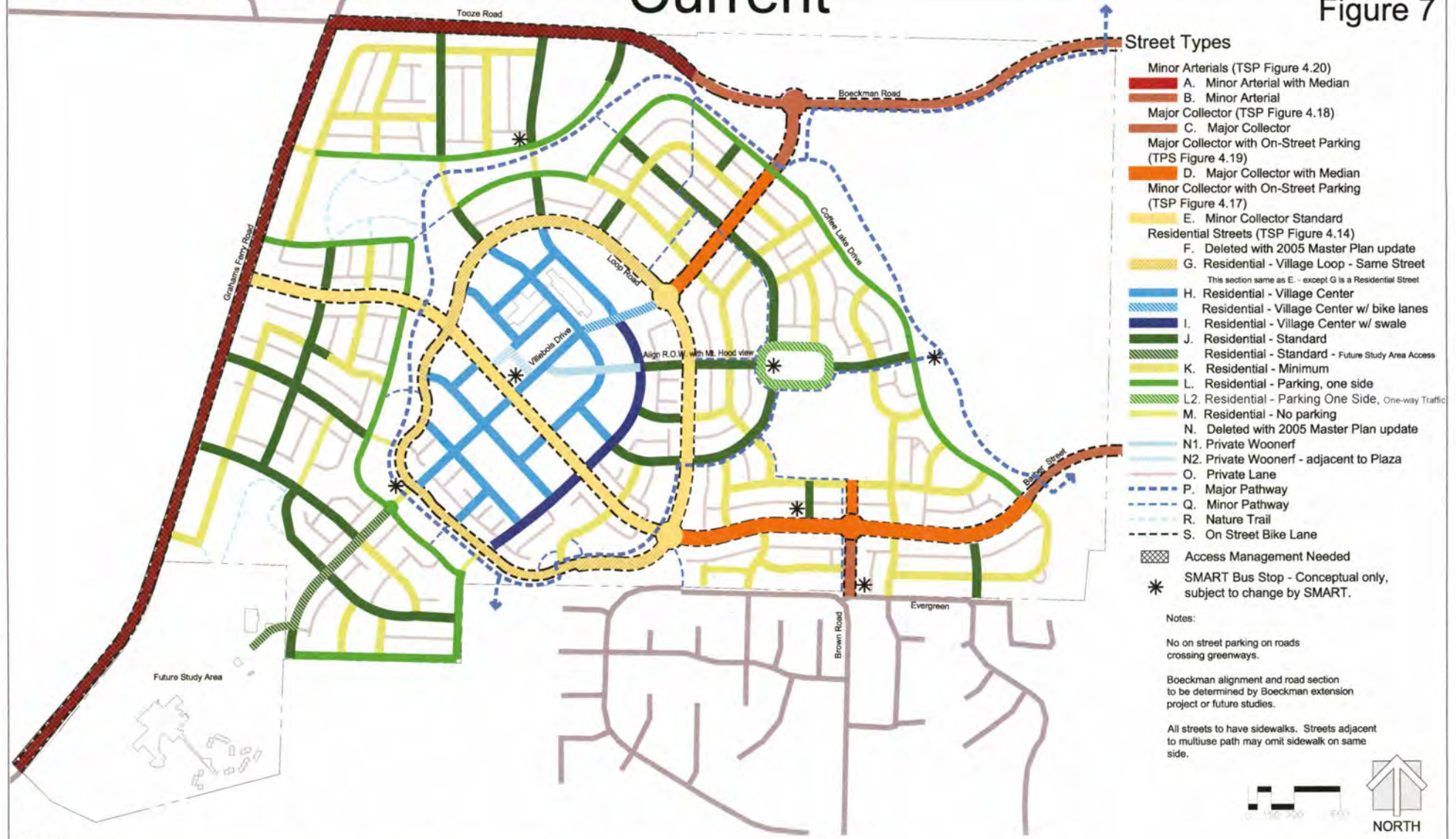
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Onsite Rainwater Management
JULY 26, 2013

Current

Figure 7



NOTES:

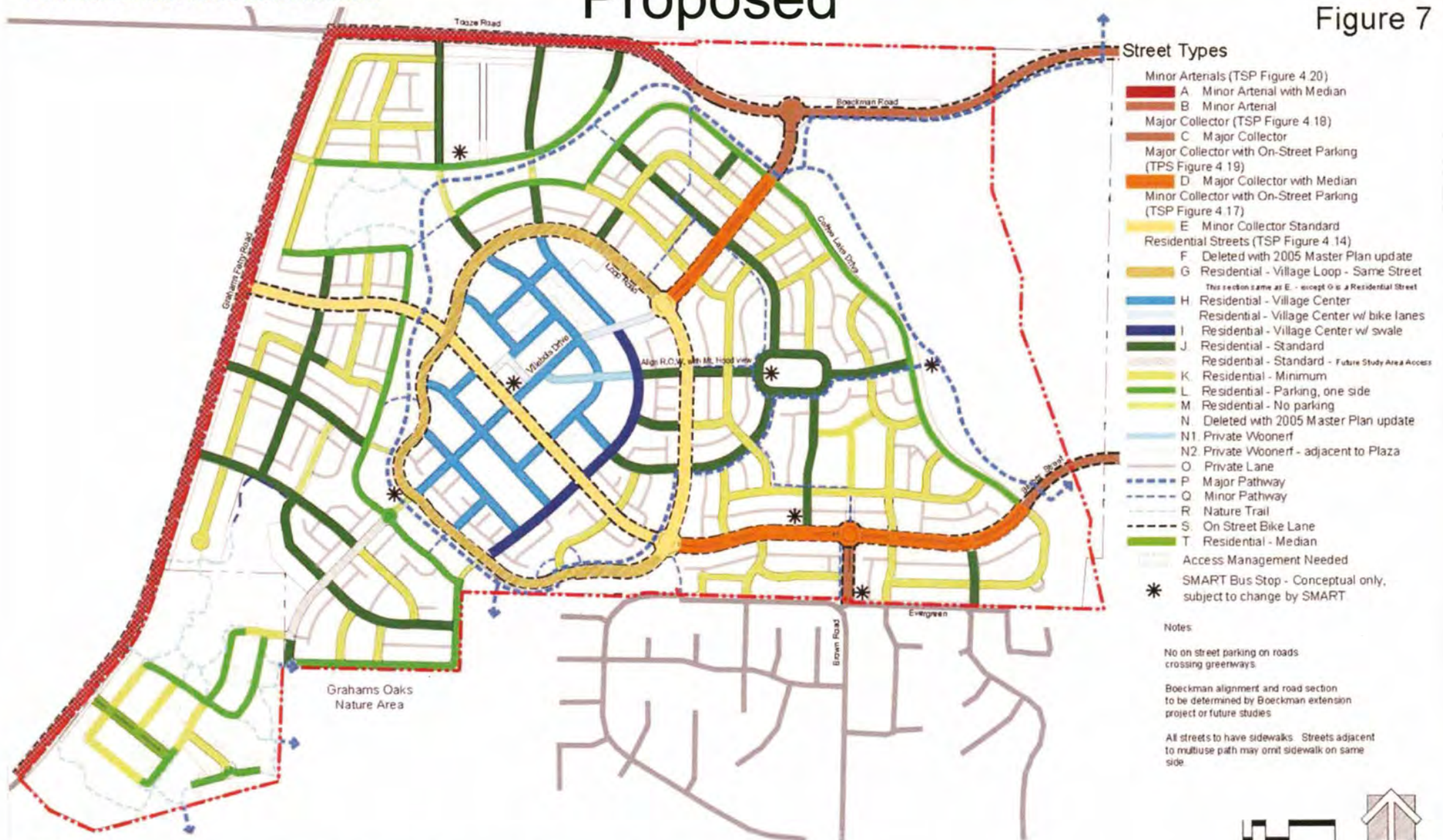
The Villebois Village Master Plan shall comply with the city of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas.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

Street Plan

MAY 12, 2010

Proposed

Figure 7



NOTES

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Street Plan

AUGUST 30, 2013

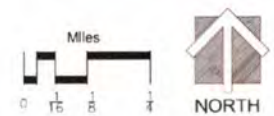
No Changes Proposed

Figure 8



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

(Source: 2003 TSP and Villebois Village Plan)

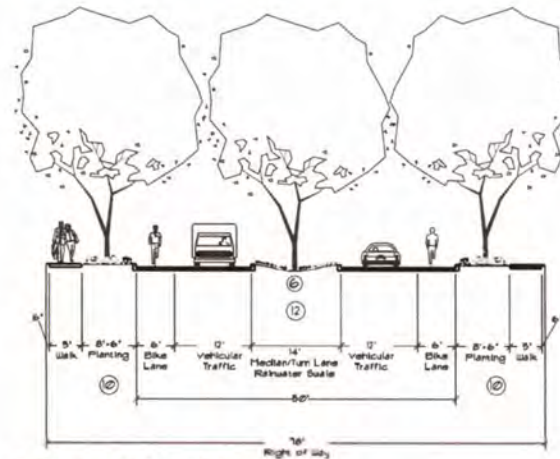


Proposed Arterial/Collectors Street System

FEBRUARY 23, 2005

No Changes Proposed

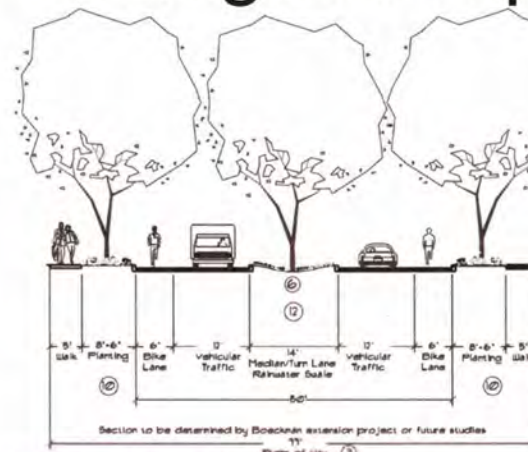
Figure 9A



A. Minor Arterial with Median

Scale: 1" = 20'

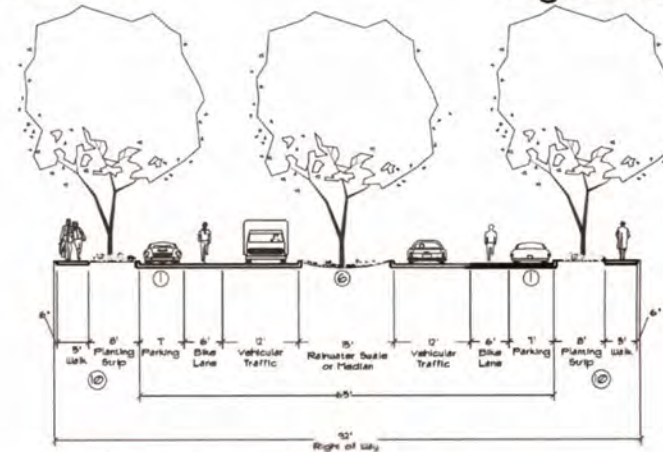
(TSP Figure 4.2K)



B. & C. Minor Arterial / Major Collector

Scale: 1" = 20'

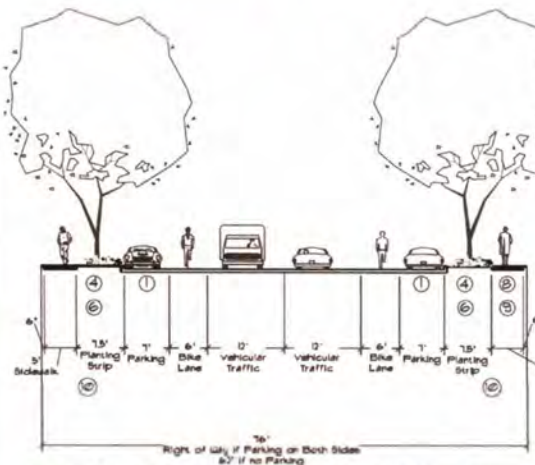
(TSP Figure 4.2D / 4.3A)



D. Major Collector with Median

Scale: 1" = 20'

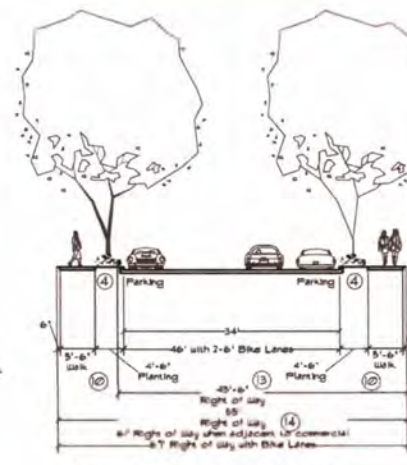
(TSP Figure 4.19)



E. & G. Minor Collector Standard / Residential - Village Loop

Scale: 1" = 20'

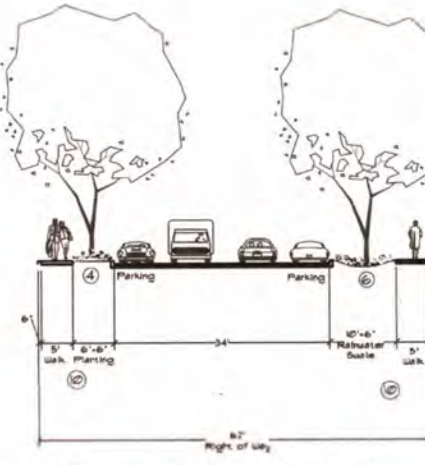
(TSP Figure 4.17)



H. Residential - Village Center

Scale: 1" = 20'

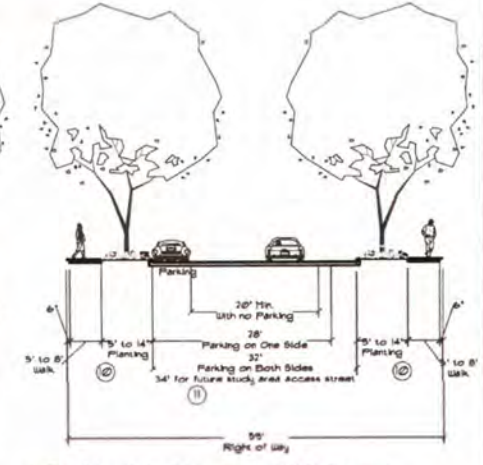
(TSP Figure 4.14)



I. Residential - Village Center w/ swale

Scale: 1" = 20'

(TSP Figure 4.14)



J. Residential - Standard - FSA Access

Scale: 1" = 20'

(TSP Figure 4.14)

NOTES:

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

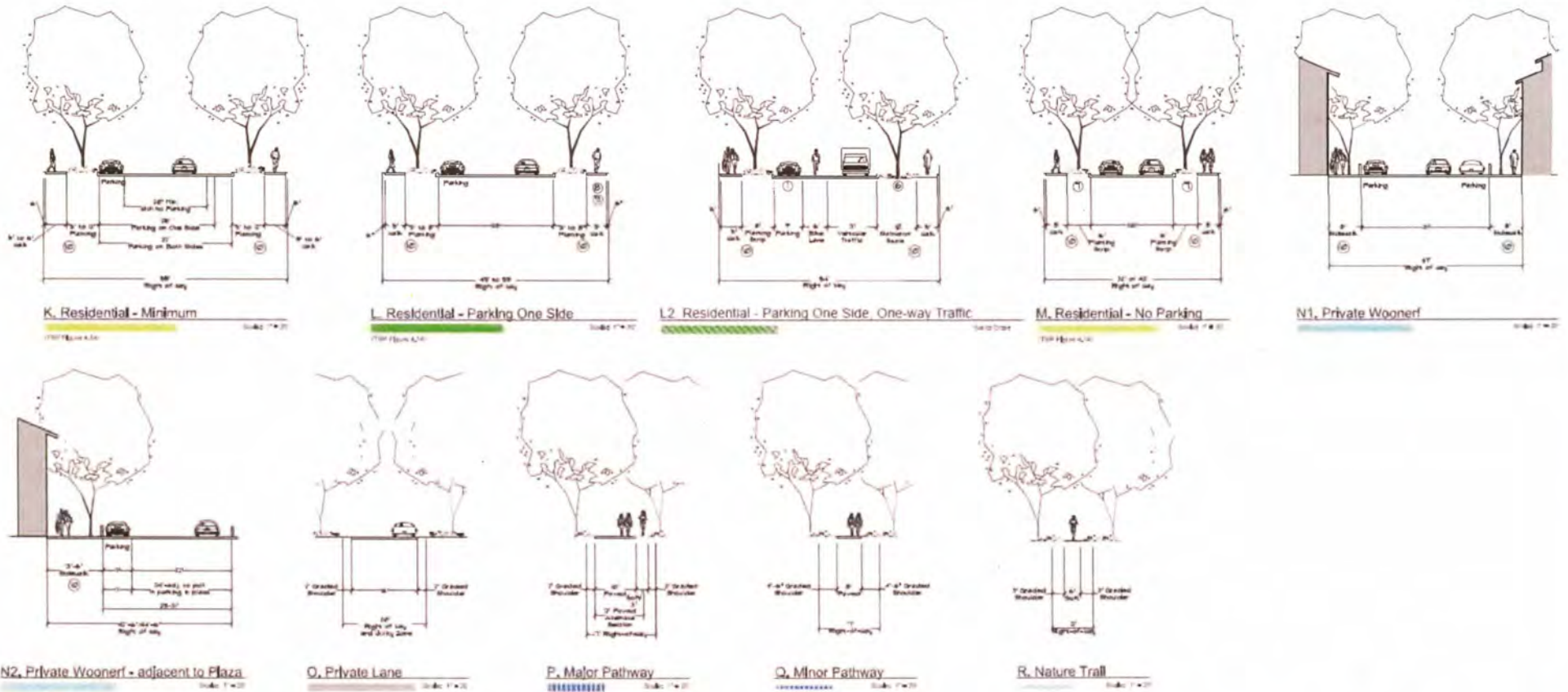
9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual utility service to be in private line where available.
11. 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 46' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5'; planting strip is removed and Right of Way becomes 67' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section H deleted and replaced with Sections H1 & H2.

Street and Trail Sections - A

JULY 6, 2006

Current

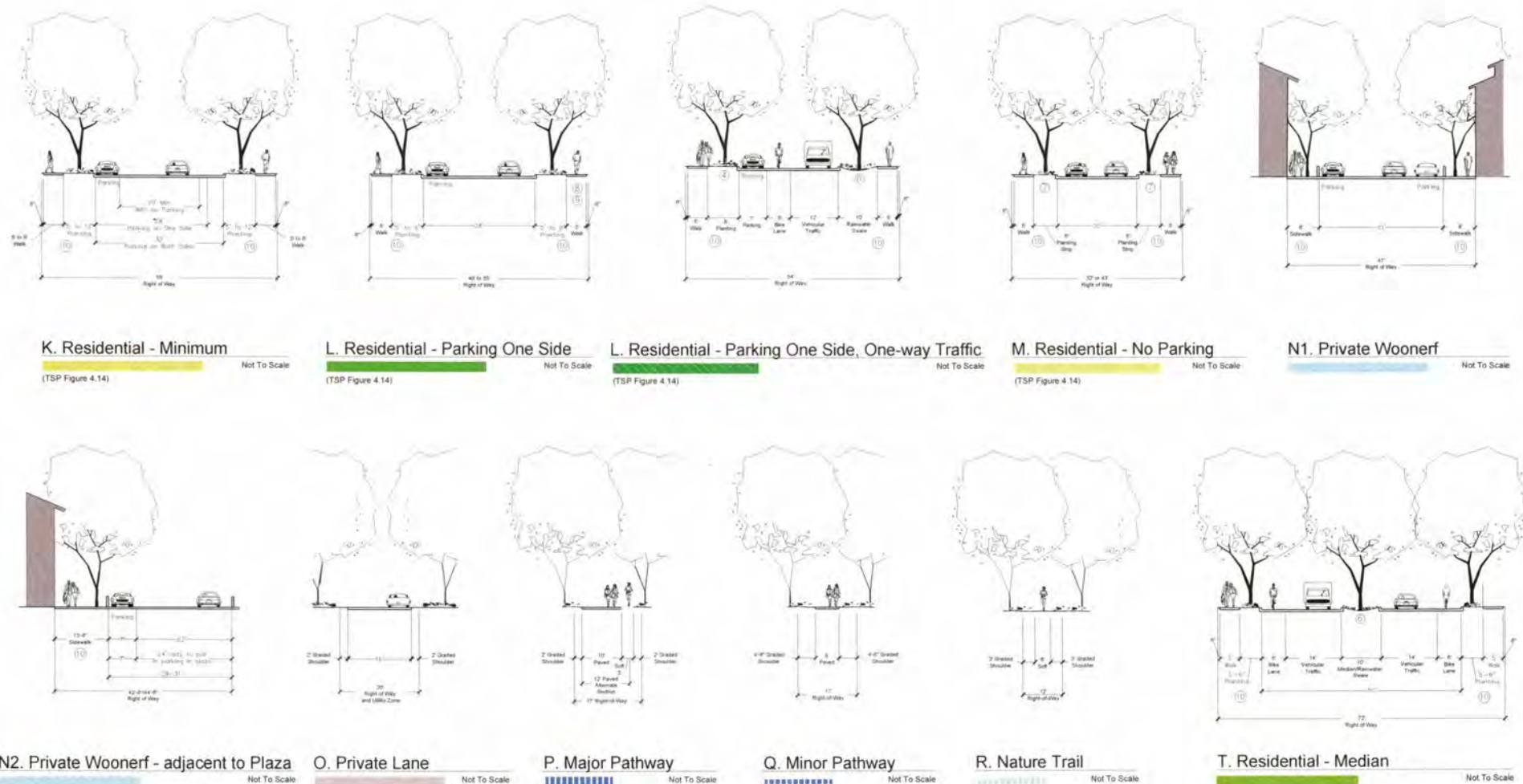
Figure 9B



Street and Trail Sections - B
May 12, 2010

Proposed

Figure 9B



NOTES

1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Rainwater swales are not required for streets with grades in excess of 8%.
3. Section to be determined by Blockman extension project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to residential/commercial uses.
5. Blocks over 350' will have a mid-block pedestrian crossing. This same area will provide 20' feet clear for vehicle passing on Quiescent streets.
6. See OMA Submittal for swale locations.
7. No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
8. Walkway and planting strip optional when adjacent to multi-use trail.

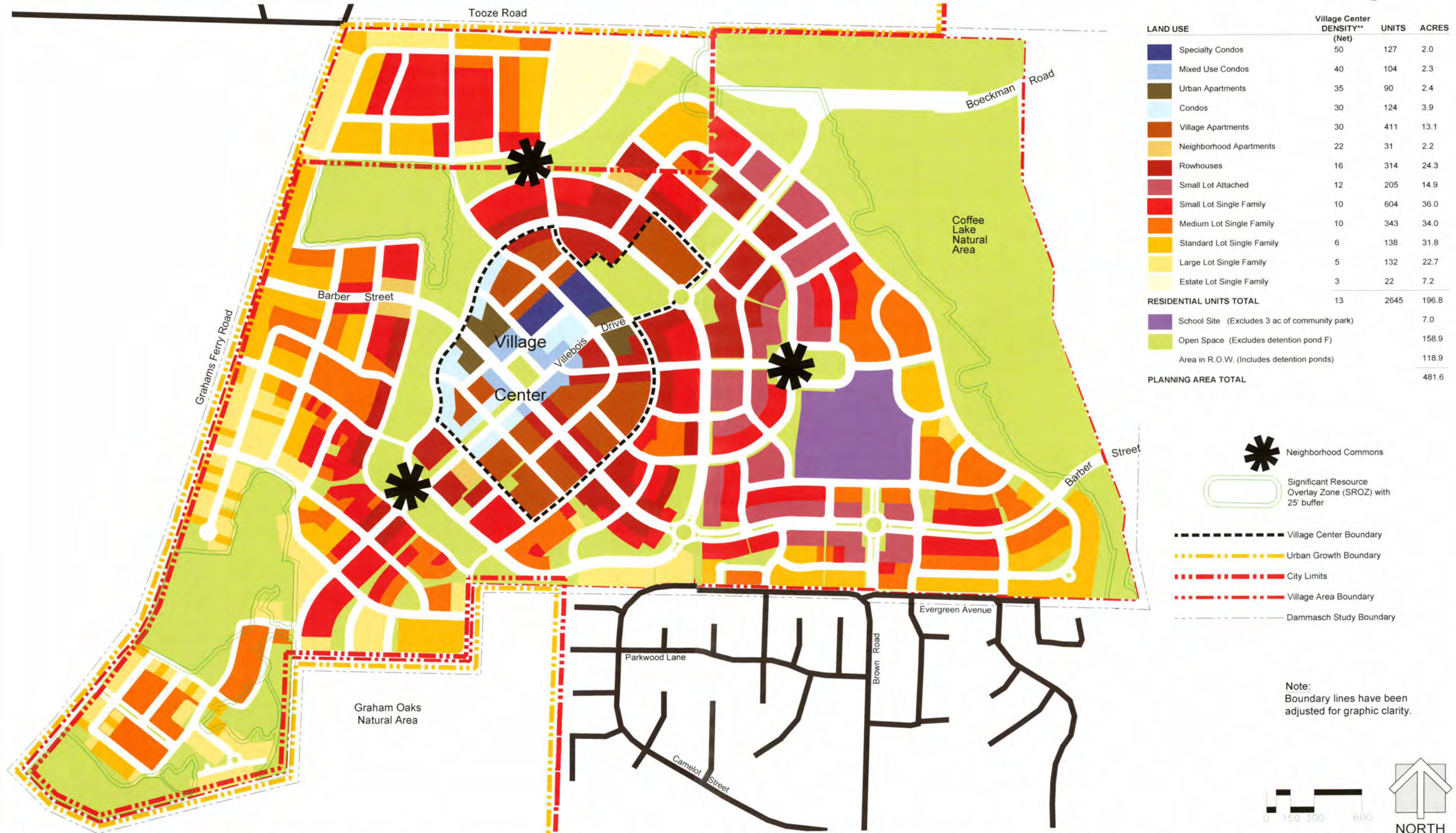
9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter areas where necessary. Individual unit service to be in private lane where available.
11. 34' width for USC access road may be revised with the SAP Plans to a 32' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 46' width when adjacent to Linear Green.
14. Sidewalk becomes 13.0', planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
15. Section F deleted with 2020 Master Plan update.
16. Section H deleted and replaced with Sections N1 & N2.

Street and Trail Sections - B

JULY 26, 2013

Table 1: Park Programming Matrix (revised May 12, 2010 July 26, 2013 DRAFT Amendment)

7/14/2006		NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Collina Park	NP 5 - Fir Park	NP 6 - East Neighborhood Park	NP 7 - Piazza Villebois	PP 1	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various	PP 16	LG 5 A,B,C - (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	Study Area SROZ	OS 4, 5, 6 - Coffee Lake Natural Area	TOTAL AMENITIES (Future presence, not quantities)	Units	
Park Area (acres)		1.53	1.00	1.80	2.90	1.00	1.60	0.52	0.51	0.51	0.43	0.32	0.68	0.42	2.70	0.26	0.69	4.81-5.10	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	23.20-23.05	62.59	-159.33-159.73	Acres		
Amphitheater					•																											1			
Barbeque				•	•		•															•	•									5			
Child Play:																																			
	structure			•	•		•			•	•	•	•	•	•	•			•				•	•			•						19		
	creative	•	•				•	•							•	•					•	•	•	•		•	•						-10 12		
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			•			•															•													
* 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.																																			
*** Amenities to be determined pending discussions with school district.																																			

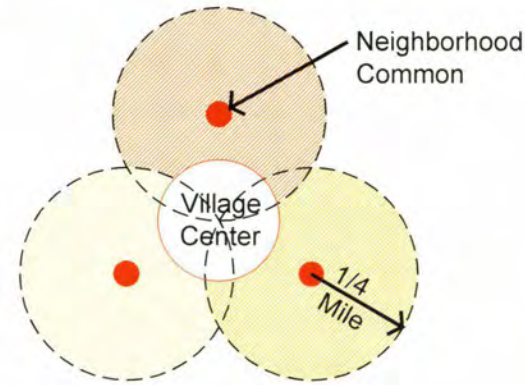


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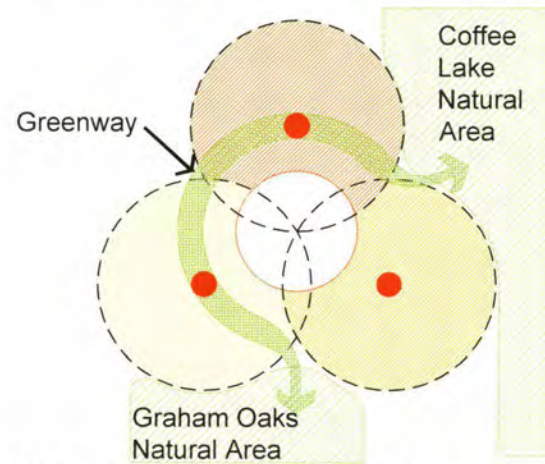
** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Land Use Plan
JULY 26, 2013

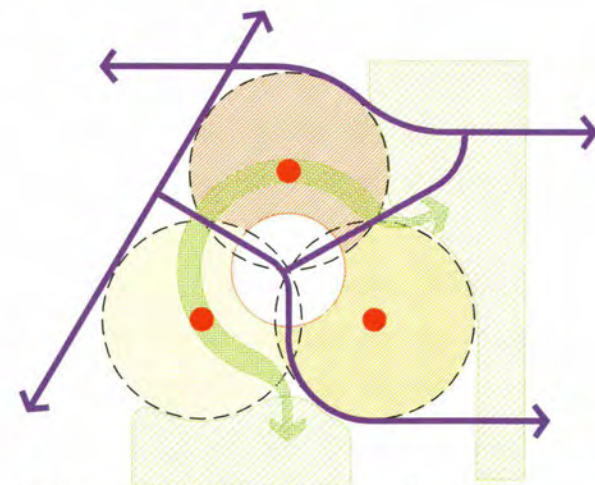
Figure 2



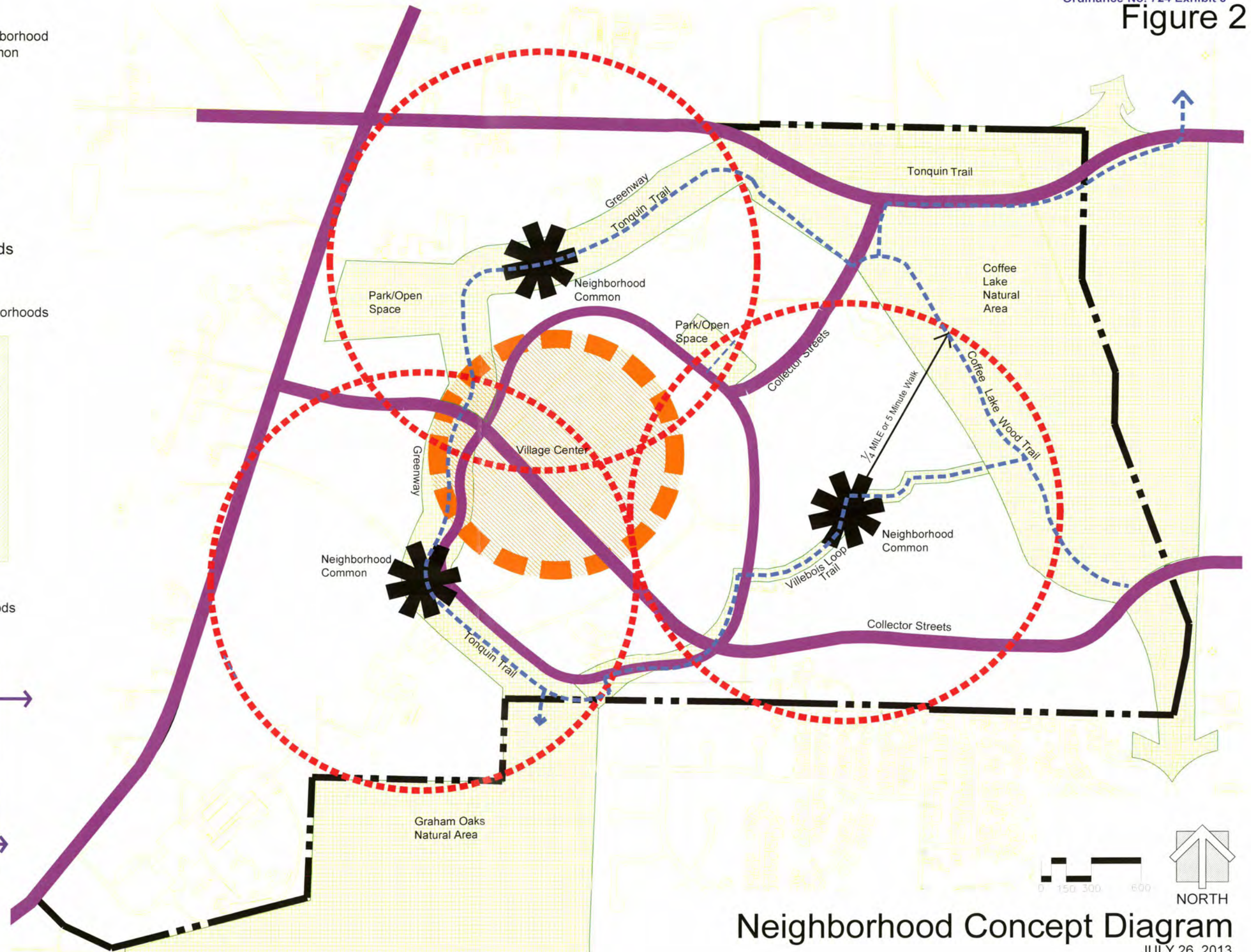
- Conceptual Diagram - Neighborhoods**
- 1/4 mile radius neighborhood = 5 minute walking distance
 - Commons at neighborhood center
 - Village Center at the confluence of neighborhoods



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



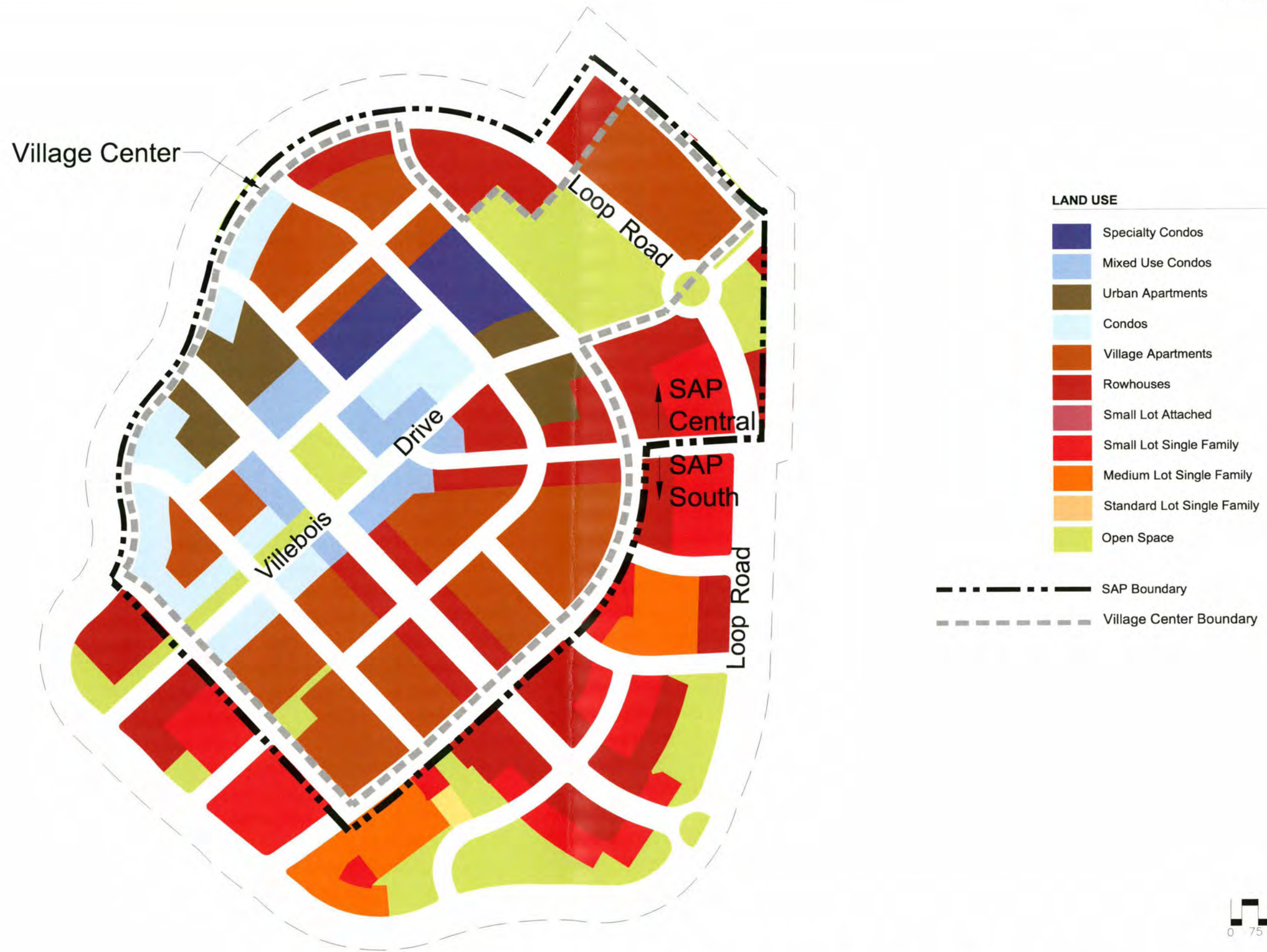
- Conceptual Diagram - Roadways**
- Roadway system defines neighborhood edges



Neighborhood Concept Diagram

JULY 26, 2013

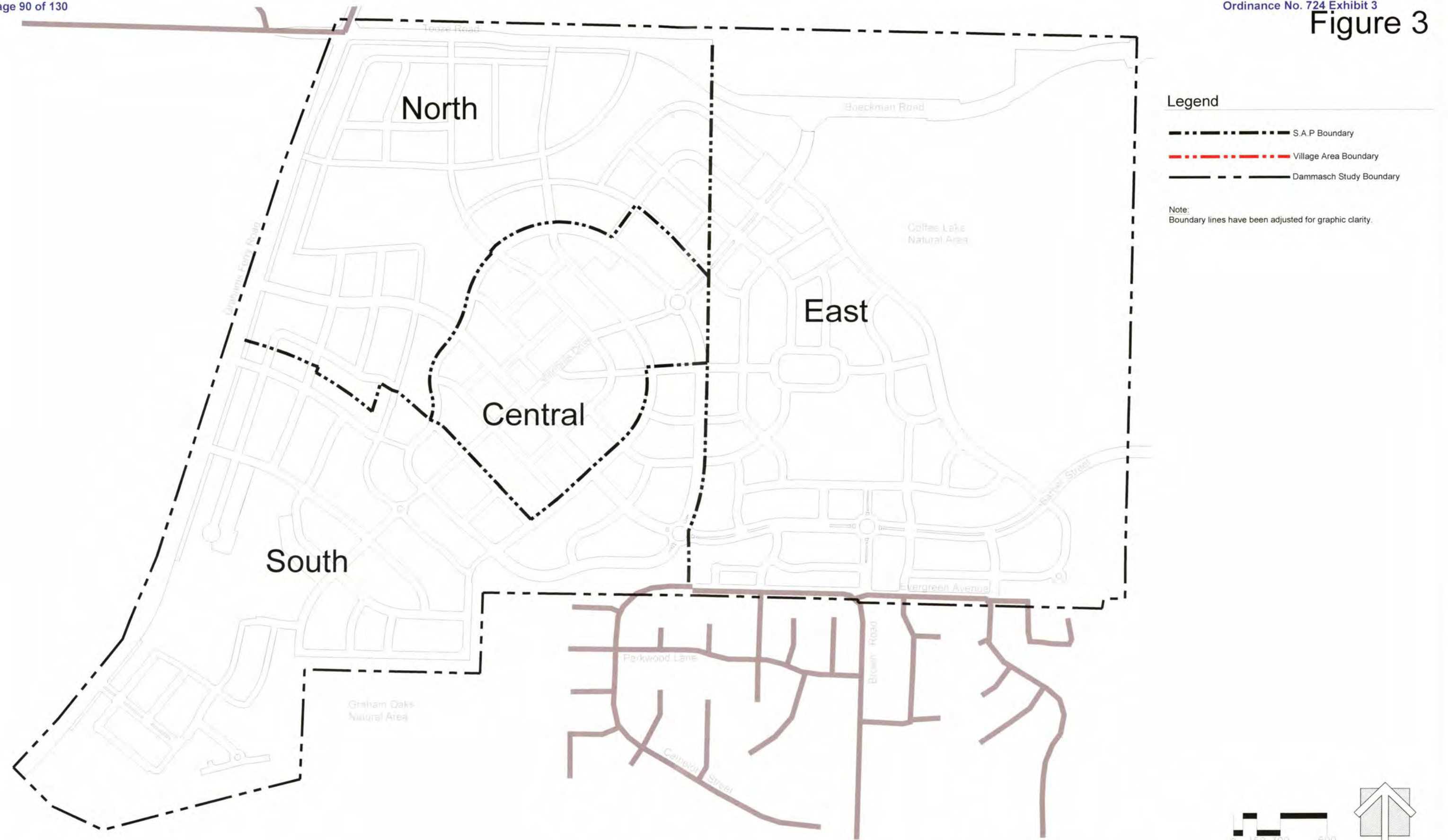
Figure 2A



Village Center Boundary and Land Use Plan

AUGUST 15, 2005

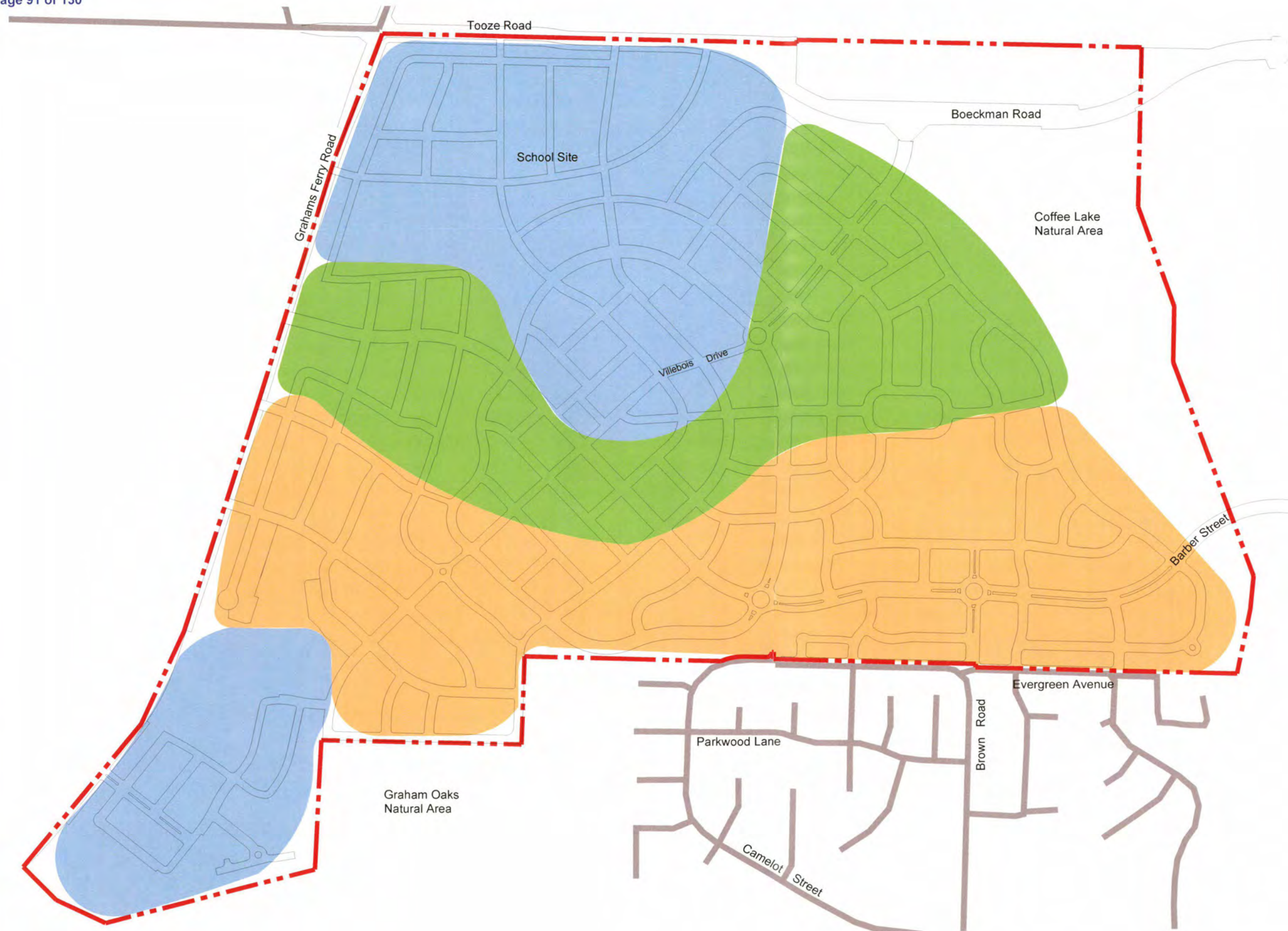
Figure 3



Conceptual Specific Area Plan Boundaries

JULY 26, 2013

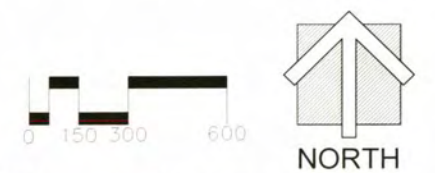
Figure 4



Legend

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

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



Conceptual Sequence of Development

JULY 26, 2013

Figure 5

- Legend**
- Neighborhood Commons
 - PP Pocket Park
 - LG Linear Green
 - UP Urban Plaza

- Villagebois Proposed Major Pathways
- Villagebois Proposed Minor Pathways
- Villagebois 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



- Neighborhood Parks - 21.97 acres
- East Neighborhood Park - 1.40 acres
- Cedar Park - 1.00 acre
- Oak Park - 1.53 acres
- Fir Park - 1.00 acre
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 6.89 acres
- (LG)Linear Greens with Pathways - 1.10 acres
- (LG)Village Center Promenade - 0.58 acres
- Community Parks - minimum 3.00 Acres
- Elementary School
- Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres
- Villagebois Greenway - 35.45 acres
- Open Space - 101.31 acres
- Forested Wetland Preserve - 5.07 acres
- Forested Wetland Preserve (Future Study Area) - 23.05 acres
- Upland Forest Preserve - 10.80 acres
- Coffee Lake Natural Area - 62.50 acres
- Total amount of Parks = 58.42 acres
- Total amount of Open Space = 101.31 acres
- Total amount of Parks & Open Space = 159.73 acres
- Trails and Pathways - 50.38 miles
- Nature Trail - 1.00 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles
- (Tonquin Trail/Villagebois Loop Trail)
- Coffee Lake-Wood Trail
- Bike Lane - 9.90 miles
- Sidewalks - 24.53 miles

Park Legend

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

NOTES

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Parks and Open Space Plan

AUGUST 30, 2013



Recreational Experiences Plan

AUGUST 30, 2013



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

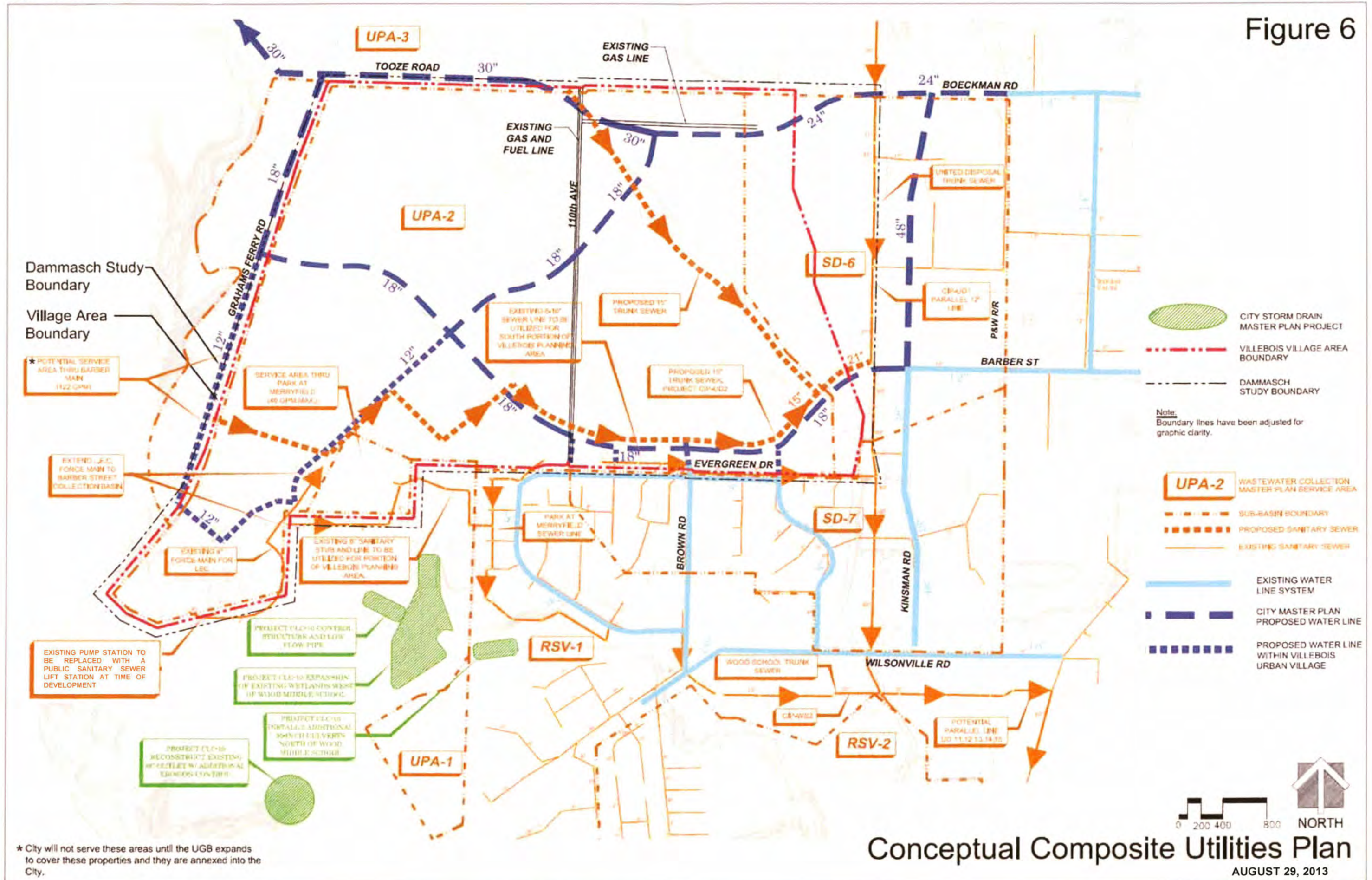
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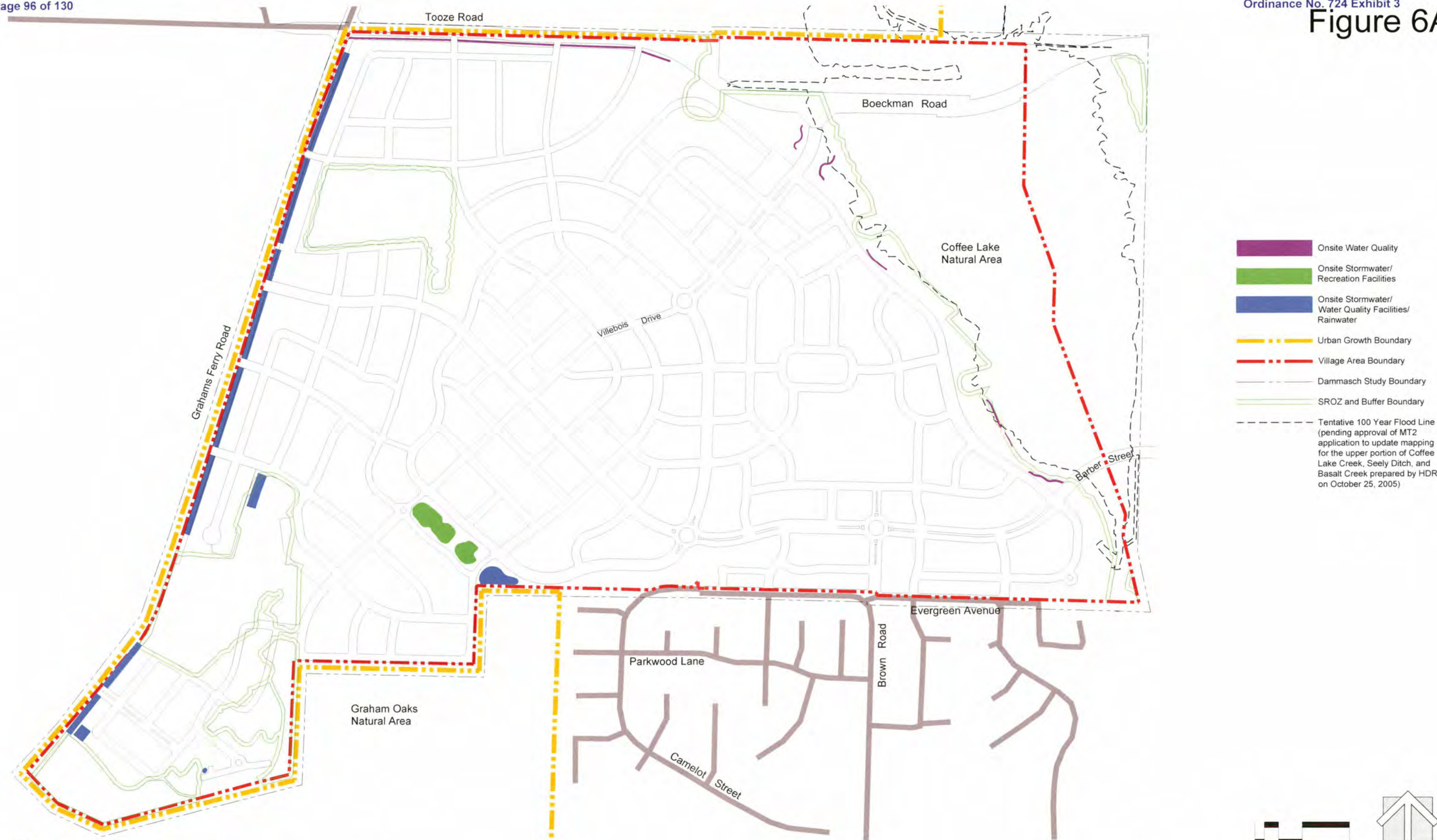
NORTH

Parks & Open Space Categories

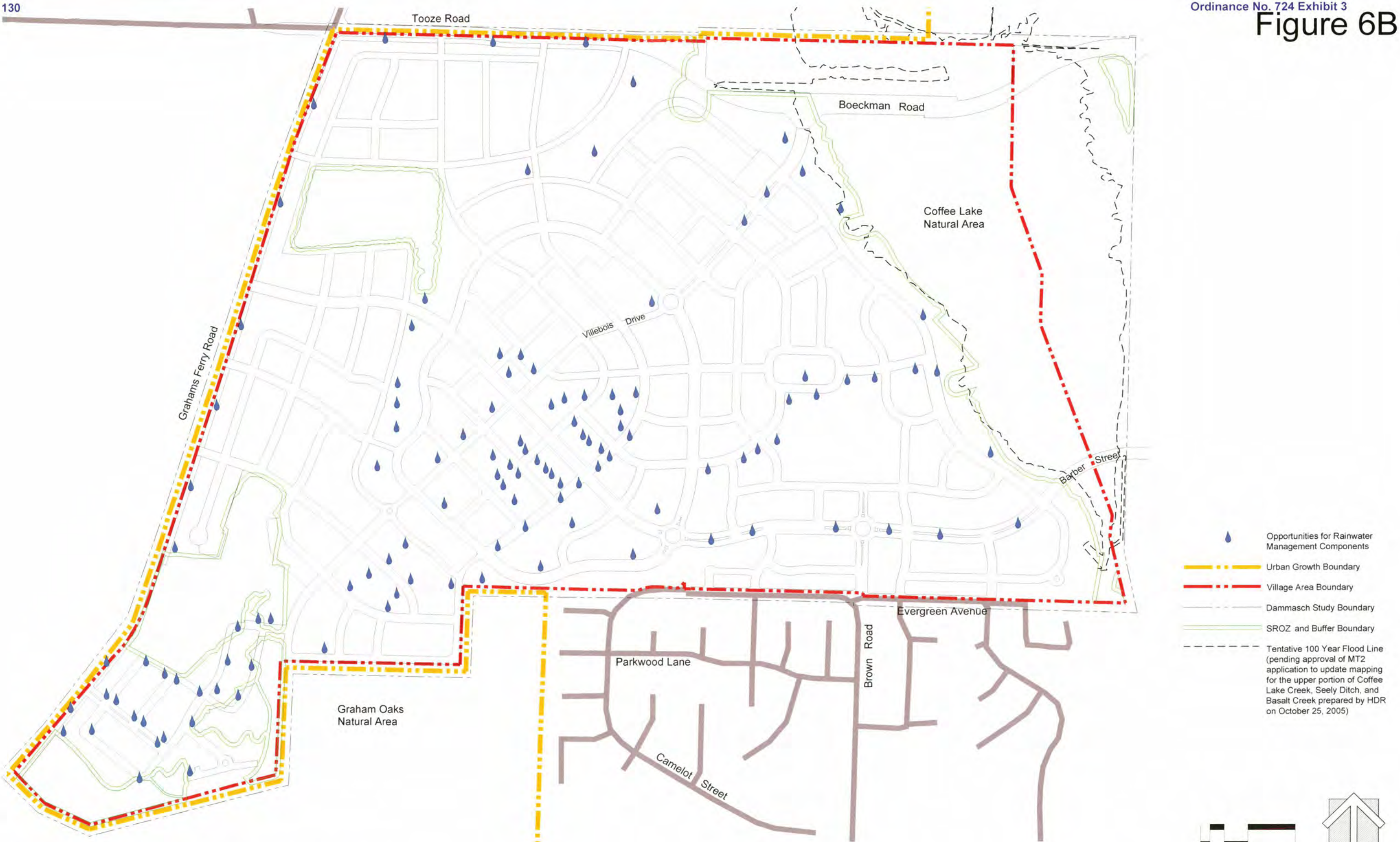
JULY 26, 2013

Figure 6





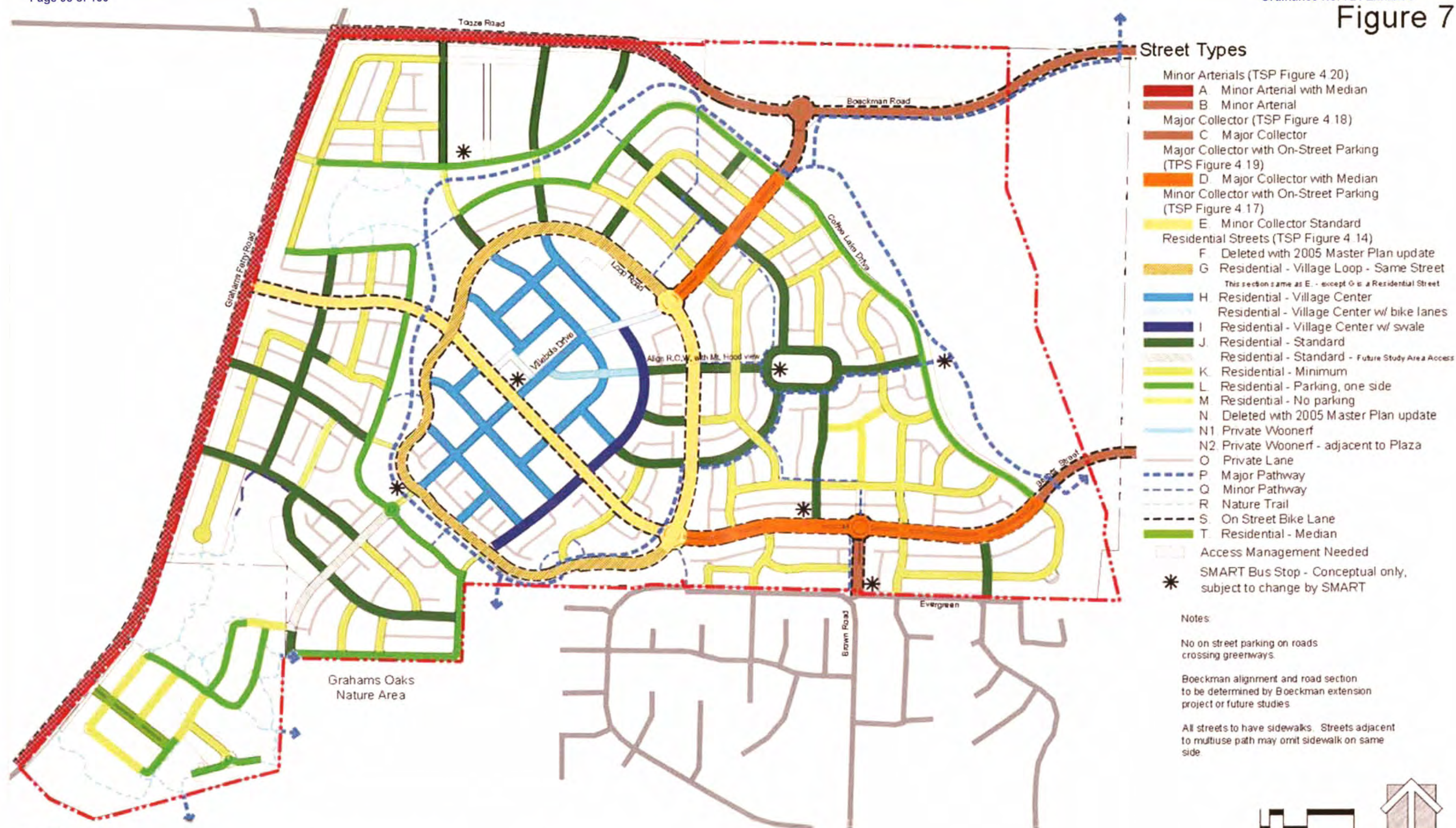
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Onsite Rainwater Management
JULY 26, 2013

Figure 7



NOTES:

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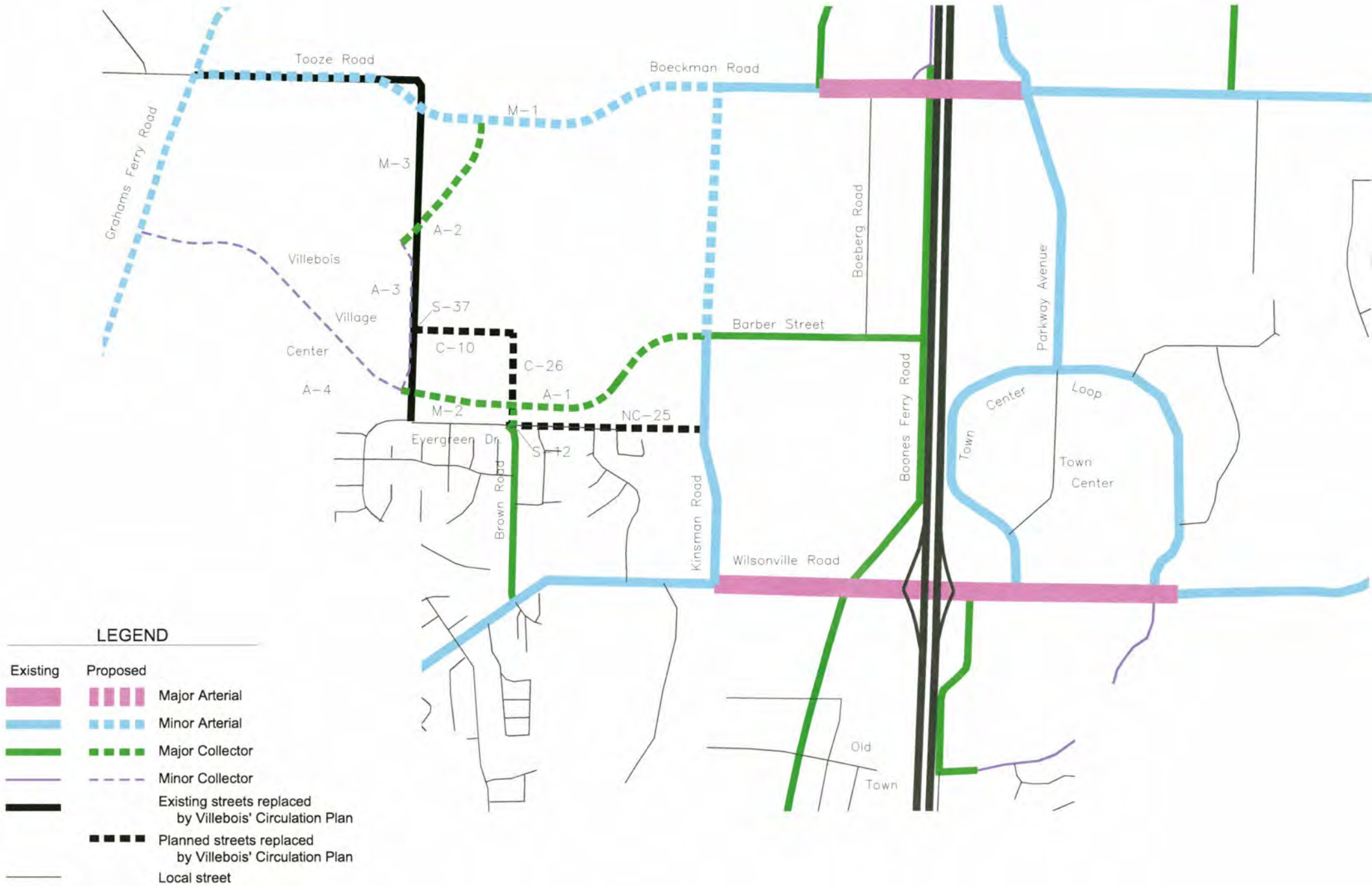


NORTH

Street Plan

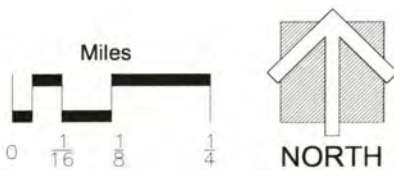
AUGUST 30, 2013

Figure 8



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

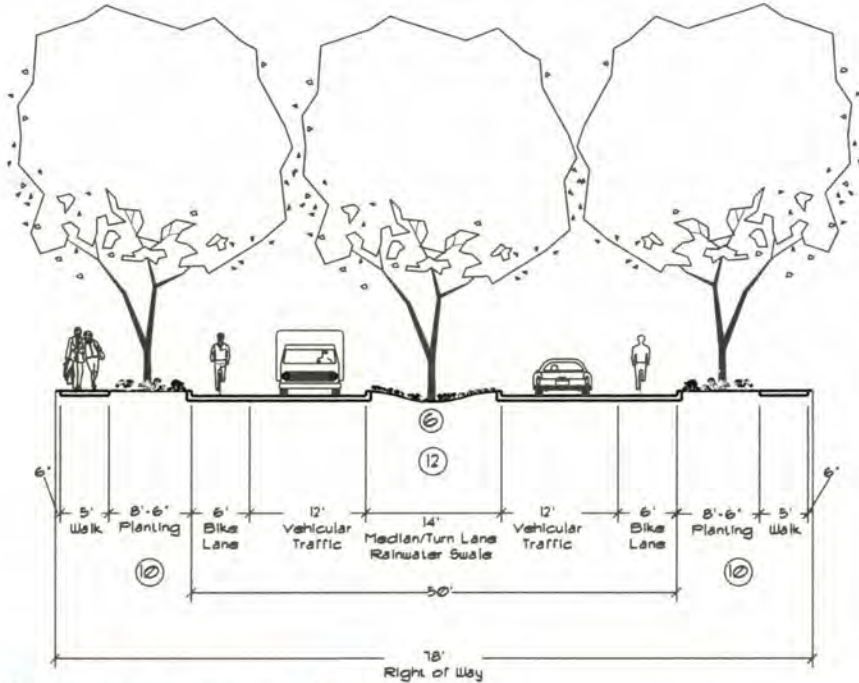
(Source: 2003 TSP and Villebois Village Plan)



Proposed Arterial/Collectors Street System

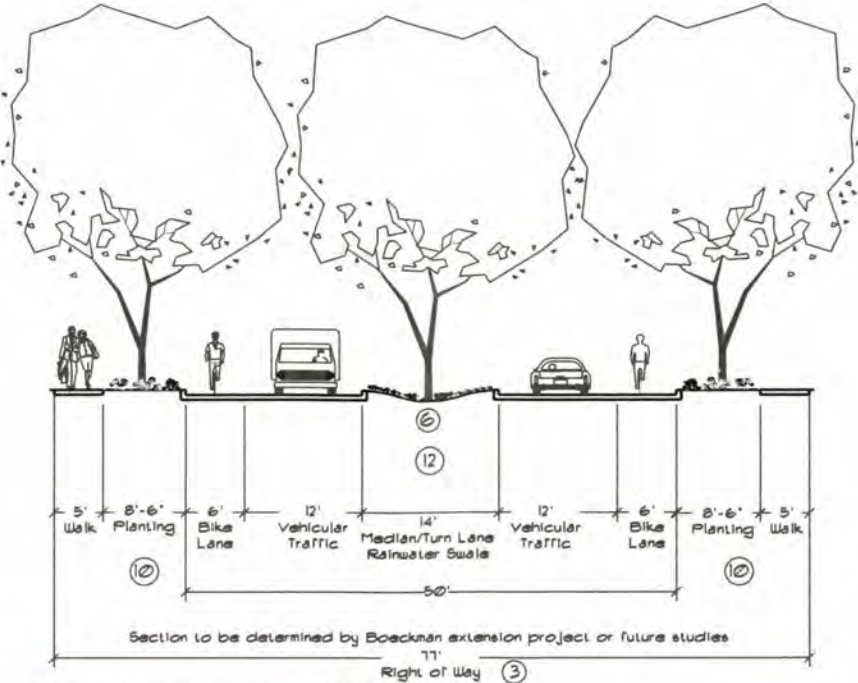
FEBRUARY 23, 2005

Figure 9A



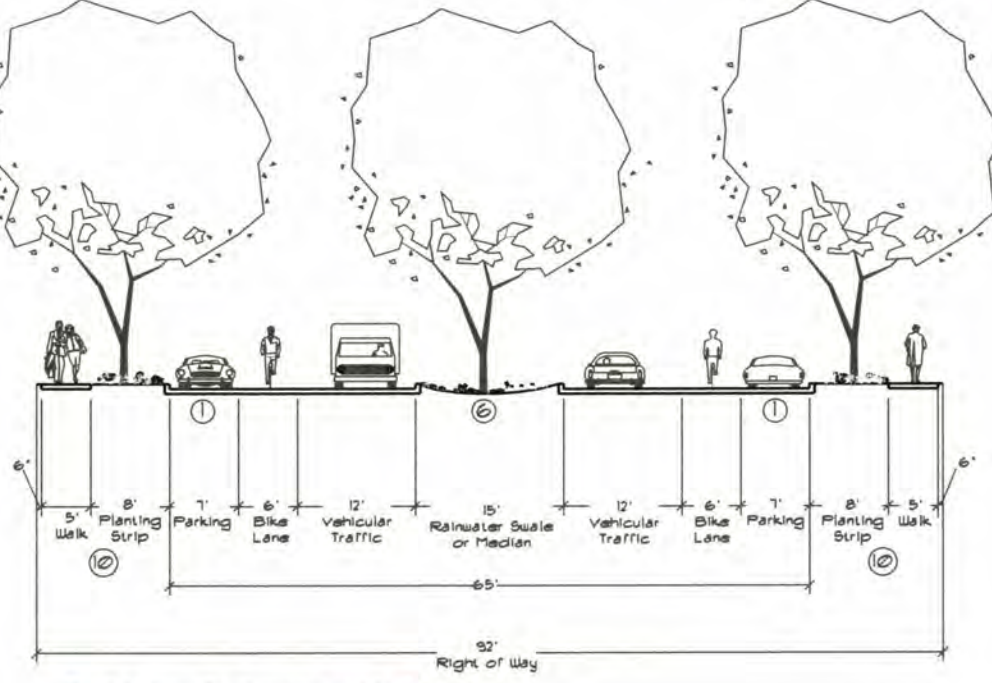
A. Minor Arterial with Median

Scale: 1" = 20'
(TSP Figure 4.20)



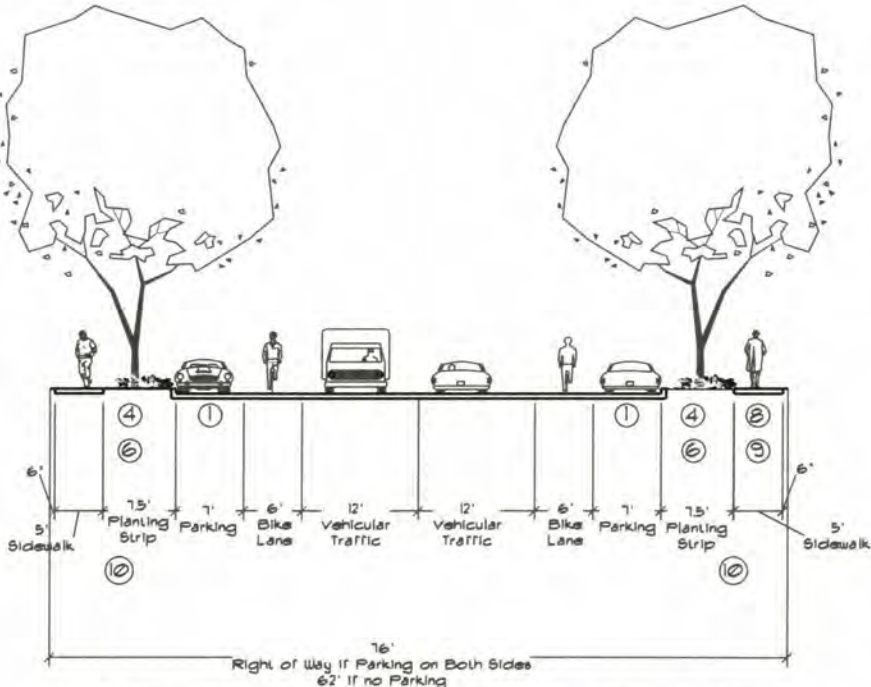
B. & C. Minor Arterial / Major Collector

Scale: 1" = 20'
(TSP Figure 4.20 / 4.18)
Minor Arterial at Boeckman Road
Major Collector at Barber Street



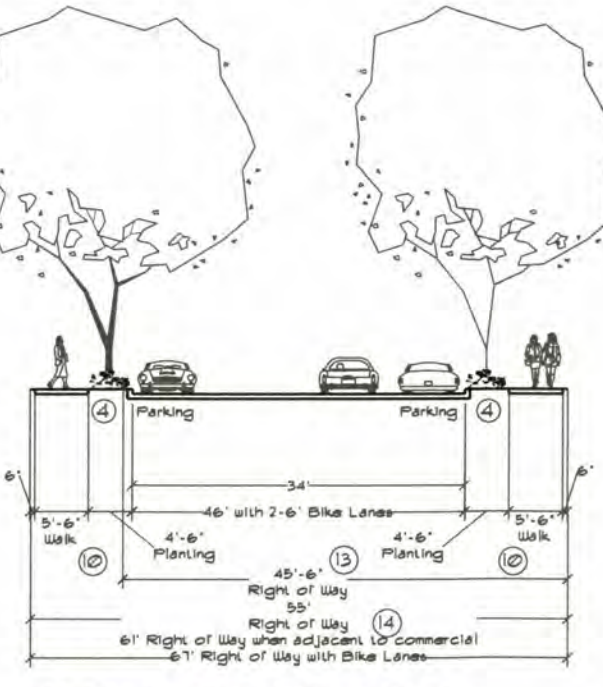
D. Major Collector with Median

Scale: 1" = 20'
(TSP Figure 4.19)



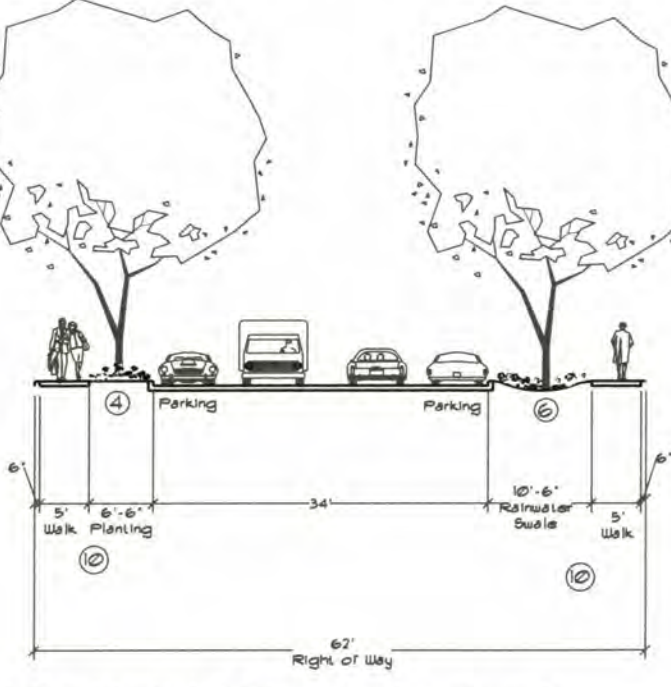
E. & G. Minor Collector Standard / Residential - Village Loop

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



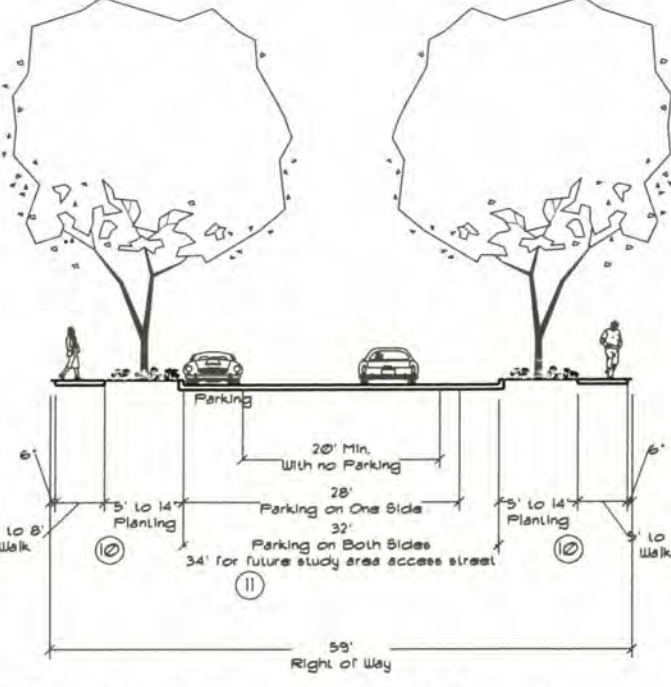
H. Residential - Village Center

Scale: 1" = 20'
(TSP Figure 4.14)



I. Residential - Village Center w/ swale

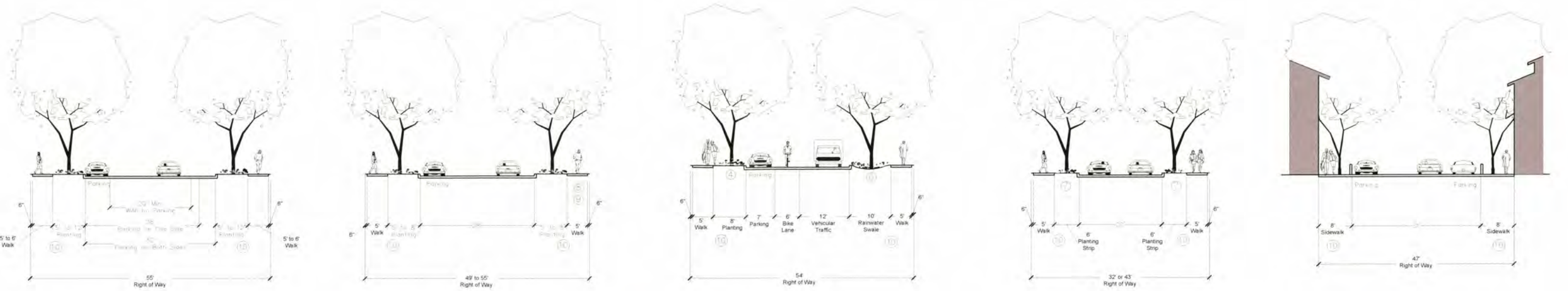
Scale: 1" = 20'
(TSP Figure 4.14)



J. Residential - Standard - FSA Access

Scale: 1" = 20'
(TSP Figure 4.14)

- NOTES:**
1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
 2. Rainwater swales are not required for streets with grades in excess of 8%.
 3. Section to be determined by Boeckman extension project or future studies.
 4. In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
 5. Blocks over 330' will have a mid-block pedestrian crossing. This same area will provide 20' feet clear for vehicle passing on Quising streets.
 6. See 06A Submission for swale locations.
 7. No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
 8. Walkway and planting strip optional when adjacent to multi-use trail.
 9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
 10. Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
 11. 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
 12. Continuous turn lane at Graham's Ferry Road.
 13. 46' width when adjacent to Linear Green.
 14. Sidewalk becomes 13.5', planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
 15. Section F deleted with 2005 Master Plan update.
 16. Section N deleted and replaced with Sections N1 & N2.



K. Residential - Minimum

Not To Scale
(TSP Figure 4.14)

L. Residential - Parking One Side

Not To Scale
(TSP Figure 4.14)

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

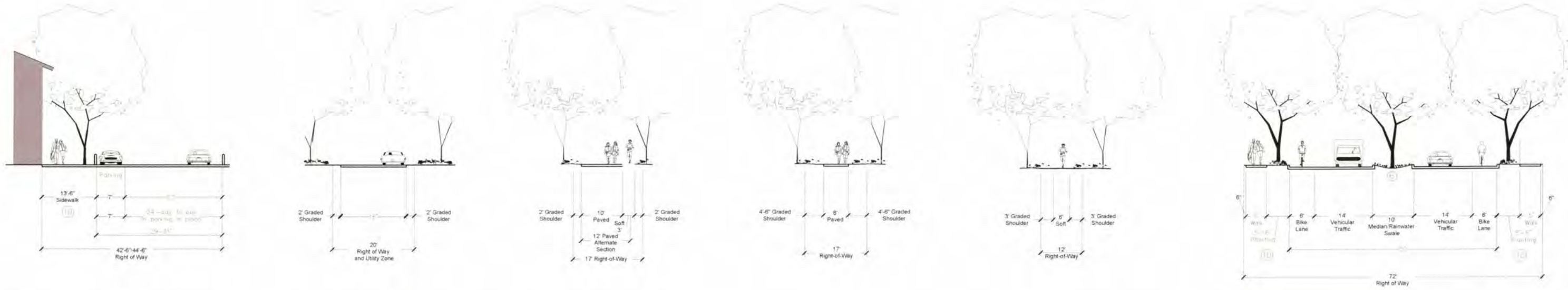
Not To Scale
(TSP Figure 4.14)

M. Residential - No Parking

Not To Scale
(TSP Figure 4.14)

N1. Private Woonerf

Not To Scale



N2. Private Woonerf - adjacent to Plaza

Not To Scale

O. Private Lane

Not To Scale

P. Major Pathway

Not To Scale

Q. Minor Pathway

Not To Scale

R. Nature Trail

Not To Scale

T. Residential - Median

Not To Scale

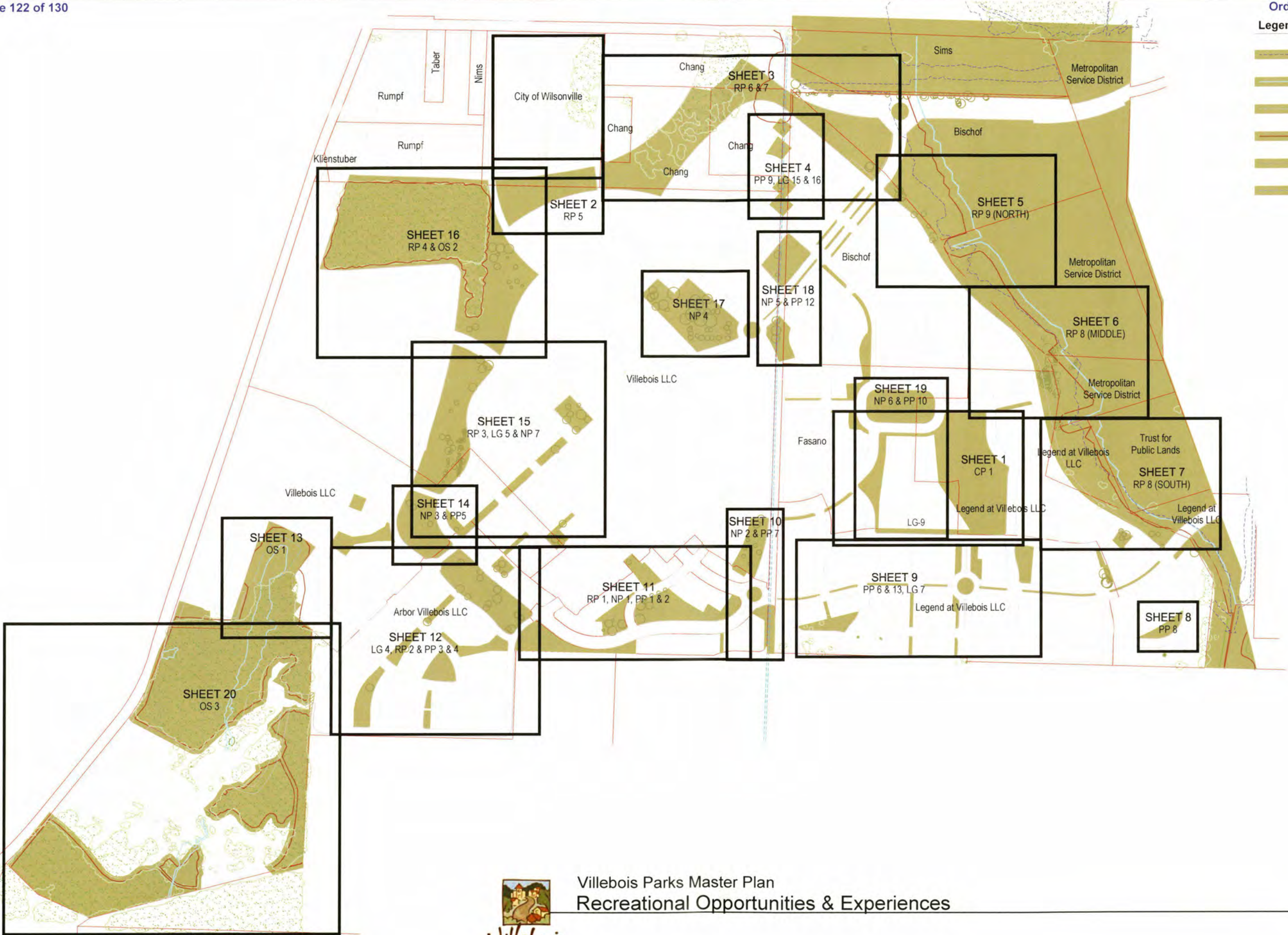
NOTES:

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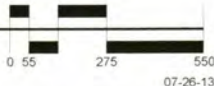
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Legend

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

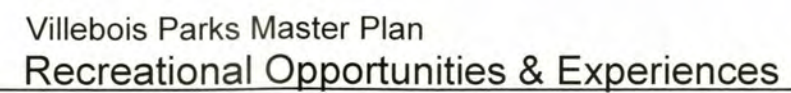


Villebois Parks Master Plan
Recreational Opportunities & Experiences



07-26-13

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



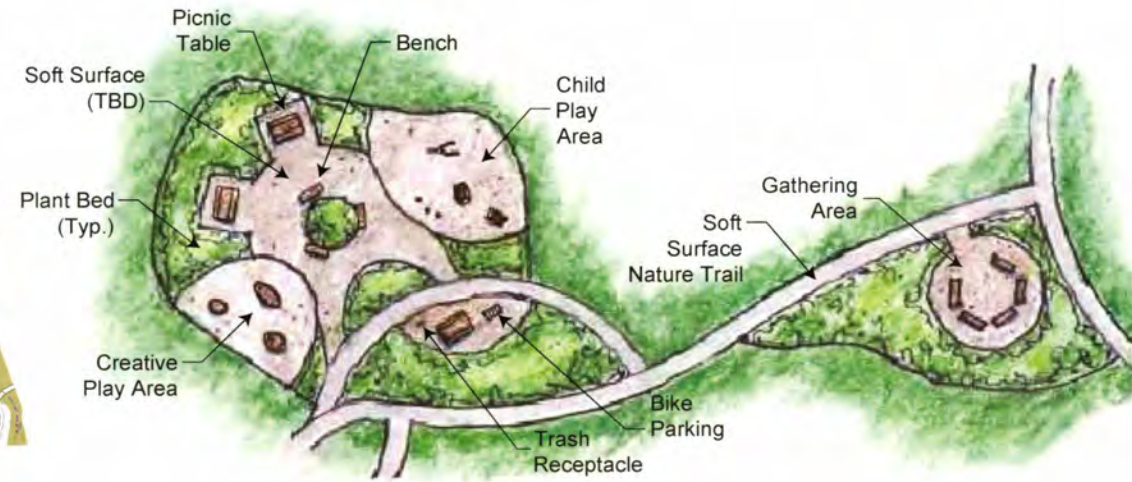
Open Space 3 (22.40 AC)

Benches
Picnic Tables
Child Creative Play: 1

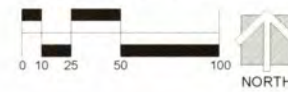
Pocket Park 16 (0.26 AC)

Benches
Picnic Tables
Child Play Structure: 1
Child Creative Play: 1

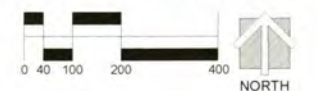
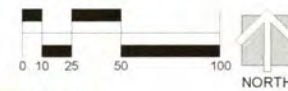
Ordinance No. 724 Exhibit 3
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



AREA 1



AREA 2



Villebois Village Master Plan Amendment

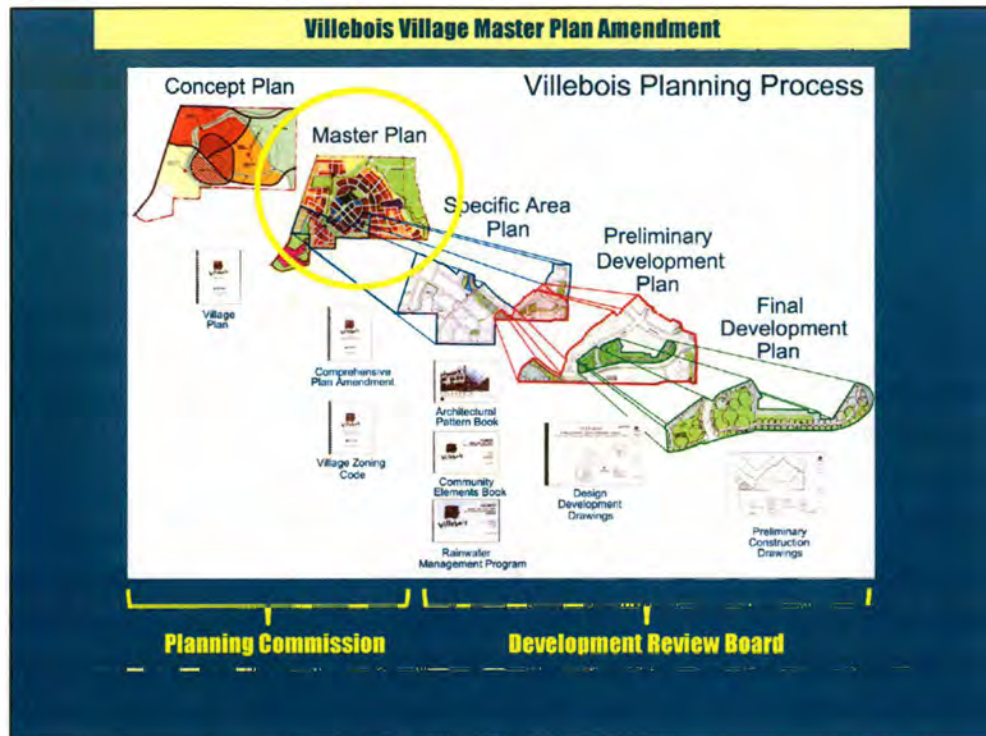


**City Council Public Hearing
October 7, 2013
Presented by: Daniel Pauly AICP, Associate Planner**

Again for the Record, Daniel Pauly Associate Planner.

Tonight I am here to explain the Villebois Village Master Plan Amendment for the former Living Enrichment Center site recommended by approval by the Planning Commission

--The applicant is Polygon Northwest, who has an option to purchase the property. The application is also signed by Bo Oswald representing the property owner, Northwest Wilsonville Properties LLC.



I want to give a brief overview of the Villebois review process, which has a number of levels, as shown in this diagram.

The concept plan and Master Plan are policy documents adopted through the legislative process, with review by the Planning Commission with a recommendation for final action by the City Council.

The specific area plan, preliminary development plan, and final development plan, are reviewed through the quasi-judicial process by the Development review board contingent, as applicable, on the City Council's adoption of a zone change.

Tonight we are focused on the second step, the Master Plan, where the review criteria focus on Villebois as a whole, rather than a specific development proposal.

The same criteria applied to the Master Plan as whole as part of the current process, will be applied to the specific property as part of the DRB's Specific Area Plan review. A major thing to note here, is there is still a lot of public process for a final land use approval on the former LEC property.

In essence the action before Council tonight just opens the door, or sets the table, for a more detailed and thorough review of development proposals on the property with continuing public involvement and comment.

Villebois Village Master Plan Amendment

Early 2013: Meetings between Polygon and City Staff
May 2013: Application Submitted by Polygon
July 2013: Planning Commission Work Session
2 Neighborhood Meetings Hosted by Polygon
August & Sept 2013: Planning Commission Public Hearing

Review/Community Involvement Timeline

Balance a unique process, with public involvement and giving due diligence to processing a request from the development community.

This also follows language in the current Villebois Village Master Plan which states, "the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal;"

That said. The proposed plan amendment is a reasonable request balancing different interests, incorporating feedback of neighbors and City staff, consistent with the Comprehensive Plan, current Villebois master plan, and applicable regional and state regulations. The applicant has expressed a willingness to continue to work with neighbors and City staff and incorporate additional suggestions into the final design going before the DRB.

Villebois Village Master Plan Amendment

Participation Thus Far:

- **6 nearby homeowners testified before the Planning Commission**
- **Approx. 25 individuals emailed staff, the Planning Commission, and/or Council**
- **A petition delivered August 9, 2013 with 207 electronic signatures and 7 attached comments**

Review/Community Involvement Timeline

Thus far 6 nearby homeowners testified in person before the planning commission
Approximately 25 individuals emailed staff, the Planning Commission, and/or City Council

A petition, began by an adjacent property owner, was delivered August 9 against Polygon which had 207 electronic signatures and 7 attached comments. The concerns in the petition have been addressed or are set to be addressed through the DRB process.

Villebois Village Master Plan Amendment

- 1. Land Use**
- 2. Streets, Circulation, Connectivity**
- 3. Parks, Trails, and Open Space**
- 4. Sewer Lift Station**
- 5. Conceptual Specific Area Plan Boundary**
- 6. Stormwater and Rainwater Facilities**
- 7. Transportation Related Changes Recommended by DKS**
- 8. Other General, Editorial, and Miscellaneous Changes**

Topic Areas the Amendment Covers

The remainder of my presentation will cover 8 topics which the Master Plan amendment addresses as listed and summarized in an Exhibit to the ordinance to clarify what is actually happening to the Master Plan

The topic areas are:

Land use, connectivity, parks and open space, utilities, especially sewer, specific area plan boundaries, storm and rainwater facilities, changes recommended by DKS associates, and general editorial changes.



What the Proposed Amendment Does: Preliminarily identifies approximately 12.4 acres for development of single-family lots in the medium to estate aggregate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv.

Villebois Village Master Plan Amendment



Streets, Circulation, Connectivity

What the Proposed Amendment Does: Preliminarily identifies approximately 7.2 acres for public rights-of-way including streets, sidewalks, and landscape strips and medians as well as alignment of the streets. The street alignment includes the previously planned and City required connection to Villebois Drive South.

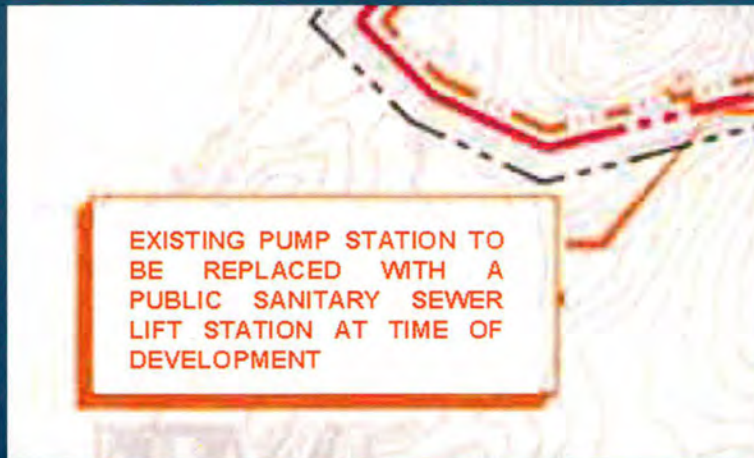
Villebois Village Master Plan Amendment



Parks, Trails, and Open Space

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

Villebois Village Master Plan Amendment



Sewer Lift Station

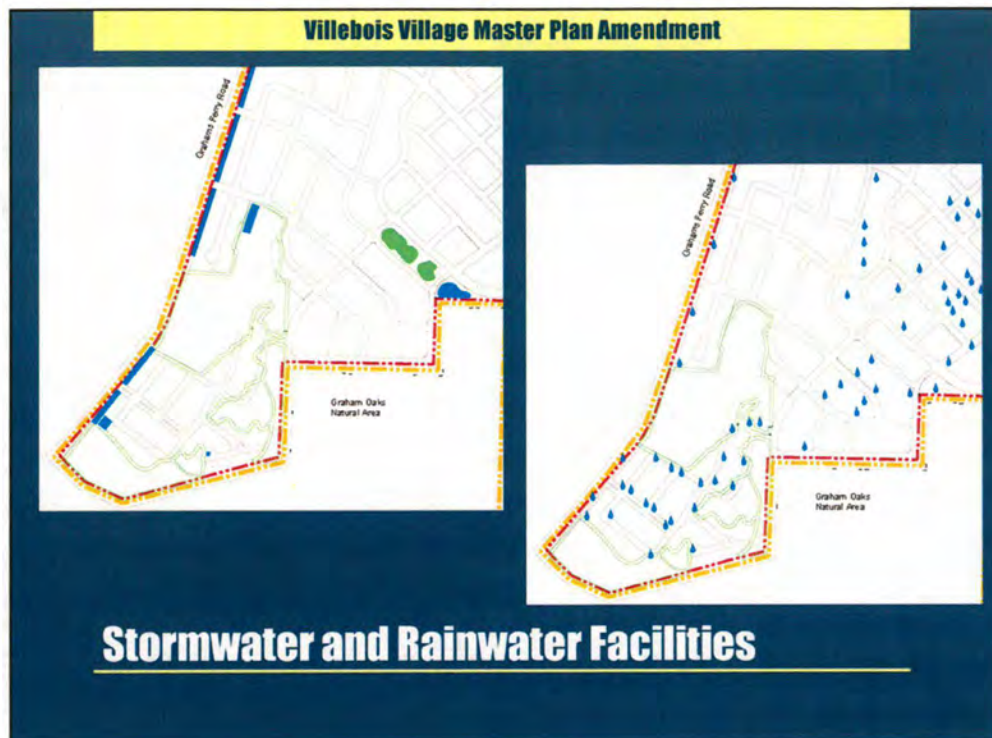
What the Proposed Amendment Does: Identifies need to replace a current private sewer pump station with public sewer lift station built to City specifications. Sewer and water capacity have been planned for and are available for the site.

Villebois Village Master Plan Amendment

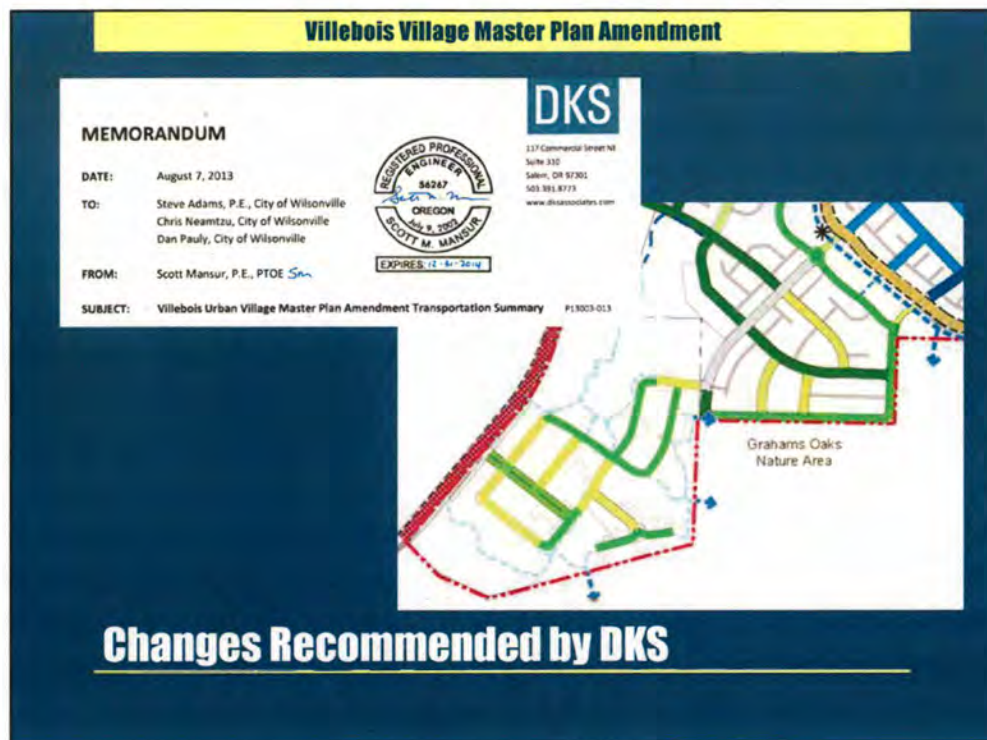


Conceptual Specific Area Plan Boundary

What the Proposed Amendment Does: Preliminarily identifies the Future Study Area as part of Specific Area Plan (SAP) South which will require development on the site to use the same architectural and community design guidelines as Arbor Villebois.



What the Proposed Amendment Does: Preliminarily identifies locations of onsite stormwater facilities and rainwater management.



Master Plan Text:

Page 69 "Continuity of Streets and Trails Subsection"

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

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

Page 63, Methodology Section

Add additional bullet point reading, "Provides adequate north/south through connectivity for local traffic with Villebois Drive and the Loop Road."

Page 70

Add additional section at the end of Compliance Analysis titled "North/South Neighborhood Connectivity" and reading, "Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design modifications that would discourage north/south neighborhood connectivity should not be considered."

Add additional section at the end of Compliance Analysis titled "Enhanced Pedestrian and Bicycle Crossings" and reading "Provide enhanced pedestrian and bicycle crossings for high use pedestrian crossings (i.e. trails and pathway). Enhanced

crossings can include but are not limited to medians, curb extensions, raised pedestrian crossings, signing and markings.

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

Page 73

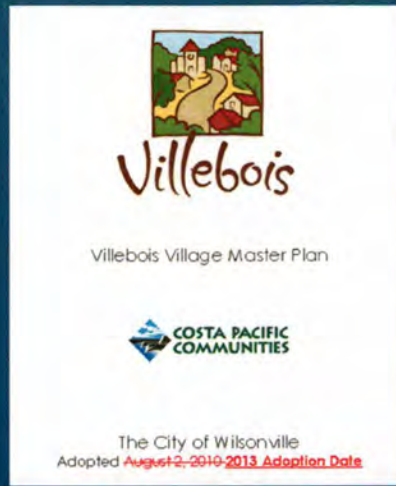
Add additional bullet point reading, “In order to protect visibility of open spaces, on-street parking should not be allowed on the side of public streets that are directly adjacent to SROZ areas. For example, parking would not be allowed on the south side of SW Normandy Lane since it is directly adjacent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

Master Plan Figures:

Figure 5A – Parks and Open Space Plan, Figure 7 – Street Plan

Add trail connection from Normandy Lane at Villebois Drive to nature trails in Future Study Area.

Villebois Village Master Plan Amendment



General, Editorial, and Misc. Changes

Master Plan Text:

Cover page: updated adoption date

Table of Contents: updated ordinance reference title and adoption date

All pages with footers: updated adoption date

Page 5

Replace the phrase "The Villebois Village Master Plan also recognizes the Future Study Area" with "The original Villebois Village Master Plan also recognized the Future Study Area"

Page 10

Replace the sentence "Representatives of LEC have provided testimony on the proposed future uses of the LEC campus." with "Representatives of LEC provided testimony during the original Master Plan adoption on proposed future uses of the LEC campus."

Add a statement that the LEC is no longer in operation.

Replace the statement "not included in this document (City File 02PC07B)." with "provided with the 2013 Master Plan Amendment."

Page 83 List of Reference Documents

Remove the December 19, 2005 date after the words "Technical Appendix"

Add August 7, 2013 to the list of DKS Memorandum dates

Add Appendix H Parks Lighting Concept and Appendix I Sanitary Lift Station for Future Study Area Requirements to list of Technical Appendices. There are no changes to Appendix H, but it was not listed previously.

Master Plan Figures:

All applicable figures

Remove Future Study Area label

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

Technical Appendices:

Update Title Page with updated adoption date.

Table of Contents:

Add note Appendix B DKS Memorandums is being updated

Add note Appendix F Parks Capacity Analysis is being updated

Add to list of appendices Appendix I Future Study Area Sanitary Sewer Pump Station Requirements.

Add the DKS Memorandum (Attachment E) to the other DKS Memoranda in Technical Appendix B.

Rec'd
10/7/13
JL

Return to
Sandy

To: City of Wilsonville
Date: Oct. 7, 2013

From: Bob Walliker
Homeowner, Villebois Neighborhood, Wilsonville

Subject: **Environmental Concerns** –
LP13-0005 Villebois Village Master Plan Amendment for the "Future Study Area"

On behalf of my Wilsonville neighbors, we have concerns about the effect of a 113 home development "Grande Point at Villebois" within the 23 acre area, upon the habitat adjacent to Graham Oaks Metro preserve.

This is a riparian corridor for Red Tail Hawks, Great Horned owls; many other bird species and other wildlife including deer.

Our neighbors are concerned regarding a 113 home development to be called Polygon Homes is a developer which has applied to complete this new project. They are already building single family homes within Villebois - a planned community at the northwest along Graham's Ferry road.

A petition was submitted to City Hall in August, signed by about half of our neighbors, with concern about this development. Some are concerned about traffic flow, some are concerned about the nature and number of parks and others are concerned about how fir trees will be removed about the environmental implications of killing off trees, creating man made wetlands and the eventual effect on animal's habitat.

While most neighbors are not against the development, they have concerns about the subsequent effect on wildlife habitat.

The City of Wilsonville is a "City of Trees" Three years ago, with the assistance of your Natural Resources Program Manager, and a donation by PGE, the City approved the placement of a "raptor pole" over the bioswale/pond at the end of San Remo Ct.

Graham Oaks is known for its variety of birds that use the trees in the area to be developed.

We assume the City of Wilsonville will require an environmental impact study of the proposed Grande Point development.

The developer has stated their arborist already did a study of the area. Was this shared with the City? What are his/her recommendations?

Will the developer's architect's plans or sketches for the "planned parks" be forthcoming?

In 2012 we consulted with and walked the neighborhood with Weston Miller, whose job it is to work with HOAs and developing neighborhoods on their landscaping and environmental issues. He is funded by the State. OSU extension service has resources that are State funded - advising the community and City.

Personally if a professional (someone like Mr. Miller - being independent; without an agenda), did a survey and reported girdling firs is a great way of creating a natural environment beneficial to wildlife, that would alleviate many neighbor's concerns.

Following is a list of concerns and suggestions our neighbors have discussed that I bring to you.

Our first concern: since the two neighborhood meetings with the developer, neighbors have objected to homes being built on the northeast corner of the acreage. This would have caused removal of the old growth fir trees there or damage to those in some homeowner's backyards.

We appreciate the developer changed from that idea and submitted a revised plan, which preserved the old oaks and tall fir trees in that specific area.

Our second concern: the developer stated the fir trees on the remaining property are "stunting the growth of smaller oaks". Therefore, they said, it is necessary to kill off the firs so the oaks can grow bigger. (Not removing trees to build houses).

They spoke of "girdling" the firs. This normally would take up to two years for the trees to die in place, first losing their needles -then stand in place - eventually falling to create a "natural park like setting" for the new neighborhood.

We believe this would not be a safe situation and create liability issues. Mr. Miller agrees thinning the fir trees using selective cutting, would be preferable, rather than the girdling technique.

Our third concern: during the recent Planning Commission hearing we asked about the wetlands. The response - these are "true wetlands", (mostly on top of the ground will consist of storm water runoff from 2 manmade bioswale ponds north of the property which Arbor Builders were required to create).

This area has been designated as a "wetland preserve" on the northwest corner of the development. Therefore, would this be considered remediation of the habitat that will be altered by the development?

Fourth concern: given the abundance of Red Tail hawks, Great Horned owls, ducks, geese and some deer in the area - (their protection and hunting ground), will killing off the firs be a good thing?

Mr. Miller states fir trees are just as preferable for hawks as are oaks. Mr. Miller told us he is available to work with the City and the developer if asked. His phone is (503) 706-9193

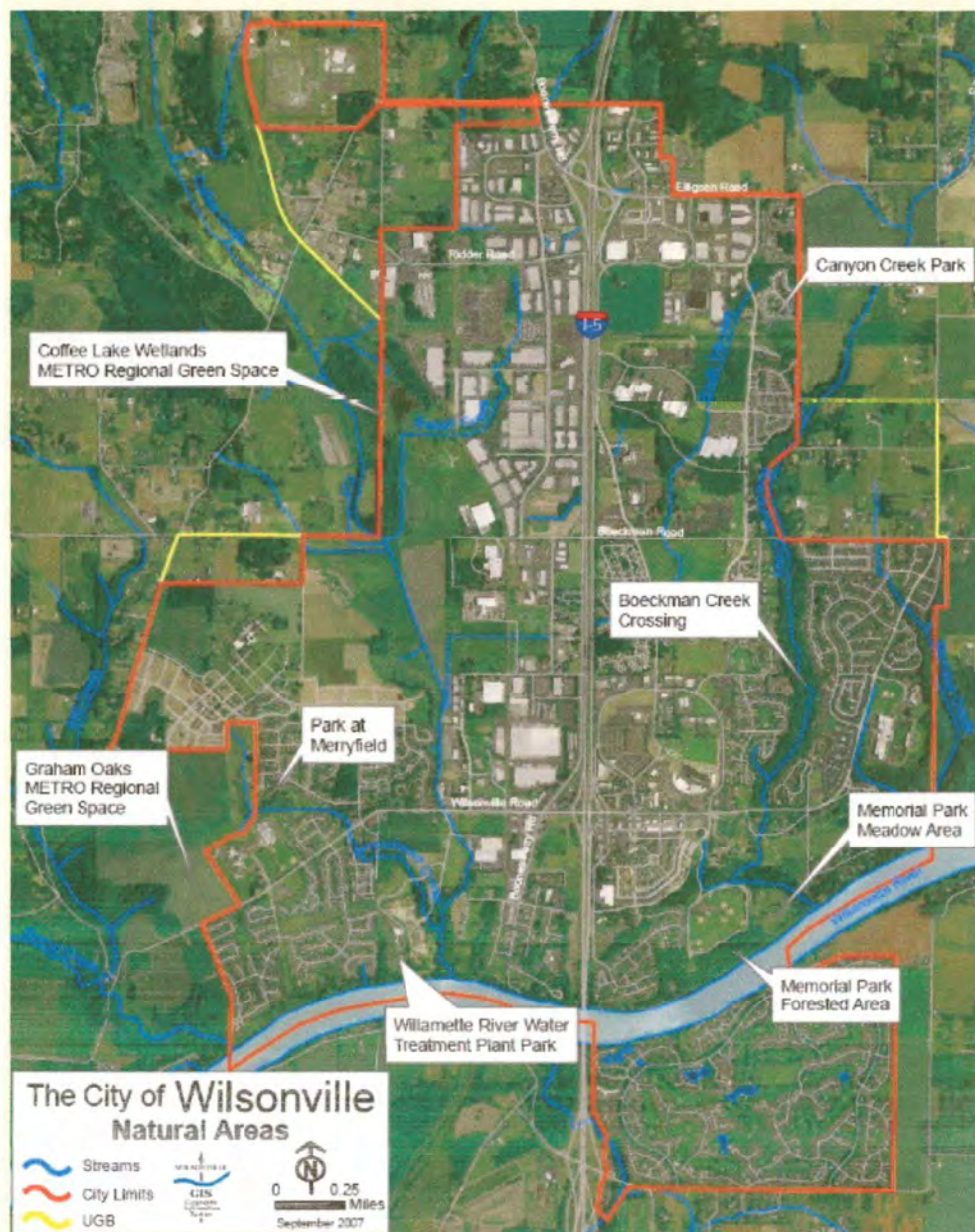
We appreciate your time,

Bob *Bob Walliker*



The Natural Resources Program helps maintain and promote a healthy environment in Wilsonville by providing long term care of local natural resources, such as streams, wetlands, and natural areas, the City is ensuring a sustainable future for the residents of Wilsonville.

Click on each natural area to view a closer image.



A diversity of native habitats can be found within Wilsonville's park system and adjacent natural areas. In the Willamette Valley, landscapes and plant communities have been influenced by geologic events, climate and cultural history. Glaciations, volcanic eruptions, earthquakes and cataclysmic floods have shaped the landscape and created distinct soils and landforms. Native people maintained open pasture through periodic burns and settlers cleared extensive areas for agriculture. Native habitats such as meadows, coniferous forests, mixed deciduous woodlands, riparian corridors and wetlands are all accessible in local parks.

Graham Oaks Nature Park



Graham Oaks Nature Park, a 250-acre preserved natural area, was purchased by Metro with voter approved natural area funds. Metro and the City of Wilsonville have worked with landscape architects, engineers and interpretive specialists to develop detailed designs for [Graham Oaks Nature Park](#). A proposed multi-use regional Tonquin Trail, will eventually connect Graham Oaks Nature Park to the Willamette River and the cities of Tualatin and Sherwood.

Picnic shelter The shelter is available on a first-come, first-served basis and cannot be reserved. It is 620 square feet with five picnic tables, two of which are wheelchair accessible, accommodating a total of 36 people. The structure is made of wood, steel and stone support columns constructed with local, environmentally-friendly materials. The roof is planted with sedums and wildflowers that absorb rainfall and provide biodiversity.

Education Graham Oaks serves as a 250-acre outdoor classroom for Boones Ferry Primary and Inza R. Wood Middle schools and CREST environmental educational center, funded and operated by the West Linn-Wilsonville School District. Students study the rich wildlife habitat and cultural history of Graham Oaks from early inhabitants like the Kalapuya Indians to settlers such as Alphonso Boone, who established Boones Ferry.

The Tonquin Trail connects Graham Oaks Nature Park to The Intertwine. The Intertwine is a connected network of parks, trails and natural areas in the Portland, Ore. and Vancouver, Wash. area. To learn how you can help plan, protect and promote The Intertwine, visit www.theintertwine.org.

A special thanks to the partners that have supported the development of Graham Oaks Nature Park. The City of Wilsonville, Oregon State Parks and Recreation and you – the voters who protected this nature park and thousands of acres more by passing the 2006 natural areas bond measure.



Northern harrier
Jan Chase photo

Look, listen and discover the animals that live in and visit Graham Oaks Nature Park.



Western gray squirrel



Orange-crowned warbler



Belted kingfisher
Jan Chase photo

Native yellow-faced bumble bee

Oregon sunshine
Heritage seedlings, Inc.

Examples of girdled forests around San Francisco -which were found on the Internet and shared by a neighbor:



Further on, we encountered more girdled trees. The one at the center of this picture is dead, still reaching for the sky. This other one has been girdled near its base, and still clings to life. But it's dying.



We emerged into an area called The Boneyard. It's lined with dead trees. In addition to felling trees (or girdling them so they die, or driving in nails of poisonous metals to kill them), they also want to block many of the trails.



And pesticides are being used, to kill non-native plants.



It's not to kill poison oak as some had hoped - poison oak is native, so they're fine with that. The only compromise is they'll remove it from beside the trails... and too bad if you explore off-trail. You're not allowed to do that.



**CITY OF WILSONVILLE
PUBLIC HEARING NOTICE**

VILLEBOIS VILLAGE MASTER PLAN AMENDMENTS FOR "FUTURE STUDY AREA"

The Wilsonville City Council is scheduled to hold a public hearing on **October 7, 2013 at 7 p.m.** for the purpose of considering proposed **Ordinance No. 724** titled **"AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN FOR THE "FUTURE STUDY AREA" ESTABLISHING THE GENERAL LAND USE FRAMEWORK IN TERMS OF TYPE OR TYPES OF USES, OPEN SPACE CONSIDERATIONS, CIRCULATION AND UTILITIES"**

The hearing will take place at **Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon**. A complete copy of the relevant file information, including the staff report, findings, and recommendations, will be available for viewing seven days prior to the public hearing at Wilsonville City Hall, at the Wilsonville Public Library, and online at: www.ci.wilsonville.or.us/swvillebois.

Summary of Proposal: Villebois Village Master Plan Amendments for "Future Study Area"

The approximately 43-acre site along Grahams Ferry Road, southwest of Arbor Villebois, does not have a plan adopted by the City to guide how it is developed. The City is considering whether to adopt a plan proposed by Polygon Northwest to develop the site with single-family homes and parks and open space. The proposed plan, an amendment to the Villebois Village Master Plan, includes:

- 113 lots ranging from approximately 3,000-6,000 square feet for single-family home construction.
- Approximately 23 acres of parks and open space including preserved natural areas, trails, and children play areas.

City approval of the proposal DOES NOT grant permission to develop the property, rather it establishes a plan to guide subsequent and future decisions on development.

How to Comment

Oral or written testimony may be presented at the public hearing. Written comment on the proposal to be submitted into the public hearing record is welcome prior to the public hearings. Direct such written comments or testimony to:

Daniel Pauly, AICP, Planning Division,
29799 SW Town Center Loop East,
Wilsonville, Oregon, 97070;
pauly@ci.wilsonville.or.us,
(503) 682-4960

Copies of the full draft plan is available from the Wilsonville Planning Department at the above address and at the project website: www.ci.wilsonville.or.us/swvillebois.

Note: 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 qualified sign language interpreters and/or bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Sandra King, City Recorder at 503-570-1506.

Published in the Wilsonville Spokesman September 25, 2013 and October 2, 2013.





6605 SE Lake Road, Portland, OR 97222
PO Box 22109, Portland, OR 97269-2109
Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS
I, Charlotte Allsop, being the first duly sworn,
depose and say that I am the Accounting
Manager of the *Wilsonville Spokesman*, a
newspaper of general circulation, published
at Wilsonville, in the aforesaid county and
state, as defined by ORS 193.010 and
193.020, that

City of Wilsonville – City Council Notice of Public Hearing – Ord. 724 WS135

a copy of which is hereto annexed, was
published in the entire issue of said
newspaper for

2

Successive and consecutive weeks in the
following issues:

September 25, 2013

October 2, 2013

Charlotte Allsop

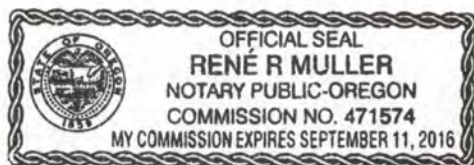
Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
October 2, 2013.

René R. Muller

NOTARY PUBLIC FOR OREGON

My commission expires *Sept. 11, 2016*



Acct # 6821011

Attn: Sandy C. King

City of Wilsonville
29799 SW Town Center Loop
Wilsonville, OR 97070

Size: 2 x 14"

Amount Due: \$484.40*

*Please remit to the address above.

CITY OF WILSONVILLE PUBLIC HEARING NOTICE

VILLEBOIS VILLAGE MASTER PLAN AMENDMENTS FOR "FUTURE STUDY AREA"

The Wilsonville City Council is scheduled to hold a public hearing on October 7, 2013 at 7 p.m. for the purpose of considering proposed **Ordinance No. 724** titled "AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN FOR THE "FUTURE STUDY AREA" ESTABLISHING THE GENERAL LAND USE FRAMEWORK IN TERMS OF TYPE OR TYPES OF USES, OPEN SPACE CONSIDERATIONS, CIRCULATION AND UTILITIES"

The hearing will take place at **Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon**. A complete copy of the relevant file information, including the staff report, findings, and recommendations, will be available for viewing seven days prior to the public hearing at Wilsonville City Hall, at the Wilsonville Public Library, and online at: www.ci.wilsonville.or.us/swvillebois.

Summary of Proposal: Villebois Village Master Plan Amendments for "Future Study Area"

The approximately 43-acre site along Grahams Ferry Road, southwest of Arbor Villebois, does not have a plan adopted by the City to guide how it is developed. The City is considering whether to adopt a plan proposed by Polygon Northwest to develop the site with single-family homes and parks and open space. The proposed plan, an amendment to the Villebois Village Master Plan, includes:

- 113 lots ranging from approximately 3,000-6,000 square feet for single-family home construction.
- Approximately 23 acres of parks and open space including preserved natural areas, trails, and children play areas.

City approval of the proposal DOES NOT grant permission to develop the property, rather it establishes a plan to guide subsequent and future decisions on development.

How to Comment

Oral or written testimony may be presented at the public hearing. Written comment on the proposal to be submitted into the public hearing record is welcome prior to the public hearings. Direct such written comments or testimony to:

Daniel Pauly, AICP, Planning Division,
29799 SW Town Center Loop East,
Wilsonville, Oregon, 97070;
pauly@ci.wilsonville.or.us,
(503) 682-4960

Copies of the full draft plan is available from the Wilsonville Planning Department at the above address and at the project website: www.ci.wilsonville.or.us/swvillebois.

Note: 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 qualified sign language interpreters and/or bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Sandra King, City Recorder at 503-570-1506.



ORDINANCE NO. 723

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING CHAPTER 6 OF THE WILSONVILLE CODE TO PROVIDE FOR REGULATING THE USE OF PUBLIC PROPERTY AND FACILITIES BY FILM AND MEDIA PRODUCTIONS WITHIN THE CITY.

WHEREAS, the City periodically receives requests from individuals or entities wishing to engage in filming for motion pictures or television productions (collectively the "Film Industry") in the City that involve the use of public places or facilities; and

WHEREAS, attracting the Film Industry is a major goal of Clackamas County, as well as the State of Oregon, and is in line with the City's Economic Development Plan; and

WHEREAS, Clackamas County received the Film and Television Advocate Award from the Governor for adopting a comprehensive filming initiative, and the County is encouraging cities within the County to participate in efforts to attract the Film Industry to the County, including, but not limited to, developing a "one-stop" Film and Media Permit Application, which is set up to also be used as an application to Wilsonville for a Film and Media Permit; and

WHEREAS, the State and County's efforts to attract more Film Industry productions to the area is expected to cause the number of requests to film in and around the City of Wilsonville to increase; and

WHEREAS, the City has an interest in encouraging Film Industry activities within the City of Wilsonville by providing a streamlined and user friendly permitting system that can track such activities and help to ensure the public that filming activities are conducted in a professional and safe manner; and

WHEREAS, City Staff has reviewed the "one-stop" County Film and Media Permit Application and finds it contains the necessary information to apply for a Film and Media Permit under the rules and regulations proposed under W.C. 6.500 et seq. below; and

WHEREAS, in order recover the costs of administering the permit system and the use of City facilities and personnel, the City finds it is reasonable and necessary to adopt a permitting fee schedule for Film Industry activities.

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

1. **Chapter 6. Film and Media Production** is hereby added to the City of Wilsonville City Code, to read as follows:

6.500 Purpose.

The City recognizes that the Film Industry can contribute to Wilsonville's economy and provide other benefits to the City. In order to ensure that any film activities in the City do not have an adverse impact on the rights of the public, surrounding businesses, neighborhoods, or residents, the City seeks to create a reasonable permit system for filming within City limits. This Section establishes procedures for the review and issuance of City filming permits as they relate to filming activities within the City of Wilsonville. This Section is intended to provide efficient and uniform permit and approval processes for the Film Industry, generally consistent with those of Clackamas County, to encourage the use of locations within the City so long as that use is consistent with public safety and the protection of Public Property.

6.505 Definitions.

- (1) "City" means the City of Wilsonville.
- (2) "City Manager" means the City Manager of Wilsonville. As used in this W.C. 6.500 et seq., City Manager duties can be delegated to any staff person assigned by the City Manager to carry out or implement any duty or responsibility designated to the City Manager under the provisions of W.C. 6.500 et seq.
- (3) "County" means Clackamas County, Oregon.
- (4) "Film Industry" means and includes all Persons engaged in filming activities attendant to staging or shooting motion pictures, television shows, programs, documentaries, commercials in any medium including film, tape, or digital format. The Film Industry does not include Persons who are taking personal still photography or personal videos that are not to be used for any commercial purpose or public viewing, regardless of whether or not the Person taking the personal photographs or personal videos is a paid professional, as long as no weapons, explosives or blockage or unreasonable use of Public Property is involved.
- (5) "Film and Media Permit" means the permit issued by the City granting a Person permission to film in Wilsonville pursuant to WC 6.500 et seq.

- (6) "Film and Media Permit Application" means Clackamas County's Film and Media Production Permit Application.
- (7) "Film and Media Permit Fee" means the fee required to accompany an application for a Film and Media Permit, intended to cover administrative and other costs, that may be adjusted by the City Manager from time to time.
- (8) "Person" means any person, firm, partnership, association, corporation, company, or organization of any kind.
- (9) "Public Property" means all property of the City of Wilsonville, including but not limited to public streets, sidewalks, rights-of-way, buildings, open spaces, parks and recreation facilities, and all other City-owned facilities and property.
- (10) "Studio" means a fixed place of business where filming activities (motion or commercial photography) are regularly conducted upon the premises.

6.510 Permits and Exemptions.

(1) Permits. Applicants must obtain a Film and Media Permit for commercial photography, motion picture, or television production within any portion of the City that will require filming of, staging on, or images of Public Property or facilities. Applicants ~~may~~ will also need to obtain a Film and Media Permit if filming activity on private property will have a spillover effect on Public Property, for example if excessive street parking will be required, or if traffic will need to be diverted. Applicants may be required to obtain other permits as needed, depending on the impacts of the filming activity. City staff will assist the Applicant in contacting the appropriate City departments in the event other permits or authorizations are required. The Film and Media Permit will indicate the period for which it is valid. If multiple productions are undertaken by a single production company, a permit is required for each production.

(2) Exemptions. A Film and Media Permit is not required for the following Persons and activities:

- (a) Reporters, photographers, or camerapersons in the employ of a newspaper, news service, or similar entity engaged in on the spot, spontaneous print media, publishing, or broadcasting of news events concerning those persons, scenes, or occurrences which are in the news and of general public interest;

- (b) The recording of visual images, whether motion or photography, solely for private personal use and not commercial use, which does not impact the City's ability to provides services, create a hazard, or interfere with the use by others of Public Property;
- (c) Any Filming Activities that are not located on and do not have any impact on Public Property, or require the use of any City resources, including staff time;
- (d) Filming activities conducted solely at a Studio, so long as it does not have any spillover impact on adjacent Public Property or neighboring residences or businesses.

6.515 Application for a Film Permit.

- (1) A completed Clackamas County Film and Media Permit Application, with the City of Wilsonville information section filled out, must be received by the City at least fifteen (15) days prior to the proposed start date for any proposed filming activities. The City will generally review the application and either issue a Film and Media Permit or deny the application within (5) days. If the application is deemed incomplete or the City determines, in its sole discretion, that more information is required, the application will be denied pending receipt of the required additional information.
- (2) The following information will be required in every application for a Film and Media Permit:
 - (a) The name, address, email address, and telephone number of the person(s) in charge of the activity who will be the City's contact;
 - (b) The hours, dates, and length of time the production activity will occur, including any time required for site preparation and site restoration;
 - (c) The specific location or locations and any Public Property the Applicant proposes to use and a brief description of the dates, duration and nature of the use for each requested location;
 - (d) The estimated number of people who will be on site;
 - (e) The number and type of vehicles, sets, lighting, props, visual aids or other equipment proposed to be used during the filming activity, along with a parking and staging plan;

- (f) A notation as to whether the filming will involve any activity that may cause public alarm or concern, including, but not limited to, gunfire, pyrotechnics, low flying aircraft, or other stunts or special effects;
 - (g) The extent to which the normal use of Public Property will or may be impaired or restricted during filming and the duration of such impairment or restriction;
 - (h) Whether City personnel or other public personnel including, but not limited to, police, fire, parks staff or public works staff are requested or may be required to facilitate the filming activity and/or protect public safety during the filming activity;
 - (i) A completed and executed City of Wilsonville Release and Hold Harmless Agreement in a form to be developed and periodically modified, as needed by the City Attorney, including, among other things, indemnity provisions requiring the Applicant shall hold the City of Wilsonville harmless and otherwise indemnify the City against any liability caused by the proposed activity;
 - (j) Proof of insurance, as required by the City (City insurance requirements may differ from the County's insurance requirements);
- (3) An extension of a Film and Media Permit may be requested, in writing, and must be received by the City no less than twenty-four (24) hours prior to the expiration of the existing Film Permit. If the Film Permit expires on a Saturday, Sunday or Monday, the request must be received no later than the close of business on the previous Thursday. The extension request must include the following information:
- (a) Duration of the extension request;
 - (b) Proof of Insurance covering the extension dates; and
 - (c) Payment for any estimated additional fees associated with the extension request.
- (4) The issuance of a Film and Media Permit and payment of fees associated therewith shall be in lieu of a business license and a business license fee.

6.525 Film Permit Fees.

In addition to the Film and Media Permit Application Fee, all other fees associated with the issuance of a Film and Media Permit will be included on a Rate Schedule, established by the City Manager and subject to amendment by the City Manager, from time to time, to cover all City costs relative to the Permit being issued. Applicants may apply to the City Manager for a waiver

of some or all of the Permit Fee and other related fees, and such waiver may be granted in whole or in part for just cause and in the City Manager's sole discretion.

6.530 Review of the Application.

(1) The City Manager will review the application for a Film and Media Permit, upon payment in full of any Film and Media Permit Fee required to be paid, and will issue a Film and Media Permit if the City Manager finds that the permit will not:

- (a) Adversely impact the public health, safety, or welfare;
- (b) Unreasonably impact traffic, neighborhoods or businesses;
- (c) Result in costs to the City or loss of public revenue, except to the extent the City can be assured that the City will be promptly, fully and completely compensated for such costs or lost revenue by the Applicant;
- (d) Substantially inconvenience City personnel, police, fire, residents or businesses; or
- (e) Substantially interfere with the public peace or the quiet enjoyment of private residential property;
- (f) Violate or be likely to violate federal, state, or local laws or regulations including, but not limited, to health and safety and environmental regulations. In the event of such concern additional assurances may need to be provided by the Applicant including, but not limited, to approvals from other governing authorities.

(2) The City Manager may impose conditions on a permit to alleviate or mitigate any potential adverse impacts described in subsection (1) of this Section.

(3) An approved Film and Media Permit will:

- (a) Specify the location, dates and duration of the Film and Media Permit;
- (b) Set forth any conditions or restrictions imposed by the City Manager pursuant to subsection (1) of this section;
- (c) Require an advance deposit of funds and payment of the Film and Media Permit Fee prior to filming in an amount estimated by the City Manager to be sufficient to compensate the City for any public costs incurred as a result of filming. In the event filming is cancelled, the City shall refund the deposit minus an amount for any costs incurred by the City up to the date of cancellation;

- (d) Require the delivery of adequate proof of insurance prior to filming in an amount determined by the City Manager to be sufficient to protect the City from any and all liability or damage to property arising out of the filming activity. The Applicant will be required to name the City as an additional insured on all of the Applicant's applicable general liability and automobile liability policies of insurance, including umbrella policies. Proof of workers compensation, as required by applicable state law, will also be required;
- (e) Be in the form approved by the City Attorney and may be amended from time to time as the City Attorney deems necessary.

6.535 Compensation for Public Costs.

The Applicant shall compensate the City for any and all public costs identified in the Film and Media Permit Application or governing Rules and Regulations. The City may require a reasonable advance deposit of the full estimated costs to be incurred by the City and if the deposit is insufficient to cover all of the City's costs and expenditures, the Applicant shall remit the balance to the City within seven (7) days of receipt of a written invoice for such additional costs. To ensure cleanup and restoration of any Public Property, an Applicant may be required to submit a refundable deposit, in an amount determined by the City Manager, with the application. Upon completion of filming and inspection of the site by the City, if no verifiable damage or litter has occurred, the security deposit shall be returned to the Applicant. If such damage or litter is determined to be the result of permitted filming activities, the security deposit shall be applied to cover clean-up or repair costs with any remainder returned to the Applicant.

6.540 Liability and Insurance.

(1) Before a Film and Media Permit is issued, evidence of insurance in the form of a current Certificate of Insurance must be issued to the City showing that Applicant is carrying the City's then current insurance coverage amounts, which coverage amount will be subject to adjustment from time to time. The City of Wilsonville, including its officers and employees, shall be named as additional insured. The certificate shall not be subject to cancellation or modification until after thirty (30) days' written notice to the City. A copy of the certificate shall remain on file with the City and must be current at all times while any Film and Media Permit is in effect.

Failure to maintain the required insurance will result in immediate termination of the Film and Media Permit.

(2) The City shall reserve the right to require a larger minimum insurance coverage amount if the City deems the film activity to carry unusual risk.

(3) The Film and Media Permit Application requires a Release and Hold Harmless agreement, indemnifying the City and all officers, agents, and employees for any claims resulting from the filming activities.

(4) The City may require copies of the actual policies of insurance when the City deems necessary.

6.550 Violation of the Film Permit or Film Permit Process.

If any Person violates any provisions of WC 6.500-6.545 or a Film and Media Permit issued pursuant hereto, the City may provide the Person with a verbal or written notice of such violation. If the Person fails to correct the violation within the time period specified by the City, the City may revoke the Film and Media Permit (if one was obtained), and all filming activities must immediately cease and desist. If the violation is egregious and represents an immediate threat to health or safety, in the City Manager's sole discretion, the Permit may be immediately revoked and all filming activities must immediately cease and desist. Any filming that requires a Film and Media Permit that is done without a Film and Media Permit is a violation of the City of Wilsonville Code and is subject to citation into the City's municipal court, subject to the penalty of a fine of ~~up to~~ not less than \$100.00 and not more than \$10,000.00 ~~\$1,000.00~~ per day and for each succeeding day of a continuing violation. In assessing the fine, the Municipal Court shall consider the gravity of the violation, the sophistication of the person for whom the film and media permit should have been issued in obtaining film and media permits, and the net worth of such a person. The City shall also be entitled to request immediate injunctive relief and/or specific performance of the Film and Media Permit requirements.

6.560 Rules and Regulations.

The City Manager is authorized and directed to promulgate such rules, regulations, and forms as may be deemed reasonable and necessary to implement the provisions of WC 6.500-6.545,

including, but not limited to the City's Permit form and an alternative to the County's Application Form should that be necessary in the future.

6.570 Due Process Hearing.

A person aggrieved by the application of any provision of WC 6.500-6.545 shall file an appeal within ten days of such occurrence with the City Recorder and the matter shall be scheduled to be heard before the City Council.

Except as set forth above, **Chapter 6** of the Wilsonville City Code remains in full force and effect, as written.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 16th day of September, 2013, and scheduled for a second reading at a regular meeting of the Council on the 7th day of October, 2013, commencing at the hour of 7:00 P.M. at the Wilsonville City Hall.

Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the ____ day of _____, 2013, by the following
votes: Yes: ____ No: ____

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this ____ day of _____, 2013.

TIM KNAPP, Mayor

SUMMARY OF VOTES:

Mayor Knapp _____
Council President Starr _____

Councilor Goddard _____

Councilor Fitzgerald _____

Councilor Stevens _____

City of Wilsonville
October 7, 2013 City Council Meeting

SPEAKER CARD

NAME: BOB WALLIKER

ADDRESS: 29164 SW SAN RAMO CT

TELEPHONE: 503-682-4524 E-MAIL

AGENDA ITEM YOU WANT TO ADDRESS: VILLEBOIS MASTER PLAN

Please limit your comments to 3 minutes. Thank you.

✓
City of Wilsonville
October 7, 2013 City Council Meeting

- Support WCS mission.
- Concerned & Sourt WCS
board & management direction

SPEAKER CARD

NAME: JAY PUPPO

ADDRESS: 10863 SW Merlin Ct.

TELEPHONE: 503-329-4150 E-MAIL email@jaypuppo.com

AGENDA ITEM YOU WANT TO ADDRESS: WCS

Please limit your comments to 3 minutes. Thank you.

City of Wilsonville
October 7, 2013 City Council Meeting

SPEAKER CARD

- ✓ - Support was mission
- Concerned at board actions + plans for expansion at current location.
- Site selection process made while was not in compliance with their own bylaws.

NAME: Marilyn Watson

ADDRESS: 3701 S.W. Homesteader Rd.

TELEPHONE: 503-638-0728 E-MAIL mwatson619@gmail.com

AGENDA ITEM YOU WANT TO ADDRESS: Wilsonville Community Sharing

Please limit your comments to 3 minutes. Thank you.

City of Wilsonville
October 7, 2013 City Council Meeting

SPEAKER CARD

- supports WCS mission.
- is wife of Richard Trauttt.
- is confident of WCS board process.
- Says process is fair & appropriate -

NAME:

Toni Avery

ADDRESS:

8560 SW Wilson Lane

TELEPHONE:

971-344-7001

E-MAIL

Tavery159@gmail.com

AGENDA ITEM YOU WANT TO ADDRESS:

WCS written

ask the council to consider correspondence for verification

Please limit your comments to 3 minutes. Thank you.

City of Wilsonville
October 7, 2013 City Council Meeting

SPEAKER CARD

NAME: Row Dusek

ADDRESS: 2875 Maryhurst Dr. West Linn, OR 97068

TELEPHONE: 503 651-6236 E-MAIL

AGENDA ITEM YOU WANT TO ADDRESS: Eligible Request for
Help in Zone Change

Please limit your comments to 3 minutes. Thank you.

City of Wilsonville
October 7, 2013 City Council Meeting

SPEAKER CARD

NAME: RALPH ELLIGSEN

ADDRESS: 7485 S.W. ELLIGSEN RD

TELEPHONE: 503-6385696 E-MAIL

AGENDA ITEM YOU WANT TO ADDRESS: CHANGE OF ZONING HELP

Please limit your comments to 3 minutes. Thank you.

STATE OF OREGON)
COUNTIES OF CLACKAMAS)
CITY OF WILSONVILLE)

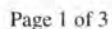
Witness my hand this 30th day of September, 2013.

Sandra C. King
Sandra C. King, MMC, City Recorder

this 30th day of September, 2013

Susan Marie Lamsworth
NOTARY PUBLIC, STATE OF OREGON

My commission expires: May 16, 2015



**CITY OF WILSONVILLE
PUBLIC HEARING NOTICE**

VILLEBOIS VILLAGE MASTER PLAN AMENDMENTS FOR "FUTURE STUDY AREA"

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pauly@ci.wilsonville.or.us,
(503) 682-4960

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Published in the Wilsonville Spokesman September 25, 2013 and October 2, 2013.



First	Last	Company	Address	City	State	Zip	Email
Robert & Donna	Rodkey		11988 SW Lausanne St.	Wilsonville	OR	97070	rrodkey@frontier.com
David and Tami	Balin						d_balin@msn.com
Janell	Beals		11964 SW Lousanne St	Wilsonville	OR	97070	janell@isabellaandmax.com
Stacy	Connery	Pacific Community Design	12564 SW Main St	Tigard	OR	97223	stacy@pacific-community.com
John	Danahy						danahy.john@gmail.com
Susy	Dunn		11796 SW Grenoble St	Wilsonville	OR	97070	susy.dunn@hotmail.com
Fred	Gast	Polygon Northwest Company	109 E 13th Street	Vancouver	WA	98660	fred.gast@polygonhomes.com
Kate	Glauner		29363 SW Villebois Drive S	Wilsonville	OR	97070	riverlong9@msn.com
John	Gurnick						gurnick@gmail.com
Katie	Hamm						katie_hamm@hotmail.com
Jennie	Hill						designerjennie@yahoo.com
Buu	Huynh		11968 SW Lausanne St	Wilsonville	OR	97070	bikingb97070@gmail.com
Andy	James		11976 SW Lausanne St	Wilsonville	OR	97070	ajames@fibersphere.net
Justine	Keith						justinesemail@gmail.com
Nathan	Knight						nathan.knight.mail@gmail.com
Jim	Lange	Pacific Community Design	12564 SW Main St	Tigard	OR	97223	jim@pacific-community.com
Marta	McGuire						marta.mcguire@gmail.com
Bob	Nikkel		11984 SW Lausanne				bgnikkel@gmail.com
Vanessa	Olson		11765 SW Normandy Lane	Wilsonville	OR	97070	vkolson@gmail.com
Chris	Olson						crizo22@gmail.com
Kristi	Park						kapark2013@yahoo.com
Sonimar	Poppe						sonimar_fd@yahoo.com
Jane and Steve	Rossi						stevejanerossi@gmail.com
Lisa	Scott						lisascott04@gmail.com
Erik	Scott						escott.oregon@gmail.com
Inara	Scott						inara.scott@yahoo.com
Richard and Sus	Shebitz		29245 SW Charlotte Lane	Wilsonville	OR	97070	wds503@msn.com
Gary	Templer						gt97504@gmail.com
Brittany	Turco						brittany.m.turco@gmail.com
Jeff	Williams						jporterw@gmail.com
Jeanie	Williams						jeanie@thedaretodreamteam.com
Robert	Walliker		29164 SW San Remo Ct	Wilsonville	OR	97070	bobwalliker@gmail.com
Andrew	Hagman		28757 SW Costa Circle	Wilsonville	OR	97070	not given
Sue and Jim	Bonham		29582 SW Villebois Dr.	Wilsonville	OR	97070	not given
Jaimy	Beltran		29362 SW Villebois Dr.	Wilsonville	OR	97070	not given

Comment

emailed comment 8/1/13

emailed comment 7/29

Testified & signed in at 7/10/13 PC WS; emailed comments forwarded by Comm McGuire 7/9/13; emailed comments 7/11/13; emailed comments 7/30/13; testified 8/14 PC hrg; emailed comments for PC 9/5/13

Applicant's Representative

Email forwarded by Comm McGuire 7/9/13

emailed comments 7/29

Applicant

emailed comments 7/30/13

3 identical emails email to 3 CC members individually 8/2/13

emailed comment 7/30

emailed comments 7/12

Testified & signed in at 7/10/13 PC WS

Testified & signed in at 7/10/13 PC WS; testified 8/14 PC hrg; testified 9/11 PC hrg

emailed comments 7/17

emailed comments 7/17; testified 8/14 PC hrg

Applicant's Representative, testified at July 10 2013 PC WS

emailed comments 7/12/13

emailed comments 7/13; 7/30;

emailed comments 7/22

emailed comment 7/24; 8/8/13

emailed for information 7/24

emailed comments 7/16 & 7/29

emailed comments 8/8/13

emailed comment 7/30

emailed comments 7/30/13

emailed comments 7/30/13

emailed comments 8/5/13

Added by email request 7/22/2013; emailed comments 7/12/13; letters dated 7/31/13 and 8/02/13; testified 8/14 PC hrg

emailed comment 7/29

emailed comments 7/15; 7/29/13

emailed coment 7/29

testified 8/14 PC hrg; signed in at 9/11/13 PC hrg

Signed in at 8/14/13 PC hrg

Signed in 9/11/13 PC hrg

Signed in 9/11/13 PC hrg

DRAFT

PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 11, 2013
6:00 P.M.

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

Minutes Hearings Excerpt

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, Ray Phelps, Peter Hurley, and Phyllis Millan. Marta McGuire and Al Levit arrived after Roll Call. City Councilor Julie Fitzgerald was absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Kerry Rappold, Katie Mangle, Daniel Pauly, and Mike Ward

VII. PUBLIC HEARING

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

The following exhibits were entered into the record:

- Attachment U: Email testimony from Janell Beals regarding the LEC and Attachment N dated September 5 and September 11, 2013, respectively.
- Attachment V: Email dated September 11, 2013 from Planning Director Chris Neamtzu responding to questions from Commissioner McGuire that included potential changes to policy language.

Chair Altman reopened the continued hearing for LP13-0005 at 7:13 p.m. and reviewed highlights from the initial hearing. He noted that as requested by the Planning Commission, Staff had made revisions to the Staff report and resolution.

Daniel Pauly, Associate Planner, presented the revisions made to the Staff report with these comments:

- The Applicant's list of proposed changes was used to create a summary of the changes as well as a detailed list of the specific changes to the related text and figures, which were shown on Pages 3 through 10 of 48. The changes also included those to various items from the DKS memorandum on traffic and circulation, as well as general editorial and miscellaneous changes.
- The Applicant also prepared a red line version of the Villebois Village Master Plan (Attachment N) that included all of the existing Master Plan, showing the changes, and highlighting those changes on the figures.
- Additional discussion about the nature and location of the parks, and how they related to and complied with the Village Master Plan.
- Attachment D had been updated to provide a current and proposed version of each figure to better clarify what had and had not changed in each figure.

Barbara Jacobson, Assistant City Attorney, noted red line copies of the Staff report and resolution were also included in the packet that indicate the exact changes.

Commissioner McGuire asked for the approximate lot sizes were on the medium, standard, and large lots.

- Mr. Pauly believed the smallest size for a medium lot, which had some requirements for lot width, etc., was about 2,900 sq ft; standard lots are 2,900-something up to 4,500 sq ft, and larges were about 5,400 sq ft or so stepping up.

Commissioner Levit:

- Asked whether the increase of 145 units from 2010, noted in the second bullet on Page 4 of 124, and prior increases were included.
 - Mr. Pauly responded that the 2645 total units included the approximate number put into the Future Study Area, as well as the refinements that had been approved by DRB since 2010.
- Noting Page 6 of 124, he confirmed there were 47 miles of trails and pathways, which included all sidewalks and anything that could be walked on that was not shared with vehicles.
- Noted that his prior comment about showing the existing entrance into the Grahams Oaks Nature Area was still not reflected, for example, on Attachment D Figure 5. The entrance was near Grenoble St where the crosswalk and linear green exist.
 - Mr. Pauly explained that the linear green was the connection.
- Stated it was hard to read the Current and Proposed conditions in Figure 9B.
 - Mr. Pauly replied both Staff and the consultant have had difficulty finding a clean copy of Figure 9B to include. He clarified that Proposed Figure 9B added Street Section T, a residential median for the main entrance on Grahams Ferry. The Proposed figure had been cleaned up, but the old Figure 9B was still somewhat hard to read.
- Noted the existing language in Item 8 on Page 99 of 124 needed to be cleaned up because Villebois Dr and Ravenna Lp actually parallel each other; they do not cross. If the bicycle boulevard was to be on Villebois Dr, it had to be Barber St and a different street, not Ravenna Lp.
 - Mr. Pauly responded that Staff would look at it.

Commissioner McGuire:

- Asked if the Commission could make a recommendation to change the color of the proposed land use. For example, changing a medium lot to a standard lot. Did they have to accept the color as is, or did the Commission have to accept or reject the proposal.
 - Chris Neamtzu, Planning Director, answered that ideally, findings would be made about why something would be acceptable or not acceptable. Staff tried to apply the criteria to the proposal which could be found in the record and Staff reports, and if something would lead the Commission to that recommendation, that would be an ideal path.
 - Chair Altman noted the Commission was setting the land use category.
 - Mr. Pauly believed the current language proposed a land use pattern similar to the other edges of Villebois.
- Noted that Figure 5 in Attachment D was not completely current, because more green spaces had been added through the refinement and DRB process near Barber St that were not reflected, so it was a bit misleading.
- Asked if the large and standard lots located along Grahams Ferry Rd had previously been estate lots that were refined during the Arbor Villebois planning process.
 - Mr. Pauly answered yes, some of those lots had originally been estates. In the original Master Plan, there were a couple estate lots at the end of San Remo, but that was refined at the SAP level and then later master plans reflected that change.

- Confirmed that portions of the red section near Tooze Rd (Figure 1) had previously been the school site. She asked if an amendment process took place to redo that land use pattern after the school was moved, and if that would be the currently adopted land use pattern.
 - Mr. Neamtzu replied yes, the school was moved there, and then moved to and constructed at the current Lowrie site. The land use pattern in the original plan was reapplied to the area where the school was removed. The original plan did not have a school there, so about 10 acres of land was planned, but the land use was reapplied to the 10 acre area, not changed, when the school moved. The school moved four times, but the area reverted back to the original land plan identified in the original Master Plan.
- Believed that because this was a master planned development and a substantial amount of people bought into the Master Plan, knowing the amenities, general land use pattern, housing types and parks that would be offered, the community should have a large say in how it was developed, balanced with the market. Knowing the area was designated as a Future Study Area, there should have been a larger stakeholder engagement process to provide more time for community participation and input into what the area looked like. Based on community input the Commission has received to date, it seemed the community generally wanted the land at a lower density with larger lots and more park spaces.
- Recognized the proposal had been revised, but upon further review, she believed the Future Study Area should be primarily standard, large and estate lots, with no medium category, in order to balance the site with the rest of Villebois. There were many more smaller houses with no yards, and more houses of a larger scale with more yard space were needed to balance the supply and provide a variety of products; 2,900 sq ft was not that big and did not provide much yard space.
- Said she had reiterated her point in her emails about the shared common spaces, and recognized Staff had gone through and looked. She still felt that a shared common space was missing. At the same time, she would rather have standard, large and estate lots with no medium category to set the precedent during the refinement process for the DRB to look back and see what was proposed and provide that additional guidance to them. If the subject proposal went to the DRB as is, she imagined the DRB would use the fact that there were a lot of medium family lots, as well the proposed number of units within the table, as their guidance for the development.
- Wanted to ensure the site was developed consistent with the Master Plan, which is really balanced and supports the interest of the Villebois residents. She liked the additional policy language Staff proposed in the email, Exhibit B, but would rather see it changed to standard- to estate-sized lots, with the medium category eliminated.

Chair Altman:

- Stated that this property had been dangling out there as a study area with a lot of expectations around it, but in his opinion, it was distinctly different than the all of the land Villebois is built on, in that over half is open space already, setting it apart as a distinct neighborhood in itself. They were trying to make it a part of the rest of the program, but it was distinct enough that it was not the same. Similar or compatible was not "the same as," and he believed that should be added considered. He also noted that the category being applied was not necessarily the map (Figure 1), but Category 2, which included all four lot types: medium, standard, large, and estate. He asked for the Commission's input on Commissioner McGuire's comments about removing the medium lot category.
 - Barbara Jacobson, Assistant City Attorney, stated the application before the Commission was the four lot types. The Commission had to decide whether to recommend the lot types or not. The Commission could not amend the application and approve only three lot types. The Commission's purview was to recommend to City Council whether or not this was an acceptable plan from their perspective. If the Commission voted against the proposed plan, which included the four lot types, it would then be up to the Applicant and City Council to determine what the next steps would be.
- Reiterated that the designation being applied was the Category 2, detached single-family, which included four types of lot patterns. While Proposed Figure 1 was a recommendation or proposal by the Applicant for the particular distribution of the four lot types. He understood the Commission was

not specifically adopting that, as much as adopting the Category 2, and then the refinement process fills in the blanks in terms of the actual lots.

- Mr. Pauly answered that was correct, adding at that point, everyone would have much more concrete information and criteria to really make an informed decision on the appropriate amount of lots.

Commissioner McGuire asked, if that were the case, why weren't all the lots the same color. She understood the discussion, but still believed a precedent was being set by adopting this plan, regardless. She would be fine if the color was changed to the standard color, and asked if that could be done or did it have to be done as proposed.

- Mr. Pauly responded Staff had a strong feeling that if approved, the Applicant would submit a similar lotting pattern for DRB review. In that case, the proposal was better than something nobody would ever see again. He believed it was a moot point and not worth Staff's or the consultant's time to change the colors because it did not set a precedent from the resolutions or from the findings.

Chair Altman said he understood that the colors on the map were not as specific as the Category 2, which allowed and basically designated the area for single-family detached homes.

- Mr. Pauly said it was an idea that, preliminarily, the Applicant had put together, but the Commission had already said that a certain mix or number of lots would not be approved.

Commissioner McGuire:

- Responded that the number of units was stated in the plan, which ~~what~~ was very confusing. She understood the plan was preliminary and would be refined, but putting a Master Plan into the record with certain colors and a total number of units was setting a precedent.
 - Ms. Jacobson noted that language had been changed in the Staff report as suggested by Commissioner Postma last time.
- Noted the second bulleted item on Page 4 of 48 had not changed; it still had the same language regarding the number of units.
 - Mr. Pauly responded the Master Plan has an exact number that is adjustable by 10% through the SAP process. Whether 50 lots or 200 lots were put on the property, the number still had the same meaning.
 - Some nuances are involved when working with an existing Master Plan with a level of detail, and they would not amend the Master Plan to remove those details. However, it had been clear on the record that they were not setting a precedent for DRB, but allowing them to review all the pertinent details on traffic, etc., and all the different criteria to make an informed decision and determination, which was the purview of the DRB, not the Planning Commission.
- Stated she understood, but reiterated that the Commission was setting the land use pattern.

Commissioner Levit confirmed that neither the Proposed Figure 1 nor Current Figure 1 were accurate representations of Villebois as it exists. The streets were different, and the housing layout and lot sizes were different. Although Figure 1 had not been updated, it had not forced the development to go in that direction, and so he did not know that this proposal would be any different; it was more a conceptual plan than any detail. That said, how would DRB know the Commission's intentions when deliberating without the history of the Commission's discussion?

- Mr. Neamtzu replied findings are written to the Master Plan itself; therefore, the linkage would be through the policies and implementation measures in the Master Plan that would be referenced as part of SAP refinements and zone changes, so there would be linkage through subsequent DRB processes. However, it was not the entire record of this hearing.

Chair Altman said he did not see that as being any different than other PDR zones where this complicated review process did not exist. With PDR zones, there was a designation on a map for a certain allowed density, which was the same thing being done here but there were just more colors to pick from, and the

Commission was picking the one group of four colors that would be applied to this property, and it would move forward to specific development with that as the boundary. It was no different than the property down the street that was designated PDR 5, which is six to seven units per acre in the Code, that density is implemented, as well as the lot sizes and etc. that are allowed. In his opinion, it was the same thing. The Commission was not going any deeper than that because that was not the Commission's role.

Commissioner Postma agreed it was not their role, but was sensitive to the fact that, at some point in time, they were still pushing a snowball down the hill and it would begin to gather some momentum no matter what. He was sensitive to the fact that they were talking about an application, and unfortunately, it was the Commission's role to either accept or reject it. The Applicant was present and listening, and it was important to remember that this was what they were looking for, and that any number of those present could testify before the DRB. He hoped to hear if the Applicant tried submit a plan that did not look very similar to the current one and then he hoped to be sitting next to some of his fellow Commissioners testifying to the DRB, saying, "That was not what they had talked about, and while you are not bound by it, we should stick with what we've been talking about through the entirety of this process." Unfortunately, that was the Commission's only role.

- Mr. Neamtzu noted something that had not been discussed was Staff's communication with the Applicant about the potential for a Street of Dreams at the site, which he believed would be helpful for the Applicant to talk about. He understood Staff to say that estate-size lots were not being precluded. In fact, Staff had real conversations with the homebuilders association about putting a Street of Dreams at the site, which would require that estate-sized lot, so again it was Category 2. There had been real conversations about a certain percentage of these homes being tremendous. There were questions about whether it would happen, but the stage was being set for that to potentially happen; it was not being precluded with the application. He was not sure the Commission was aware of that conversation or background, or whether it had been in the application materials.

Chair Altman recalled hearing that, but did not believe it was relevant because the Commission was not dealing with that level of decision.

- Mr. Neamtzu stated his point was that it did not preclude the estate-size lots from happening in a subsequent DRB application. This site plan also showed a lot of encroachments into the resource areas, and Staff has to take an incredibly high-level, focused, detailed review of those impacts and would make strong recommendations to the DRB regarding those impacts.
- The DRB had tremendous discretion in granting percentages of encroachments. In a number of places, it stated the encroachments were illustrative, but again, the review at this point was at the 40,000 ft level, setting the stage for the future conversations. He understood Commissioner McGuire was not being comfortable with that. Staff had struggled to lay this out in the best way possible, but they had a lot of questions. If there were too many homes on the site; if there were transportation problems; if level of service could not be satisfied on local streets; or resources were degraded, Staff could not grant approval for a higher number that did not meet those Development Code criteria, and there would have to move to a lesser number of lots. Those would be really long conversations with a lot of passion and emotion surrounding them. But because Staff did not have that, they could not evaluate that, but they had to start somewhere, and they had to start the conversations somewhere. The proposal would start moving through screens of information to start telling Staff whether the proposal met the infrastructure, traffic, safety and natural resource encroachment tests, which were things the DRB dealt with all the time and were very good at addressing. The DRB took Staff's recommendations very seriously, which were strong recommendations.

Commissioner McGuire reiterated that she understood what was being said. She wanted to see the area developed, but believed that if the community was responsible for developing it, there would be more green spaces and only medium, standard and large-size lots. She understood it was driven by the developer and Staff was doing a lot of work to bring the plan forward, but the community should be taken into consideration.

- She asked if an alternative application could have been just those three lot categories or if someone could have proposed a Master Plan amendment limiting the number of land use categories to those three. She believed this proposal was being taken as the absolute, with no other alternative, but there was still that potential, although this was the proposal before the Commission.

Chair Altman understood something would have to be amended way back in time, in terms of the Master Planning, in order to change Category 2 to eliminate one of the lot size categories, and he did not believe that was an option.

Commissioner McGuire understood that with the conceptual plan, all four categories must be included.

Chair Altman:

- Replied, that is right; the Commission was adopting a category of land with single-family detached units that included an option of four different styles of lots and the background of the overall Master Plan. That category had been established a long time ago and the Commission was not in a position today to modify it.
 - Using the analogy of another zone, he explained the Commission would not have the option of designating a property 6 to 9 units per acre, because that category was not available in the Code or Comprehensive Plan. Therefore, the Commission was applying an available category and limiting the development to single-family detached and the four types of lots. The process beyond the refinement process would determine exactly how that configuration would look.
 - Mr. Pauly added Staff knew how the SAP South Pattern Book defined a medium lot, but at this point, this proposed amendment was not actually defining or adopting what a medium lot was for this SAP Area. At the DRB, with additional information, a separate pattern book could be used that might require a medium lot to be, for example, 3,500 sq ft. Designating medium lots did not necessarily mean the lots would be a certain size.
- Asked if policy direction or a recommendation from the Commission to Council could be outlined under Areas of Special Concern, similar to specific design concerns noted in the past, to somehow frame within Category 2 the concern of acknowledging neighborhood input and the need to look toward larger lots. He was seeking a way to get this discussion passed forward, as done previously under Area of Special Concerns. The Commission could not answer all the questions, so concerns were listed to be addressed in the future.

Commissioner McGuire:

- Noted Staff's proposed policy language shown in blue on Page 2 of Attachment V could be added, and asked if it could state, "The residential land uses in the Future Study Area will be limited to single-family lots in the **medium standard** to estate" sizes.
 - Mr. Pauly replied that findings were needed because the current findings in the Staff report would not support that change. The staff report was looking at the sizes being similar to other edges of Villebois.
- Replied that she disagreed with the findings then.
 - Ms. Jacobson stated this was what was being proposed by the Applicant and their proposal included the whole range in that designation. The Commission could either vote to recommend it or vote against it. The entire record would be before the City Council, so Commissioner McGuire's statements and concerns would be seen. It was ultimately the Council's decision. When Commissioner McGuire cast her vote, she could articulate her concerns some more, if she believed it would be helpful.

Chair Altman:

- Asked if additional language could be forwarded as guidance on how to determine the lot sizes when the development moved forward to refinements. As he understood Mr. Pauly, the lot sizes were not specifically set in any one of the four categories.
 - Commissioner McGuire believed they would look at SAP South.

- Mr. Pauly stated the lot sizes would likely be very similar to other SAPs.
- Asked if there were findings that described what the community had been communicating and the Commission's concerns about the refinement process and the ultimate result possibly being 90% medium-size lots and no estate lots, which it could.
- Mr. Pauly replied Staff had addressed that by using a similar pattern described in the Staff report as having the large and standard on the edges with a mix on the next interior ring, similar to other areas on the edges of Villebois. For example, the developer could not build a bunch of medium lots along Grahams Ferry Rd. That new language was in Attachment V and taken directly from one of the Whereas' of the resolution. It was also reflected on Page 3 of the Staff report in the summary of changes regarding land use.

Commissioner McGuire understood Staff was suggesting that the medium lots stay where currently indicated by color.

- Mr. Pauly stated from a Staff standpoint, that was supported by the record and what currently exists in Villebois; it was a reasonable request by the Applicant.

Commissioner Postma confirmed that Attachment V was not currently incorporated in the Staff report. Mr. Pauly added it could be incorporated as an option, but Staff did not necessarily believe it was necessary.

Mr. Pauly entered the following additional exhibits into the record:

- Attachment U: Email testimony from Janell Beals regarding the LEC and Attachment N dated September 5 and September 11, 2013, respectively.
- Attachment V: Email dated September 11, 2013 from Planning Director Chris Neamtzu responding to questions from Commissioner McGuire that included potential language changes.

Commissioner McGuire asked if the Commission was going to allow public testimony.

Chair Altman said he wanted to ensure the Commission had a clear understanding before complicating it any further.

Commissioner McGuire said she understood it from the Staff's perspective and believed the findings were adequate. However, from a community perspective, she believed it related directly to tonight's conversation about the Goal 10 Housing Analysis. In stepping back and looking at the land use pattern map, the guiding tenant of the Villebois Master Plan came into play in terms of the balance and diversity of housing options and types. She was concerned there was an opportunity to provide more of that housing diversity and balance with larger land use pattern designations, which was really important, which was interesting come from her, as more of an advocate of higher density housing. She reiterated her belief that it was important to represent what the community wants and what they had bought into, having invested their money into a planned community.

Commissioner Phelps noted Page 4 of 124, Item 3 Parks, Trails and Open Space continued to show that over half the site, approximately 23 of the 43 acres, was preserved for open space. He asked if the Applicant was proposing that the City pay for all of that open space or would the Applicant pay for it.

- Mr. Pauly replied the Applicant would pay for it. He noted that whatever number of houses there were would pay HOA fees to maintain 23 acres of open space. The more houses there were, the less cost per house. It would be a month-to-month cost.

Chair Altman confirmed there were no more questions of Staff.

Ms. Jacobson reminded that last time, the Commission agreed to continue the hearing and keep it open for more testimony from both the public and the Applicant. Before closing the hearing, both sides and those neutral to the proposed amendments needed the opportunity to speak.

Chair Altman recalled that the Commission had continued the hearing and had not closed it.

- Ms. Jacobson believed that was where the Commission had been heading because they wanted time to make a decision, but Commissioner McGuire had asked that the hearing be kept open.

Commissioner McGuire stated if it was advertised as a public hearing, she believed the Commission had to give the public and the Applicant an opportunity to speak.

Commissioner Postma added the Commission could vote to do that, if they felt it was needed.

The Commission agreed that they had already voted to allow more public testimony.

Chair Altman called for testimony from the Applicant.

Fred Gast, Polygon Northwest, 109 E 13th Street, Vancouver, WA 98660, thanked the Commission for taking time to hear the Applicant's proposal and thanked Staff for working diligently since the last session. He noted the Applicant was supportive of the Staff report and the adjustments that had been made.

- He reiterated that the Applicant's responsibility was to balance many different competing interests and/or forces. They looked to the market quite a bit, as well as community input. They held and had taken input at a number of meetings, including City Council meetings, board and design review meetings, Commission meetings, and community meetings. The Applicant tried to take all of those different things and create a plan that was fair and represented a balance between the different interests.
- This was a unique property, and the Applicant believed they had created a plan that they intended to build as shown. It was their intention to do the land uses as arranged.
 - The numbers were remarkable; the site was designated for urban compact development, which was the notion of Villebois. Although this site was a piece of Villebois, it was a very unique piece, which is why the Applicant felt comfortable maintaining that diversity standard, but under the lower density development with single-family lots. There were no smalls, no townhomes and no cottages, which were typically associated with Villebois. The Applicant focused all of their efforts on the large lots. Frankly, he believed there was stronger demand in the marketplace today for that style of home.
 - That said, the site was being developed on a gross basis of less than three homes per acre. When the Commission deliberated on other properties, they were talking about having six, seven, eight, or ten homes per acre; this site would have quite a bit lower density than was even being contemplated for future expansions.
- A lot of the site was open space, which was one of its benefits. It had a great natural landscape that the Applicant wanted to take advantage of by building one more neighborhood section of Villebois. However, it was a balanced approach that was still keeping within the appropriate tenure of Villebois.
- He thanked the Planning Commission and Staff again, adding he would be glad to answer any questions.

Commissioner Postma asked if the Applicant had received a copy of Attachment V and how they felt about the revisions that specifically provided limitations to single-family lots in the medium to estate land use category.

- Mr. Gast replied the Applicant had provided comment to the revisions proposed by Staff and had no objections.

Commissioner McGuire asked if the Applicant would object to added language that encouraged the standard to large lot sizes.

- Mr. Gast answered yes, he would object. The Applicant had made an adjustment from what was typically seen in Villebois development applications, which were small lots, towns and other facets.

They were focusing their efforts into the larger category, which provided a lot of opportunity and flexibility to respond to the marketplace, as well as the Applicant's objective to get larger lots in Villebois and other parts of the city. The proposed amendments gave the Applicant all the tools necessary to respond to the marketplace without further limiting the normal diversity standard found in Villebois.

Chair Altman called for public testimony in favor of, opposed, and neutral to the proposed Master Plan amendments.

Andy James, 11976 SW Lausanne St, Wilsonville, OR 97070, stated the red line changes were extensive, and he really appreciated Staff for making the revisions to the Staff report. He believed that he now had a much greater understanding of the refinement process.

- Last time he had commented about the streets facing the Significant Resource Overlay Zone (SROZ), as opposed to houses facing the SROZ. As stated, this was a unique area and part of the uniqueness was that it was surrounded by forest, so having the streets border the forest area would allow community residents to enjoy the forest. He was not sure if that was a part of the Planning Commission process or DRB process, but wanted to reiterate that point.
- Secondly, he had signed up to receive emails about this issue, as had others. He asked if they would automatically be informed about DRB topics related to the area as the DRB process went forward or would they subsequently have to find out about it, sign up, and proceed accordingly.

Mr. Neamtzu replied that Staff would be happy to add him to all the mailing lists. Any interested parties and anyone who participated in this process would be included in all subsequent mailing lists, in addition to those within a 250-ft radius that are required to be notified as part of the quasi-judicial process.

Mr. Pauly noted that Staff would be happy to include anyone on the emailing list who had signed the petition, but their contact information was needed.

Mr. James stated he would help get the word out and confirmed that those wanting to be on the mailing list could direct emails to Mr. Pauly.

Commissioner McGuire asked Mr. James what he thought about the revised changes and if he believed the proposal was now adequate.

- Mr. James responded that was one area he definitely wanted to see some change was the streets bordering the SROZ, but he was not certain if that was to be addressed at the Commission level or not.
 - Proposed Figure 5 Parks and Open Space Plan was displayed. He explained that Normandy Ln currently borders the south part of Villebois as well as the Graham Oaks Natural Area. That pattern was also repeated in that area where trails go through the forested section so the streets border the SROZ, allowing the community access, which was one of the selling points within the Villebois community.
 - However, in the Future Study Area, the proposed street layout incorporated some of that in the north section, but along the southwest and southeast sides, it was flipped so the houses bordered the SROZ. If someone wanted to walk and enjoy the forest along the streets, they would only see garages, cars, and the tops of the trees.
- Mr. Pauly believed more analysis was needed, though that was certainly a desirable design tenet. As Mr. Gast stated, a lot of things were being balanced. If an added street removed natural areas, was that truly desirable? Ensuring that the right balance was being struck was appropriate for the DRB to review. Street alignments could be adjusted through the refinement process.
- Mr. Neamtzu added it was not as if the site plan ignored that tenet, which was shown in a number of locations. The entire north property line was a single-loaded street along the SROZ, as was the area along the east side where a single-loaded street completed the eastern loop with SROZ across that street.

Chair Altman asked if there was a specific guide in the SAP that would direct that refinement.

- Mr. Pauly replied it did specifically say as a criterion that streets should be oriented a certain way. There was a general idea, especially concerning parks and open space, to push amenities as much as practical to the edges to provide that additional level of experience with the natural area. Having that experience from the sidewalks along the streets was also desirable.
- As he had originally reviewed the Applicant's proposal, and considering Mr. James' comments from the last meeting, there were a lot of streets that did that, and Staff would need to carefully determine if it was practical to do so on the other streets. There were questions about SROZ and tree impacts in some areas, especially in the very south of the project that might totally change the lot pattern there anyway.
- Mr. Neamtzu added it would be fair for the Applicant to talk about their street grid design if the Commission was interested in hearing that as well.

Chair Altman commented that issues are brought to the Commission for discussion, but there was a gap in terms of how issues get out to the refinement process, and the Commission seemed to keep struggling with that piece. If there was no basic guide within the overall Master Plan that discussed preferences for single-loaded streets along natural areas, he did not see the Commission adding it in this particular case. That feature had occurred in specific areas, but not in every case. If that was the general framework, he was comfortable with that approach, but he was looking for ways to connect back to pass on guidance.

Commissioner McGuire asked if it could be added as an implementation measure for consideration, as a catalyst for discussion.

Chair Altman replied it would something to add under the open space discussion in Attachment V.

Ms. Jacobson added another place to address the matter thoroughly was at the DRB. She encouraged citizens to make the same comments heard tonight, which may not be directly within the Commission's decision-making authority, to the DRB. Even though those testifying were on the mailing list, it was really important for them to present the same testimony to the DRB, because that Board would make the final decision on that. It was good to get such comments on the record now, because then both the Planning Commission and City Council would hear it.

Mr. Pauly noted that as discussed before, the earlier the issues were raised provided the design team and Staff more time to discuss the issues and see if additional opportunities were available.

Mr. James [regarding his comment about being reaffirmed he wanted to be put on the mailing list, adding now that he understood the refinement process, he would bring a lot of his concerns to the DRB level.

Commissioner Levit asked Mr. Gast about the time frame for developing the property, assuming everything was approved through City Council.

- Mr. Gast replied the time frame was largely determined by when the City Council meeting was held and that process. The Applicant would process their application within 30 to 45 days of getting the City Council's decision. The earliest construction timeline would be summer of 2014.

Ms. Jacobson asked Mr. Gast if he had any comment for the Commissioners regarding the street grid.

- Mr. Gast replied that his comment would be deeper than just the street grid. The Applicant had stated in both presentations at the previous hearing and this evening that they would listen. The Applicant did take things into consideration and had demonstrated that even on this proposal with modifications that had been made. He never foreclosed taking these considerations further in the site plan, although the Applicant had done a great job of balancing to date. That was not to say that the Applicant did not listen and did not make adjustments to the plan, which they have demonstrated on this application and others they have processed in the city. Whether it was a street grid, open space, park orientation or land uses, all of those things would be considered and the Applicant's team would work on it. The

Applicant understood very clearly the direction of the Villebois neighborhood and the group, and while they could not always agree on everything, the Applicant certainly looked to find the places where they could come up with the best possible community and plan. He expressed appreciation for the process and the interaction.

Chair Altman closed the public hearing at 8:18 p.m. and called for Commission discussion.

Commissioner Postma believed there was no harm and some potential good in the revisions included in Attachment V. He proposed revising the language on Page 2 of the resolution, the paragraph starting with "NOW, THEREFORE," the third line down, he proposed the language could be revised to read, "...recommendations contained therein and *the revisions proposed in Attachment V...*" to memorialize the potential addition to the Staff report within the resolution.

Commissioner Phelps stated he was inclined to move the resolution forward with a recommendation that the City Council approve it.

Commissioner Levit agreed.

Commissioner Postma also agreed, adding he believed it was important for the Commission to keep an eye on the process themselves. As previously stated, it was extremely important that the public continue to be involved in the process. Much more would happen and a lot more refinement would take place. If those present had any inclination as to whether they liked the current plan or not, there would be more opportunities for input as the plan was refined even further, and the Commission wanted and needed the public to speak into that process. It would be important that the public comments and concerns discussed at this hearing were translated into the next step of the process. Having sat on DRB himself for a long time, as had other Commissioners, such input was invaluable if the public wanted to ensure the City adhered to the process and held everybody accountable for the way the city looked.

- He noted that the resolution stated there had been an adequate process with the community and there was a difference between adequate and ideal. He believed that perhaps, the City had reached the adequate standard, but not the ideal standard, and needed to endeavor to be better about hitting these processes early. Getting to this point seemed to have been somewhat of a "whirlwind tour".
- He was not sure if the process was as indicative as it should be for community involvement. What was intended to be a two-month process and turned into a three-month process was too fast to get community involvement on such a project, when citizen input was expected in the middle of summer.
- He encouraged the City to strive to be a bit better to being open to what the community had to say.
- He had a little reservation about the resolution's language that said the process with the community had been adequate. While he believed the process had been adequate, Staff, the Applicant and all applicants needed to strive for better to ensure they were involving the community in the processes as soon as possible so citizens could truly weigh in. Otherwise, he was generally favorable to the proposal.

Commissioner McGuire stated she would not support the proposal for some of the reasons Commissioner Postma had just mentioned. Primarily, she did not believe the criteria regarding citizen involvement had been met. Secondly, she felt the process had been rushed and that there had been constant confusion at the public hearing, where the Commission was still questioning what was actually being voted on. She did not believe that was good process. She also had issues with designation in a Master Plan that was said to be a Future Study Area, and then having done it in a three-month process.

- While she recognized there were things happening behind the scenes, she believed it was critically important, especially when there was a willing audience, to allow community participation. Even at the Commission level, having another work session, instead of a public hearing venue, to work through the amendments would have been beneficial and would have provided an opportunity for the public to

come discuss it and clarify the process. Many people had been disengaged because it was confusing, and continually having to tell people, "Not now, come back later" was really hard.

- She appreciated that Polygon had a neighborhood meeting and presented their more detailed proposal, but that was even more confusing for the public because they heard the proposal and then came to the public hearing to provide feedback, but were told they could not comment on the proposal. It did not sit right with her and she was not comfortable making this decision without having adequate process. Had there been adequate process, a lot of her questions could have been resolved, and perhaps she would be more in support of the proposal.

Commissioner Hurley said he had to remind himself when going through the process at what level the Planning Commission took action. He understood and echoed Commissioner McGuire's frustration, but for the level at which the Commission was working, he was comfortable with where the Commission was responsible and where this is.

Commissioner Millan stated it had been a bit of a confusing process, especially being new on the Planning Commission. She was not sure what she was making a decision on for at least two of the sessions.

- She had a lot of significant, extreme concerns about the SROZ overlay. The SROZ was a wonderful natural habitat, nationally recognized by the Audubon Society as a "burning hotspot." What happened with the SROZ was extremely important. She believed the process and what was being adopted was taking a Future Study Area into the Villebois Master Plan. That made sense. Whether she agreed with everything or not, again, some of those decisions would be made during the refinement process. She was comfortable going forward.

Chair Altman said he was in the same boat as everyone else. He was comfortable with the process that the Commission ultimately reached. This was his first time going through the "Villebois maze" and he found it to be an amazingly complicated mess, in his opinion. On the other hand, the overall development had come out pretty well, therefore he had hope that it would all work out.

- The most frustrating and confusing part for the Commission as well as those residents who wanted to participate was not being clear and upfront about the Commission's specific role. Perhaps, the Applicant had not even understood that, in terms of how it was presented in the neighborhood meetings, etc. It would have been very helpful if everyone had understood the steps of the process and the narrow window the Commission had to operate within, in terms of including the proposed amendments in the Master Plan. The Commission was not addressing a design development piece.
- He was comfortable with the general framework and the package the Commission had come up with and he agreed that Attachment V needed to be incorporated or referenced into the resolution, if the Commission was going to move it forward.

Commissioner Postma asked if Staff had any additional refinements to propose to the resolution.

Ms. Jacobson stated she liked Commissioner Postma's idea. She had narrowed it down a bit because Attachment V had a lot of answers to other questions. She read the entire last paragraph of the resolution as she believed the Commission envisioned, stating, "NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report as presented at the September 11, 2013 public hearing, including the findings and recommendations contained therein and, **including the proposed revisions contained on Attachment V, which amend the language to the text of the Master Plan on page 10 and to Policy 2 on page 14 of the Master Plan**, does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on September 11, 2013 by the Planning Commission; and".

Commissioner Postma moved to adopt Resolution No. LP13-0005, recommending to City Council the approval of LP13-0005 with the amendments to the Resolution as read into the record by Assistant City Attorney Barbara Jacobson, and the addition of Attachments V and U.

(Note: added language in bolded, italicized text)

The third paragraph on Page 2 of Resolution LP13-0005 was amended to state:

"NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report as presented at the September 11, 2013 public hearing, including the findings and recommendations contained therein and, ***including the proposed revisions contained on Attachment V, which amend the language to the text of the Master Plan on page 10 and to Policy 2 on page 14 of the Master Plan,*** does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on September 11, 2013 by the Planning Commission; and"

Commissioner Phelps seconded the motion, which passed 6 to 0 to 1 with Commissioner McGuire opposed.

LP13-0005
Villebois Village Master Plan Amendment for Future Study Area
Planning Commission
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September 11, 2013 Planning Commission Actions:

- Notice of Decision
- Resolution UR13-0001
- Motion
- Draft Minutes (To be submitted separately)

September 11, 2013 Planning Commission Public Hearing Documents:

Attachment U: Emailed testimony dated September 11, 2013, from Janell Beals and a second email dated September 5, 2013 from Janell Beals and John Gurnick.

Attachment V: An email string ending on September 11, 2013, between Commissioner McGuire and City Staff, with Planning Director Chris Neamtzu responding to questions from Commissioner McGuire that included potential language changes.

Staff Report for September 11, 2013 Planning Commission Public Hearing including the following attachments:

- D. Existing Master Plan Figures and Proposed Master Plan Figures for Comparison (*Updated August 30, 2013 to include all changes proposed by the applicant as well as recommended changes from City staff and DKS Associates*)
- N. (Under separate cover) Entire Master Plan (Text, Tables, and Figures) showing changes proposed by applicant. Does not include Technical Appendices except for portion of Technical Appendix F proposed to be changed. See also Figure comparison in Attachment D.
- O. Text of Subchapter 4.1 of the Villebois Village Master Plan "Sanitary Sewer" showing changes recommended by City staff. See Attachment D for recommended changes to Figure 6.
- P. Text of Chapter 5 of the Villebois Village Master Plan "Circulation" showing changes recommended by DKS Associates in Attachment E. See Attachment D for recommended changes to Figures 5, 5A, and 7 to add Normandy trail connection from Future Study Area.
- Q. Edited Versions of List of Reference Documents (page 83 of Master Plan) and Technical Appendix Title Page and Table of Contents.
- R. Copy of this staff report, excluding the Conclusionary Findings, showing the changes from the version published August 7, 2013.
- S. Draft Resolution showing changes from August 14, 2013 resolution.
- T. Staff Response to August 14, 2013 testimony from Gary Templer.

August 14, 2013 Planning Commission Public Hearing Documents:

- Planning Commission Meeting Minutes
- Planning Commission Motion to continue meeting.

Attachment F1. Email from Andy James, dated August 6, 2013, left out of initial published version of Attachment F.

Attachment I. Revised Figure 1. Land Use Plan

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Villebois Village Master Plan Amendment for Future Study Area
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- Attachment J. Letter dated August 9, 2013, from Nancy Kraushaar sent to Wilsonville residents clarifying the scope of the proposed Villebois Village Master Plan Amendment in response to citizen comments to City Council.
- Attachment K. Online petition submitted by Jeff Williams with 207 signatures and 7 comments.
- Attachment L. Comments received between 12:00 p.m., August 7, the deadline for the meeting packet, and 2:00 p.m., August 14, the deadline for the meeting..
- Attachment M. Staff's PowerPoint presentation shown at August 14, 2013 Planning Commission Public Hearing.

Staff Report for August 14, 2013 Planning Commission Public Hearing including the following attachments:

- A. Applicant's Notebook (*Attached after Attachment H*)
- Section I) General Information
- IA) Introductory Narrative
- IB) Signed Application Form
- IC) Copy of Check for Application Fee
- ID) Copy of Mailing List for Public Notice *staff note: later revised*
- Section II) Proposed Master Plan Amendments
- IIA) Amendments to Master Plan Text & Tables
- IIB) Amendments to Master Plan Figures
- IIC) Amendments to Master Plan Technical Appendix F-Parks Capacity Analysis Drawings
- Section III) Supporting Findings
- A1. Application Form Signed by Bo Oswald for Northwest Wilsonville Properties, LLC.
- B. Draft Minutes from July 10, 2013 Work Session
- C. Additional changes to Master Plan suggested by City Staff including recommended new Appendix I to the Master Plan, "Sanitary Sewer Pump Station Requirements"
- D. Existing Master Plan Figures and Proposed Master Plan Figures for Comparison
- E. DKS Memorandum dated August 7, 2013 (recommendations to be included in amended Master Plan, Memorandum to be added to Appendix B of the Master Plan)
- F. Comments Received by Staff, Planning Commission and City Council through 12 p.m. on August 7, 2013. Additional comments received prior to 2 p.m. on August 14th will be made available at the Public Hearing.
- G. Minutes and Available Materials from Past Planning Commission Meetings Regarding the Future Study Area (*attached after Attachment H and Attachment A*), available at <http://www.ci.wilsonville.or.us/swvillebois>).
- H. Neighborhood Meeting Notes prepared by Pacific Community Design.

July 10, 2013 Planning Commission Work Session documents

- Minutes Excerpt
- Presentation shown by Daniel Pauly
- Presentation shown by Jim Lange of Pacific Community Design

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Villebois Village Master Plan Amendment for Future Study Area Planning Commission Record Index

- Replacement for Figure 1. Land Use Plan, July 3, 2013
- Attachment A: Introductory Narrative for Villebois Village Master Plan Amendment Clean Copy.
(This document was included in City Staff Copies of the packet and emailed to PC on July 5 and distributed at the meeting.)
- Staff Report dated July 3, 2013 for July 10, 2013 Planning Commission meeting including:
 - Attachment A: Introductory Narrative for Villebois Village Master Plan Amendment *(copy with edits shown – was included only in the Commissioner's packets – others only had clean copy included.)*
 - Attachment B: Pages from 2010 Villebois Village Master Plan with proposed edits, dated May 31, 2013.
 - Attachment C: Figures from 2010 Villebois Village Master Plan with proposed edits, dated May 31, 2013.

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Villebois Village Master Plan Amendment for Future Study Area
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NOTICE OF DECISION
PLANNING COMMISSION
RECOMMENDATION OF APPROVAL TO CITY
COUNCIL

FILE NO.: LP13-0005

PROPERTY OWNER: Northwest Wilsonville Properties, LLC

APPLICANT: Polygon Northwest Company

REQUEST: The Wilsonville Planning Commission recommend that the Wilsonville City Council adopt an ordinance amending the Villebois Village Master Plan for the "Future Study Area" establishing the general land use framework in terms of type or types of uses, open space considerations, circulation and utilities.

After conducting public hearings on August 14, 2013 and September 11, 2013, the Planning Commission voted to recommend this action to the City Council by passing Resolution No. LP13-0005.

The City Council is scheduled to conduct a Public Hearing on this matter on October 7, 2013, at 7:00 p.m., at the Wilsonville City Hall, 29799 SW Town Center Loop East.

For further information, please contact Daniel Pauly, AICP, Associate Planner, at 29799 SW Town Center Loop East, or telephone (503) 682-4960.

**PLANNING COMMISSION
RESOLUTION NO. LP13-0005**

A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THAT THE WILSONVILLE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN FOR THE "FUTURE STUDY AREA" ESTABLISHING THE GENERAL LAND USE FRAMEWORK IN TERMS OF TYPE OR TYPES OF USES, OPEN SPACE CONSIDERATIONS, CIRCULATION AND UTILITIES.

WHEREAS, the applicant, Polygon Northwest, on May 31, 2013 submitted an application and supporting materials to the City to amend the Villebois Village Master Plan consistent with the statement on page 10 of the Villebois Village Master Plan that, "the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal;" and

WHEREAS, the Wilsonville Planning Commission has held a work session on July 10, 2013, followed by a public hearing on August 14, to discuss and take public testimony concerning proposed amendment to the Villebois Village Master Plan; and

WHEREAS, the Planning Commission, determining it needed more time to review the record, deliberate and consider public testimony continued the public hearing, holding the record open, until September 11, 2013; and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted proposed Villebois Village Master Plan amendment to the Planning Commission, along with an amended staff report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 96 property owners within the City limits, a list of interested agencies, emailed to 25 people, and were posted in three locations throughout the City and on the City website, held a Public Hearing on August 14, 2013 to review the proposed Villebois Village Master Plan Amendment, and to gather additional testimony and evidence regarding the proposed Amendment; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including staff recommendations and all exhibits and testimony introduced and offered by all interested parties.

WHEREAS, the Planning Commission serves as a legislative advisory body making recommendations to the City Council related to Comprehensive Plan and general Land Use and Development regulations; and

WHEREAS, with regards to Villebois development, the Planning Commission's role is limited to making recommendations to the City Council related to amendments to the Villebois Village Master Plan and other legislative matters; and

WHEREAS, while the applicant, consistent with the level of Master Plan detail for other areas of Villebois, has preliminarily indicated a specific number of single-family lots in the Future Study Area, the Planning Commission is not recommending approval of a specific number of lots for the Future Study Area but rather recommending approval of the proposal to locate single-family lots within the medium-to-estate land use category identified in the Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report, as presented at the September 11, 2013 public hearing, including the findings and recommendations contained therein and including the proposed revisions contained on Attachment V, which amend the language to the text of the Master Plan on page 10 and to Policy 2 on page 14 of the Master Plan, does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on September 11, 2013 by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 11th day of September 2013, and filed with the Planning Administrative Assistant on September 12, 2013



Wilsonville Planning Commission

Attest:



Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

Chair Ben Altman:	<u>Aye</u>
Commissioner Eric Postma:	<u>Aye</u>
Commissioner Peter Hurley:	<u>Aye</u>
Commissioner Al Levit:	<u>Aye</u>
Commissioner Marta McGuire:	<u>Nay</u>
Commissioner Phyllis Millan:	<u>Aye</u>
Commissioner Ray Phelps:	<u>Aye</u>

PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 11, 2013
6:00 P.M.

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

MOTIONS

VI. PUBLIC HEARING

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

The following exhibits were entered into the record:

Draft Resolution No. LP13-0005

- Attachment U: Emailed testimony dated September 11, 2013, from Janell Beals and a second email dated September 5, 2013 from Janell Beals and John Gurnick.
- Attachment V: An email string ending on September 11, 2013, between Commissioner McGuire and City Staff, with Planning Director Chris Neamtzu responding to questions from Commissioner McGuire that included potential language changes.

Commissioner Postma moved to adopt Resolution No. LP13-0005, recommending to City Council the approval of LP13-0005 with the amendments to the Resolution as read into the record by Assistant City Attorney Barbara Jacobson, and the addition of Attachments V and U.

(Note: added language in bolded, italicized text)

The third paragraph on Page 2 of Resolution LP13-0005 was amended to state:

"NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report as presented at the September 11, 2013 public hearing, including the findings and recommendations contained therein and, ***including the proposed revisions contained on Attachment V, which amend the language to the text of the Master Plan on page 10 and to Policy 2 on page 14 of the Master Plan,*** does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on September 11, 2013 by the Planning Commission; and"

Commissioner Phelps seconded the motion, which passed 6 to 0 to 1 with Commissioner McGuire opposed.

LP13-0005
Villebois Village Master Plan Amendment for Future Study Area
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Staff Report for September 11, 2013 Planning Commission Public Hearing including the following attachments:

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- N. (Under separate cover) Entire Master Plan (Text, Tables, and Figures) showing changes proposed by applicant. Does not include Technical Appendices except for portion of Technical Appendix F proposed to be changed. See also Figure comparison in Attachment D.
- O. Text of Subchapter 4.1 of the Villebois Village Master Plan "Sanitary Sewer" showing changes recommended by City staff. See Attachment D for recommended changes to Figure 6.
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- S. Draft Resolution showing changes from August 14, 2013 resolution.
- T. Staff Response to August 14, 2013 testimony from Gary Templer.

From: Neamtzu, Chris
Sent: Wednesday, September 11, 2013 9:27 AM
To: Straessle, Linda; Pauly, Daniel
Subject: FW: Email Testimony for Tonight's Meeting

From: Janell Beals [mailto:janell@isabellaandmax.com]
Sent: Wednesday, September 11, 2013 7:05 AM
To: Talk2PC
Subject: Email Testimony for Tonight's Meeting

Members of the Planning Commission,

Last week I received the Attachment N document, after sending in testimony via email as I will not be able to attend tonight's meeting due to travel. Having read the document I feel I must send in additional comments in lieu of being able to testify in person at the meeting tonight.

I strongly disagree with the statements in the document claiming the city has conducted adequate study for development of the LEC, an area specifically designated as a "Future Study Area." What real and meaningful study has been completed?

I also strongly disagree there has been an adequate public process and believe the Planning Commission itself has failed to respond to the public call out for additional study and dialogue. I am disappointed in the process and the fact the proposal has not been responsive to the concerns raised by a very significant number of citizens. The commissioners have expressed appreciation for citizen involvement, but then have proceeded to ignore virtually all of their input. If you truly do want residents of Wilsonville to become more active in city processes and issues, you can not react to exactly that kind of involvement in a way that so strongly disenfranchises them.

Thank you, Janell

Janell Beals
Founding Editor - House of Fifty
Read the [House of Fifty Anniversary Issue!](#)

janell@isabellaandmax.com
<http://blog.houseoffifty.com> - A Lifestyle Blog
www.houseoffifty.com - Online Magazine
 [Facebook](#)  [Twitter](#)

I

From: janell@isabellaandmax.com [mailto:janell@isabellaandmax.com]
Sent: Thursday, September 05, 2013 12:01 PM
To: Talk2PC
Subject: Testimony on the LEC Plan

To the members of the Planning Commission,

As my husband and I are unable to attend the meeting scheduled for September 11, a continuation of the previous meeting held in August, we wish to submit written testimony regarding the issues the Planning Commission will make recommendations on to the City Counselors regarding the Polygon plan for the LEC.

1. We strongly disagree with the argument presented by some Planning Commissioners that the plan for the LEC should be approved as presented based on the belief it is in keeping with the characteristics of the S.A.P. South development. Reviewing the Villebois Master Plan map, noting exactly where the border of the S.A.P. South falls, over 25 Neighborhood Parks, Pocket Parks and Linear Greens fall within its borders for the approximately 400 homes. Based on this ratio, to be consistent with S.A.P. South, the LEC development should include a minimum of 6 Neighborhood Parks, Pocket Parks or Linear Greens.

The proposed Polygon plan includes one Pocket Park, set off to the side of the homes in the forested area, and two very small slices of Linear Greens. Again, to be consistent with S.A.P. South there would need to be, at an absolute bare minimum, at least one Neighborhood Park placed within the grid of homes in addition to what is currently shown in the plan.


2. It is key that a recommendation stating a limit of the number of homes allowed to be built in the LEC be provided by the Planning Commission. A limit and preferably a reduction of the number of homes built will go a long way in addressing many of the concerns the development of this land presents, most notably traffic through narrow streets at the corner of Normandy and Villebois Dr S. and overcrowding issues at the schools, which is becoming a real problem for the city of Wilsonville. It is of concern when we hear Commissioners stating that these specifics can be addressed in the next phase of the development process, passing the responsibility of ensuring this land is developed properly to others.

3. It is key that language be included in the Planning Commission recommendation that the lot sizes cannot be adjusted from what is currently represented in the plan: Standard, Large and Estate. And what exactly are the square footage of these specific lot categories? That would be important to make clear. As the community has seen recently, lots once designated and approved for one size have been amended to allow smaller lots be developed, increasing the total number of homes built within a specific area. This should absolutely not be permitted to occur in the development of the LEC land.

Thank you for taking our comments into consideration,

Janell Beals and John Gurnick
11964 SW Lausanne St
Wilsonville, OR 97070

Janell Beals
Founding Editor - House of Fifty
Read the [House of Fifty Anniversary Issue!](#)

janell@isabellaandmax.com
<http://blog.houseoffifty.com> - A Lifestyle Blog
www.houseoffifty.com - Online Magazine
 [Facebook](#)  [Twitter](#)

From: Neamtzu, Chris
Sent: Wednesday, September 11, 2013 4:05 PM
To: Marta McGuire (marta.mcguire@gmail.com); Al Levit (levitrehberg@frontier.com); Ben Altman (baltman@sfadg.com); Peter Hurley (pkhurley1@gmail.com); phyllmikey@frontier.com; espostma@comcast.net; Ray Phelps (Ray.Phelps@awin.com); Fred.Gast@PolygonHomes.com; stacy@pacific-community.com; Jim Lange
Cc: Jacobson, Barbara; Pauly, Daniel; Straessle, Linda
Subject: RE: A Few Notes on Villebois Packet Materials

Commissioner McGuire,

Daniel and I have prepared responses to the issues you raised today.

I am sending this to the entire Commission and the applicant's team so that there is time to read and digest the responses and recommendations. Please remember to not 'reply to all' as that will create a public meeting. If there are any additional questions, please let me know.

Thank you,

Chris Neamtzu, AICP
Planning Director
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070
503.570.1574
neamtzu@ci.wilsonville.or.us

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

From: Marta McGuire [<mailto:marta.mcguire@gmail.com>]
Sent: Wednesday, September 11, 2013 10:35 AM
To: Pauly, Daniel; Neamtzu, Chris
Subject: Re: A Few Notes on Villebois Packet Materials

Daniel and Chris:

A couple of comments:

Meeting Process

-Why are the public hearings second on the agenda again? The commission previously agreed that public hearings would always be first on the agenda. I am not sure why the protocol is not being followed. I expressed my concern at the last meeting when we had work sessions before and tonight's agenda is again puts the hearings later on the agenda

My apologies for not setting the agenda consistent with previous Commission direction. I was trying to balance the significant hourly cost of consultants for what appeared to be a short worksession with the public's desire to be able to get to a public meeting at a time that affords travel, dinner and other important family and work

considerations. I will direct the Goal 10 housing consultants to wrap up the worksession no later than 7:00 which will allow for ample time to conduct the public hearings.

Proposed Amendment

-We had discussed at the last meeting proposing some policy language to be added to the master plan text to help guide the development of the future study area and provide guidance for the DRB when they go through the refinement process. Specifically, we discussed adding language that provides guidance for increased parks and gathering spaces and language that would encourage that the lot size stay in the larger lot size range and at a lower density (there is precedent for this in other parts of the plan).

I recall that you did suggest adding language at the last hearing. Following up on that request, however, after thorough analysis additional park language is not appropriate from staff's perspective. Staff has looked carefully at the park issue looking at the Master Plan language and the various related figures. As stated on page 13-14 of the staff report, the parks as designed are supported by the Master Plan parks and open space language. As also stated on page 13, Figure 5B shows linear greens and pocket parks only in a minority of blocks throughout the Villebois Village. Staff cannot find criteria in either the Master Plan or Development Code that would support requiring additional land in the Future Study Area to be dedicated to park uses.

While the Development Code is not being applied yet, WC Section 4.113 includes language that addresses at your concern in that active open space is different than preserved natural areas. In this section, while natural areas preserved under SROZ regulations count towards meeting open space requirements for residential development, there is also a minimum usable open space requirement. Under these regulations, a 110 or so lot subdivision with more than 25% SROZ would be required to provide approximately 0.55 acres of usable open space. As a comparison, the Future Study Area provides in excess of 0.55 acres of usable open space. Additionally, the proposed open space is more active than many others in the City as it includes a substantial amount of walking/jogging trails, seating, and creative play opportunities.

Regarding lot size, the language is clear, in both the staff report and the Resolution that the approval is of detached single family homes in the 2nd (medium to estate) land use category. This language will serve as sufficient qualitative criteria when reviewing refinements preventing the use of the quantitative allowance to add small lot or smaller units in the Future Study Area. However, Staff would be supportive of adding language to the text of the Master Plan on page 10 to as follows:

The revised paragraph could read (red underline are applicant's proposed changes, potential staff additions in blue underline):

"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 residential land uses in the Future Study area will be limited to single-family lots in the medium to estate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois."

Similar language could be added to Policy 2 on page 14 along with additional language explaining the relationship of the Future Study Area and the neighborhood concept of Villebois.

The revised policy would read:

- “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 in 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, which includes residential uses being limited to single-family lots in the medium to estate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois. ~~and the~~ Due to its location outside the general trapezoidal shape of Villebois and distance from the Village Center and neighborhood commons as well as its relatively small size, the Future Study Area 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.”

The proposed amendment states on page 14, policy 2 that the future study area does not need be considered a "neighborhood plan" as defined in section 2.1 of the master plan. Therefore, it does not need to contain any of the required elements of the Villebois neighborhoods, which holds this land to a much lower standard than the rest of the neighborhoods in the development. I do not think this is acceptable.

This is a matter of practicality for any plan for the Future Study Area. The Future Study Area must meet all other design elements of Villebois. The following is the list of defining elements of the Villebois Neighborhood and a discussion related to the Future Study Area.

One-quarter mile in radius- the Future Study Area is not large enough to create a ¼ mile radius full neighborhood.

Neighborhood Edges defined by roadway system-The edge is defined by Grahams Ferry Road and as much as possible on the other edges in considering the natural resources involved. Graham Oaks Nature Park and the Open Spaces preserved also create desirable edges.

A mix of housing types- This has to do with scale. It is similar to other corners of Villebois, but is not large enough to accommodate the full range of housing types envisioned for Villebois.

A commons at each neighborhood- A commons as described in the master plan is not feasible to be supported financially and otherwise by the number of potential homes in the Future Study Area.

The Village Center at the confluence of the neighborhoods- not applicable

Open Space linkages between the neighborhoods and to adjacent open spaces- Linkages are provided and are balanced with the desire to preserve natural areas. It is not desirable to provide wide, paved linear greens with grassy areas to the detriment of native trees and natural areas (ie additional unnecessary tree removal and habitat loss).

As shown in Figure 2, 3 circles representing the ¼ mile radius of the neighborhoods mostly fill the trapezoidal shape of the Villebois Village meeting at the Village Center. More than anything, the exception to the neighborhood concept for the Future Study Area simply acknowledges it does not fit neatly into the trapezoid. Language could be added to Policy 2 on page 14 to further explain the relationship between the Future Study Area and the neighborhood concept, see suggested language above.

Additionally, the fact that the SAP/PDP process "encourages" additional parks is not satisfactory to me. If this area does not need to meet the requirements of a "neighborhood plan," then we should have language that either

proposed more acreage dedicated to park or specifically states there needs to be a common area or gathering space

As both staff and the applicant stated in the previous public hearing, and as stated in the staff report, the proposed park plan provides a gathering space at the center of the Future Study Area and is consistent with the park related goals, policies, and implementation measures of the Master Plan. The Master Plan standards have been applied as a minimum with PDP's consistently coming in for DRB review with additional parks and open space beyond the Master Plan.

Can we make a recommendation that adds either a Goal or and Implementation Measure? For example, something like:

The future study area will be developed consistent with the other neighborhoods in the Villebois Master Plan. The area shall provide a public open space that defines the center of the neighborhood and is complemented with additional parks and open spaces. Future refinements shall provide for increased linkages and connections to the other neighbourhoods in Villebois through linear greens and trails. This neighborhood will include a mix of single family detached housing types with larger lots sizes from XXX to XXX. The estate and larger homes will be located along Grahams Ferry Road, Villebois Drive and face Grahams Oaks, to help make a soft transition between the built and the natural environment.

See possible language changes above. We cannot impose requirements that are not required by the Master Plan and have not been imposed on other land owners and developers. The DRB will have significant input into the layout of the homes as well as the number of homes.

Questions

What guidance will the DRB use to determine number of lots and mix of lot sizes? What is the criteria they will use to make this decision? What elements will they refer back to in the master plan?

The DRB will use the Comprehensive Plan (including the Villebois Master Plan) and the Development Code applicable review criteria to guide decisions on the specific land use proposals. The criterion include but are not limited to specific code sections on traffic, level of service, safety, trees, parks, open space, SROZ and infrastructure capabilities. The criteria are extensive.

General Comments

A general comment, I have received a lot of negative feedback from residents on the way both the Planning Commission and the city have handled the public involvement around this amendment. Main reasons:

- The neighborhood meetings were conducted after the work session. This is not proper sequencing public process and stakeholder engagement.
- The commission expressed their concern about this approach, multiple commissioners requested an additional work session, but one was not scheduled. I feel responsible for not making a motion at the meeting to encourage this to happen.
- The city received a petition from 225+ residents requesting the city conduct additional study around the area and further engage the public, this also was ignored. I feel like at a minimum the CCI should have help a meeting to at least explain the process in person and clarify questions.

Overall, given the amount of time and work that went into developing all the other elements of the master plan, I believe additional stakeholder engagement and discussion should have been conducted around this study area.

I do not believe we adequately met our goals for Citizen Involvement. Given that we are also the Committee for Citizen Involvement and we have residents asking them to engage them, I think we could have responded differently. I'm concerned that our actions will discourage people from engaging in the planning process in the future. I would be interested in any suggestions you may have that we could address this issue in advance of this going to City Council.

It is important to note that there is no code requirement for neighborhood meetings, in this case, the applicant held two. There is also no requirement for a Planning Commission work session prior to public hearings. These were specific steps in the public engagement process that went above and beyond the minimum requirements in an attempt to inform and engage the public in the process. There were modifications to the applicant's original proposal that derived directly from citizen input. To date, there has been good public comment on the application and no decisions have been made. The Master Plan identifies the 'developer' as the party responsible for the changes to the Master Plan. An application was received for legislative changes to the Plan that warrants due process. The vast majority of process is ahead of us with the Planning Commission's continued public hearing followed by City Council hearings, future DRB review and public hearing followed by another City Council public hearing.

Thanks!

Marta

On Fri, Sep 6, 2013 at 3:30 PM, Pauly, Daniel <pauly@ci.wilsonville.or.us> wrote:

Dear Planning Commissioners

I wanted to clarify a few items concerning the September 11th packet materials for the Villebois Village Master Plan Amendment.

1. Attachment N (the new notebook showing Master Plan changes) does not include any new changes, it was simply something we asked Polygon to put together for easier reference. The exception is a couple numbers related to parks acreage that were not previously updated to reflect the design changes made back in July following the work session and neighborhood meetings.
2. A key part of the staff report to bring to your attention to are summaries of the changes followed by related lists of specific changes on pages 3-10 of the staff report.
3. The Master Plan Figures in Attachment N and Attachment D are similar. The difference is Attachment D includes Figure changes recommended by the City's Engineering staff and DKS Associates in addition to Polygon's proposed changes and provides both "current" and "proposed" copies of each Figure for comparison. Figures in Attachment N only include the changes proposed by Polygon. I recommend using Attachment D to examine the Figure changes listed on pages 3-10 of the staff report.

4. A redlined version of the beginning pages of the staff report showing the changes since August 14th is included as Attachment R beginning on page 103 of 124 (the attachment letter did not print correctly in the header). No changes were made to the Conclusionary findings, so there were not included in this Attachment.

I am happy to answer any additional questions you have regarding this application. As a reminder, please do not use reply all in replying to this email.

Thanks



Daniel Pauly, AICP | Associate Planner | City of Wilsonville | Planning Division

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Disclosure: Messages to and from this E-mail address may be subject to Oregon Public Records Law.

PLANNING COMMISSION STAFF REPORT

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

ISSUE BEFORE THE COMMISSION:

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

EXECUTIVE SUMMARY/ INTRODUCTION:

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

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

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

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

Background

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

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

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

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

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

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

Proposed Amendment

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

1. Land Use:

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

Specific Changes:

Master Plan Text

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

Master Plan Figures

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

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

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

2. Streets, Circulation, Connectivity:

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

Specific Changes:

Master Plan Text

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

Master Plan Figures

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

3. Parks, Trails, and Open Space:

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

Specific Changes:

Master Plan Text

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

Table 1: Park Programming Matrix:

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

Master Plan Figures

- Figure 5 – Parks and Open Space Plan

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

Technical Appendix F:

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

4. Sewer Lift Station:

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

Specific Changes:

Master Plan Text

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

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

Master Plan Figures

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

Technical Appendices

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

5. Specific Area Plan Boundary

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

Specific Changes:

Master Plan Text

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

Master Plan Figures:

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

6. Stormwater and Rainwater Facilities

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

Specific Changes:

Master Plan Figures:

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

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

Specific Changes:

Master Plan Text:

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

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

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

Master Plan Figures:

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

General, Editorial, and Miscellaneous Changes

Specific Changes:

Master Plan Text:

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

Master Plan Figures:

- All applicable figures

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

Technical Appendices:

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

EXPECTED RESULTS:

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

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

TIMELINE:

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

COMMUNITY INVOLVEMENT PROCESS:

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

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

DISCUSSION TOPICS:

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

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

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

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

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

The Villebois Process and Determining Number of Lots

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



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

Number of Houses/Density

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

Nature and Location of Parks in the Future Study Area

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

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

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

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

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

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

PLANNING COMMISSION'S FINDINGS AND RECOMMENDATION

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

ATTACHMENTS

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

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

CONCLUSIONARY FINDINGS

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

COMPREHENSIVE PLAN COMPLIANCE

Standards for Approval of Plan Amendments

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

a. Conformance with Other Portions of the Comprehensive Plan

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

Finding: These criteria are satisfied.

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

b. Amendment is in the Public Interest

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

Finding: This criterion is satisfied.

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

c. Public Interest and Timing of Amendment

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

Finding: This criterion is satisfied.

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

d. Adequately Addressing Specific Factors

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

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

Finding: These criteria are satisfied.

Explanation of Finding:

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

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

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

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

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

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

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

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

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

e. Conflict with Metro Requirements

CP5. **Review Criteria:** “Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.”

Finding: These criteria are satisfied.

Explanation of Finding: Findings MT1 through MT3 analyzed the proposed changes for compliance with Metro regulations and demonstrate that conflicts do not exist.

Citizen Involvement

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

Policy 1.1.1: Wide Range of Public Involvement

CP6. **Review Criterion:** “The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.”

Finding: This criterion is satisfied.

Explanation of Finding: An extensive public involvement process was held for the adoption of the original Villebois Concept Plan and Villebois Village Master Plan. The Planning Commission and City Council are holding public work sessions and public hearings to review the proposed amendments. In addition, the applicant has voluntarily held neighborhood meetings.

Implementation Measure 1.1.1.a. Early Public Involvement

CP7. **Review Criterion:** “Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in “draft” form, thereby allowing for community involvement before decisions have been made.”

Finding: This criterion is satisfied.

Explanation of Finding: The City staff and the applicant’s representative received feedback early in the planning process which was incorporated into the proposed amendments. The input came from the Planning Commission Work Session, various email correspondence, and neighborhood meetings.

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

Policy 1.2.1: User Friendly Information

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

Finding: This criterion is satisfied.

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

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

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

Finding: These criteria are satisfied.

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

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

CP10. **Review Criteria:** “The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.” “Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and private utilities. Draft documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.”

Finding: These criteria are satisfied.

Explanation of Finding: Metro, as a neighboring property owner, is being notified of the proposal. Other public agencies and utilities will be notified and given opportunity to comment as the project moves into the quasi-judicial review for land use entitlements which is the appropriate time given the lack of detail provided for in the master plan. The City of Wilsonville, as provider of sewer and water and the local road authority is aware of and reviewing the proposed Master Plan amendments.

Urban Growth Management

Goal 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.

Policy 2.1.1. Support Development of Land Consistent with Comprehensive Plan Designation

CP11. **Review Criterion:** “The City of Wilsonville shall support the development of all land within the City, other than designated open space lands, consistent with the land use designation of the Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: By processing this application, and working with the developer and neighbors, the City continues to support development of property within the City and the Villebois Village, except the open space areas, consistent with the land use designation of Residential-Village in the Comprehensive Plan.

Implementation Measure 2.1.1.a. Allow Development Consistent with Zoning and Comprehensive Plan

CP12. **Review Criterion:** “Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.”

Finding: This criterion is satisfied.

Explanation of Finding: The only zoning designation available consistent with the Comprehensive Plan Map designation of Residential-Village is the Village Zone. Any property within the Villebois Village not currently zoned Village is expected to do so through a quasi-judicial process at the time of a development proposal. This report demonstrates compliance with requirements of the comprehensive plan.

Implementation Measure 2.1.1.b. Accommodate Workers Employed Within the City

CP13. **Review Criterion:** “Allow urbanization to occur to provide adequate housing to accommodate workers who are employed within the City.”

Finding: This criterion is satisfied.

Explanation of Finding: The Villebois Village Master Plan was previously found to support this implementation measure. The provision of additional housing units as indicated in the proposed Figure 1 further supports the implementation measure.

Policy 2.2.1. Plan for Urbanization

CP14. **Review Criterion:** “The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.”

Finding: This criterion is satisfied.

Explanation of Finding: The area covered by the Villebois Village Master Plan is within the Urban Growth boundary and adoption of the plan to provide necessary plan components for the entire area supports this policy.

Implementation Measure 2.2.1.b. Fair Share to Increase Development Capacity

CP15. **Review Criterion:** “The City of Wilsonville, to the best of its ability based on infrastructure provided at the local, regional, and state levels, shall do its fair share to increase the development capacity of land within the Metro UGB.”

Finding: This criterion is satisfied.

Explanation of Finding: By anticipating potential development throughout the Villebois Village and sizing utilities accordingly the City has helped enable development capacity of the land in the Villebois Village within the Metro UGB.

Public Facilities and Services

Policy 3.1.2. Concurrency

CP16. **Review Criterion:** “The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).”

Finding: This criterion is satisfied.

Explanation of Finding: It is anticipated all facilities and services will be provided at the time of development consistent with the requirements of the City’s Development Code. A final check of concurrency will be completed by the Development Review Board as part of the Preliminary Development Plan.

Policy 3.1.3. Payment for and Benefits from Facilities and Services

CP17. **Review Criterion:** “The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services or those benefiting from such facilities and services, pay for them.”

Finding: This criterion is satisfied.

Explanation of Finding: The City will continue its existing policies to ensure expanded facilities and services for by development.

Implementation Measures 3.1.4.b.-c. Sanitary Sewer Capacity

CP18. **Review Criteria:** “The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities.” “Based on the service capacity and the permit monitoring program, the City shall plan and appropriately schedule future expansions of the wastewater treatment plant.”

Finding: These criteria are satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan sewer capacity calculations enables development of the entire Villebois Village. One change related to sewer capacity clarified in the amended Master Plan is clarification on the pump station requirements in the southwest portion of property for the area formerly labeled “Future Study Area.”

Policy 3.1.5. Water Service Capacity

CP19. **Review Criteria:** “The City shall continue to develop, operate and maintain a water system, including wells, pumps, reservoirs, transmission mains and a surface water treatment plant capable of serving all urban development within the incorporated City limits, in conformance with federal, state, and regional water quality standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan water capacity calculations enables development of the entire Villebois Village.

Parks/Recreation/Open Space, Environmental Resources and Community Design

Policies 3.1.11., 4.1.5. and Implementation Measures 3.1.11.a. ,4.1.5.d.-g.,aa. . Conservation of Natural, Scenic, and Historic Areas

CP20. **Review Criteria:** These policies and implementation measures require and encourage conservation of natural resources, as well as scenic and historic areas.

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan amendment continues to show preservation of natural resource areas, including the newly identified Open Space 3. Subsequent Specific Area Plan review requires a Historic/Cultural Resource Inventory, Significant Resource Impact Report, and Tree inventory be reviewed. These components of the Specific Area Plan process identify resources and enable conversation.

Implementation Measure 3.1.11.b. Adequate Diversity and Quantity and Active and Passive Recreation

CP21. **Review Criterion:** “Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.”

Finding: This criterion is satisfied.

Explanation of Finding: The Villebois Village Master Plan has previously been found to have adequate diversity and quantity. The addition of trails, play areas, preserved open space adding additional recreational opportunities, both passive and active, as shown in the proposed Figures 5, 5A, and 5B as well as the additional Park Capacity Drawings in Appendix F add to both the diversity and quantity.

Implementation Measure 3.1.11.e. Small Neighborhood Parks and Ownership

CP22. **Review Criterion:** “Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.”

Finding: This criterion is satisfied.

Explanation of Finding: Small neighborhood park areas maintained by the homeowners association are shown are shown throughout residential areas in the proposed amended Master Plan. See Figure 5B.

Implementation Measure 3.1.11.g. Development Contributing to Open Space

CP23. **Review Criterion:** “Where appropriate, require developments to contribute to open space.”

Finding: This criterion is satisfied.

Explanation of Finding: The policy of requiring developments to contribute to open space continues and is reflected in the additional open space, pocket park, and linear greens shown in the proposed amended Master Plan. See Figure 5B.

Implementation Measure 3.1.11.i and 4.1.5.k. Limited Access Natural Areas

- CP24. **Review Criterion:** “Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.” “Develop open, limited, or restricted access natural areas connected where possible by natural corridors, for wildlife habitat, watershed, soil and terrain protection. Preservation of contiguous natural corridors throughout the City for the protection of watersheds and wildlife will be given priority in land use decisions regarding open space.”

Finding: This criterion is satisfied.

Explanation of Finding: Limited access natural areas continues to be a design consideration of the Villebois Village. The largest limited access natural area continues to be the Coffee Lake Natural Area.

Implementation Measure 3.1.11.j, 4.1.5.l. Natural Area Access and Knowledge

- CP25. **Review Criterion:** “Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.” “Identify areas of natural and scenic importance and give them priority in selection of public open space. Where legal rights of access have been acquired, extend public access to, and knowledge of such areas, in order to encourage public involvement in their preservation.”

Finding: This criterion is satisfied.

Explanation of Finding: Where, appropriate natural area access continues to be provided, especially in Open Space 2 and 3.

Implementation Measure 3.1.11.p. New Developments and Usable Open Space

- CP26. **Review Criterion:** “New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway, and other open space areas identified as environmentally sensitive or hazardous areas for development.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended Master Plan figures continue to show open space beyond what is required by the Development Code.

Implementation Measure 4.1.5.j. New Developments and Usable Open Space

- CP27. **Review Criterion:** “Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended Master Plan show open space beyond what is required by the Development Code. The open space conforms to the characteristics of the land by incorporating upland forests and wetlands that are desirable to preserve, including the newly labeled Open Space 3. See Figure 5B.

Implementation Measure 4.1.5.gg. On-Site Drainage Design

CP28. **Review Criterion:** “Where possible, on-site drainage should be designed to preserve natural drainage channels and to allow for ground water infiltration. Man-made structures should be designed to complement the natural system. It is not the intent of this Measure to encourage unsightly and unsafe open ditches. Rather, open drainage systems should be designed to accent natural creeks and drainage channels and provide an attractive natural area-like appearance.”

Finding: This criterion is satisfied.

Explanation of Finding: The requirements in the Villebois Village for on-site drainage, preserving natural drainage channels, and innovate rainwater components remain a requirement and are incorporated throughout the Master Plan area. See Figure 6A and 6B.

Implementation Measure 4.1.5.ii. Architectural and Community Design

CP29. **Review Criterion:** “The design of developments within the community can be regarded from two viewpoints: the design of structures as they relate to site and function (architectural design) and, their relationship to the surrounding area (community design). Both aspects shall be considered to be of equal importance. Good architectural design is necessary to provide visual variety and allow for individual identity. At the same time, good community design provides a sense of unity with other development while eliminating conflicting appearances.”

Finding: This criterion is satisfied.

Explanation of Finding: The architectural and community design standards contained in the Architectural Pattern Book and Community Elements Book as well as the Village Zone standards continue to be applied throughout Villebois to ensure quality architectural and community design.

Transportation

Goal 3.2: *To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principle reliance upon any one mode of transportation.*

Policy 3.2.1. and Implementation Measures 3.2.1.a.- b. Safe, Well-connected, and Safe Transportation Network

CP30. **Review Criterion:** “Provide a safe, well-connected, and efficient system of streets and supporting infrastructure for all travel modes.” “Plan and implement a well-connected

network of streets and supporting improvements for all applicable travel modes.”
“Provide safe and efficient multi-modal travel between the connecting roadways (and the surface street network, if applicable).”

Finding: This criterion is satisfied.

Explanation of Finding: Streets and trails are shown in the proposed Master Plan amendments supporting a variety of travel modes with multiple connections. Details of safety and capacity will be reviewed in more detail in subsequent quasi-judicial applications.

Goal 3.3: *To achieve adopted standards for increasing transportation choices and reducing reliance on the automobile by changing land use patterns and transportation systems so that walking, cycling and use of transit are highly convenient and so that, on balance, people need to and are likely to drive less than they do today.*

Policy 3.3.1. and Implementation Measures 3.3.1.c. Increased Access to Alternative Modes

CP31. **Review Criterion:** “The City shall provide facilities that allow people to reduce reliance on single occupant automobile use, particularly during peak periods.” “Plan for increased access to alternative modes of transportation, such as bicycling, transit and walking.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amended Master Plan continues to show trails, paths, bike facilities, block lengths, etc. to allow people to reduce reliance on single occupant automobiles. The proposed amended Master Plan shows additional trail and sidewalk connections to further access to alternative transportation modes.

Land Use and Development: General Development

Goal 4.1 *To have an attractive, functional, economically vital community with a balance of different types of land uses.*

Policy 4.1.1. Land Use and Planning Activities to Achieve Goal 4.1

CP32. **Review Criteria:** “The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.”

Finding: These criteria are satisfied.

Explanation of Finding:

Attractive: The entirety of the Villebois Village will continue to be required to meet design standards, assuring an attractive area of the community. In addition to the European-inspired design of the houses, the incorporation of so many trees and open space into the Village adds to the aesthetic value.

Functional: Sewer and water capacity are available or planned for the entire Village, the entire Village is being planned with facilities to enable adequate pedestrian, bicycle, and vehicle circulation. Parks are being provided consistent with City standards. All other functional requirements of the City’s development standards will be applied to development on the site.

Economically Vital: The continued development of the Villebois Village will create construction jobs, help support future and current commercial enterprises, and add housing to support continued demand.

Balance of Different Types of Land Uses: As shown in the proposed Figure 1 and wide mix of land uses consistent with the mixed-use Village Zone continue to be provided.

Land Use and Development: Residential Development

Policy 4.1.4 *The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.*

Implementation Measure 4.1.4.b.,d.,j., and o. Variety and Diversity of Housing Types

CP33. **Review Criteria:** “Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.” “Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.” “The City shall have a diverse range of housing types available within its City limits.” “The City will encourage the development of housing of various types and densities. Guided by the urbanization, public facilities, and economic elements, the City will, however, manage residential growth to ensure adequate provision of public facilities and that proposed housing satisfies local need and desires, i.e., type, price and rent levels.”

Finding: These criteria are satisfied.

Explanation of Finding: The currently adopted Master Plan provides for sufficient utilities to service the entirety of the Villebois Village. The Villebois Village provides a variety of housing types with, generally speaking, the denser housing types toward the center of the project, with less dense single-family development around the edges. The proposed mix of housing for the area currently designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge. A variety of housing continues to be provided in Villebois Village.

Implementation Measure 4.1.4.c. Safe, Convenient, Healthful, Attractive, Encouraging Planned Developments and Clusters

CP34. **Review Criteria:** “Establish residential areas that are safe, convenient, healthful, and attractive places to live while encouraging variety through the use of planned developments and clusters.”

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan helps to implement a vision of a safe, convenient, healthful, and attractive mixed-use development on and around the site of the former Dammasch State Hospital. The amended Master Plan continues to enable the use of planned developments and cluster housing. If the Future Study Area was not included in the Master Plan it could be developed separately and not follow the same vision as the neighboring Villebois Village.

Residential-Village

Policy 4.1.6. Residential-Village to Create Livable, Sustainable Areas

CP35. **Review Criteria:** “Require the development of property designated “Residential-Village” on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan maintains and expands those components supporting Villebois as a livable, sustainable urban area. These components include preservation of significant natural areas and trees, accommodating multi-modal transportation, and using innovative rainwater management.

Implementation Measure 4.1.6.a. Residential-Village Map Areas Guided by Villebois Village Concept Plan

CP36. **Review Criteria:** “Development in the “Residential-Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.”

Finding: These criteria are satisfied.

Explanation of Finding: By using a mix and pattern of uses similar to other area of the Villebois Village for the Future Study Area the proposed amended Master Plan generally follows the Village Concept Plan. The proposed amended Master Plan is being reviewed using the relevant policies and implementation measures of the Comprehensive Plan and the Villebois Village Master Plan. Subsequent quasi-judicial review of development within the Villebois Village will be further reviewed for compliance with the

Comprehensive Plan, the Villebois Village Master Plan, the “Village Zone District, and other applicable provisions of the Planning and Land Development Ordinance.

Implementation Measure 4.1.6.b. Villebois Village Master Plan Components

CP37. **Review Criteria:** “The Villebois Village Master Plan shall contain the following elements:

1. An integrated plan addressing land use, transportation, utilities, open space and natural resources.
2. Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within proposed development as well as to the remaining Wilsonville environs.
3. Identification of opportunities for employment and services within a village core area to reduce vehicle trip lengths.
4. Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.
5. Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 2300 housing units is accommodated.
6. Direction for provision of community housing consistent with Oregon Revised Statute 426.508.
7. Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues to include all of these components.

COMPLIANCE WITH ADOPTED VILLEBOIS VILLAGE MASTER PLAN
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2.2 Villebois Village Master Plan Implementation

General- Land Use Plan

Goal: Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

Policy 1 Complete Community, Range of Choices, Minimum Amount of Housing

VB1. **Review Criteria:** “The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues the provision of a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois area. The proposed amended plan also facilitates mode choice in transportation with facilities for bicycles and pedestrians in addition to vehicles. Commercial areas continue to be concentrated around the Village Center.

Policy 2 Components of Development, Future Study Area Uses

- VB2. **Review Criteria:** “Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the *Villebois Village Concept Plan*, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed legislative amendment provides the proposed uses for the area formerly labeled as “Future Study Area” in the amended *Figure 1 – Land Use Plan*. The Future Study Area is proposed to be added to SAP South as shown on the amended *Figure 3 – Specific Area Plan Boundaries*. The uses proposed within the Future Study Area are residential and include parks and open spaces, all of which are consistent with the types of uses shown in the *Villebois Village Concept Plan* and the *Villebois Village Master Plan*. The Future Study Area is not being considered as a neighborhood plan.

Policy 3 Civic, Recreational, Educational and Open Space Opportunities

- VB3. **Review Criteria:** “The Villebois Village shall provide civic, recreational, educational and open space opportunities.”

Finding: These criteria are satisfied.

Explanation of Finding: Civic and educational opportunities continue to be provided where designated in the currently adopted Master Plan. The proposed amended Master Plan adds additional recreational and open space opportunities. See *Figure 5B*.

Policy 4 Requirement for Public Services

- VB4. **Review Criteria:** “The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues to include all of the listed public services.

Policy 5 and Implementation Measure 4 Finance Plan and Development Agreement

VB5. **Review Criteria:** “Development of Villebois shall be guided by a Finance Plan and the City’s Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City’s concurrency requirements (see Implementation Measure 4, below).” “The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.”

Finding: These criteria are satisfied.

Explanation of Finding: All city requirements for concurrency and Development Agreements remain in effect and will be applied at the appropriate time in the subsequent development requests.

Implementation Measure 5 Future Study Area Compliance

VB6. **Review Criteria:** “The Specific Area Plan (SAP) for the Future Study Area shall demonstrate compliance with the Villebois Village Master Plan, the City’s Comprehensive Plan and its sub-elements, the City’s Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant, who aims to develop the Future Study Area, has applied for the necessary Master Plan amendments. During legislative review of the amended Master Plan as well as during subsequent quasi-judicial reviews compliance with the Villebois Village Master Plan, the City’s Comprehensive Plan, the Planning and Land Development Ordinance, Metro Rules and Regulations, and State Goals, Statutes, and Administrative Rules.

Residential Neighborhood Housing

Goal: The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Policy 1 Housing Options in Each Villebois Neighborhood

VB7. **Review Criteria:** “Each of the Villebois Village’s neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.”

Finding: These criteria are satisfied.

Explanation of Finding: Each of Villebois's neighborhoods continues to offer a variety of housing options as previously approved. The proposed mix of housing for the area formerly designated as "Future Study Area" shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge.

Policy 2 Affordable Opportunities for Rental and Purchase of Homes

VB8. **Review Criteria:** "Affordable housing within Villebois shall include rental and home ownership opportunities."

Finding: These criteria are satisfied.

Explanation of Finding: Affordable rental and home ownership opportunities at the level shown in the adopted Master Plan remain. The proposed mix of housing for the area formerly designated as "Future Study Area" shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge.

Policy 3 Mix of Housing and Density

VB9. **Review Criteria:** "The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre."

Finding: These criteria are satisfied.

Explanation of Finding: With or without the proposed Master Plan amendment the average density of planned and constructed units for Villebois as a whole will continue to exceed this standard.

Policy 4 Overall Number of Residential Units in Villebois

VB10. **Review Criteria:** "The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the *Villebois Village Master Plan*."

Finding: These criteria are satisfied.

Explanation of Finding: With or without the proposed Master Plan amendment the number of planned or constructed dwelling units for Villebois as a whole will continue to exceed the 2,300-unit minimum requirement.

Policy 5 Mix of Housing: Each Neighborhood and Street

VB11. **Review Criteria:** "The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable."

Finding: These criteria are satisfied.

Explanation of Finding: A variety of housing types are enabled in the area where land uses are added with the proposed amended Master Plan. See Figure 1.

Policy 7 Governor's Quality Development Objectives and Livability Initiative

VB12. **Review Criteria:** "The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor's Quality Development Objectives and the Governor's Livability Initiative.

Finding: These criteria are satisfied.

Explanation of Finding: The Governor's Quality Development Objectives (QDO's), part of the Oregon Initiative adopted in 1997, have guided the design and development of Villebois. The Development Objectives promote the building of strong livable communities, economic growth and the efficient use of public resources, and are listed as follows:

- Promote compact development within urban growth boundaries.
- Give priority to a quality mix of development that addresses the economic and community goals of a community and region.
- Encourage mixed-use, energy efficient development.
- Support development that is compatible with community and regional environmental concerns and available natural resources.
- Support development for a balance of jobs and affordable housing within the community.
- Promote sustainable local and regional economies.

The Villebois Village Concept Plan, the Villebois Village Master Plan and the Village zone were developed, and have all been adopted, to guide the creation of a community that is consistent with these objectives. The proposed legislative amendment does not alter any of these circumstances. The amended Figure 1 – Land Use Plan continues to meet these objectives as demonstrated by the other findings in this report.

Policy 8 Neighborhood Design to Increase Transportation Options

VB13. **Review Criteria:** "Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues to show trails, paths, bike facilities, block lengths, etc. to be pedestrian friendly and increase transportation options. The proposed amended Master Plan shows additional trail and sidewalk connections to further access to alternative transportation modes.

Policy 10 Natural Features Incorporated into Neighborhood Design

VB14. **Review Criteria:** "Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features."

Finding: These criteria are satisfied.

Explanation of Finding: Wetlands and forested areas are incorporated into the design of the Villebois Village creating views and providing access including the addition of Open Space 3. See Figure 5B and Findings C20 and C25.

Implementation Measures 1. and 2. Pattern Book

VB15. **Review Criteria:** “Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan*.” “Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.”

Finding: These criteria are satisfied.

Explanation of Finding: Pattern Books will continue to be used throughout the Villebois Village in support of this implementation measure.

Chapter 3 Parks & Open Space/Off-Street Trails & Pathways

Goal The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site’s natural resources and connect Villebois to the larger regional park/open space system.

Policy 1 Preserving Existing Trees and Planting New Trees

VB16. **Review Criteria:** “Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.”

Finding: These criteria are satisfied.

Explanation of Finding: Parks and open space continue to incorporate existing trees and the planting of new trees, including enabling preservation and planting of trees in the additional parks and open space shown in the amended Master Plan.

Policy 2 Interconnected Trail System

VB17. **Review Criteria:** “An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.”

Finding: These criteria are satisfied.

Explanation of Finding: Interconnected trails continue to be provided throughout the Villebois Village. Additional trail connections to are shown in proposed Figures 5, 5A, and 7 in the Future Study Area.

Policy 3 and Implementation Measure 15 Variety of Age-Oriented Facilities

VB18. **Review Criteria:** “Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.” “Each child play area shall include uses suitable for a range of age groups.”

Finding: These criteria are satisfied.

Explanation of Finding: A variety of play areas continue to be shown throughout the Villebois Village including in the Future Study Area. Proposed Pocket Park 16 includes both a play structure and creative play. Proposed Open Space 3 also includes a creative play structure. Trails are also provided throughout Open Space 3. These features are expected to provide for a variety of age-oriented facilities.

Policy 4 Wildlife Habitat

VB19. **Review Criteria:** “Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.”

Finding: These criteria are satisfied.

Explanation of Finding: Open Space 3 in the Future Study Area shown in the proposed Figure 5B enable the opportunities listed in this policy, which will be further reviewed during subsequent quasi-judicial development review process.

Policy 5 Gathering Areas with Layers of Activity

VB20. **Review Criteria:** “Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).”

Finding: These criteria are satisfied.

Explanation of Finding: Pocket Park 16 proposed in the Future Study Area is stated to create a gathering spot for the surrounding residents, which will be further reviewed during subsequent quasi-judicial development review process.

Policy 6 and Implementation Measure 13 Compliance with SROZ Regulations

VB21. **Review Criteria:** “Build-out of the *Villebois Village Master Plan* shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.” “The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.”

Finding: These criteria are satisfied.

Explanation of Finding: The amended Figure 5 – Parks and Open Space Plan and the amended Figure 5A – Recreational Experiences Plan show the SROZ boundaries, which will be reviewed and incorporated into the future parks and open space designs of the proposed land use plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications for approval to develop the site.

Policy 9 Flexibility and Adaptation of Parks

VB22. **Review Criteria:** “Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community’s park, recreation and open space needs.”

Finding: These criteria are satisfied.

Explanation of Finding: The park and recreation spaces shown in the amended Master Plan allow for appropriate flexibility in the final design of the parks not yet constructed, as well as changes over time.

Policy 11 No On-Street Parking Adjacent to Parks and Open Space

VB23. **Review Criterion:** “On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.”

Finding: This criterion is satisfied.

Explanation of Finding: Figures 7 and 9B show the appropriate street types adjacent to parks and open space not allowing parking.

Implementation Measure 3 Incorporating Native Vegetation, Landforms, and Hydrology

VB24. **Review Criterion:** “Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.”

Finding: This criterion is satisfied.

Explanation of Finding: The open spaces shown as being preserved in the Future Study Area on the proposed amended Master Plan figures incorporates native forest areas and wetlands.

Implementation Measure 5 Artwork Encouraged in Parks

VB25. **Review Criterion:** “Artwork is encouraged to be incorporated into parks.”

Finding: This criterion is satisfied.

Explanation of Finding: Artwork in parks is not precluded by the proposed amended Master Plan. Placement of any artwork will be reviewed during subsequent development review.

Implementation Measure 6 Interface with Graham Oaks Nature Park

VB26. **Review Criterion:** “The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amendment will add information to Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming for the proposed plan on the Future Study Area. The subject area

will provide trail connections to the Graham Oaks Natural Area on the east and south sides of the Future Study Areas. Trail connections and interface features with the Graham Oaks Natural Area will be designed and implemented in coordination with Metro.

Implementation Measure 9 Retention of “Good” and “Important” Trees

- VB27. **Review Criterion:** “The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” and “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.”

Finding: This criterion is satisfied.

Explanation of Finding: Overall, location of open space in the Future Study Area shown in the proposed Master Plan figures show potential for preservation of a significant amount of native trees. Review of the retention of individual trees and groves will be reviewed during subsequent applications.

Implementation Measure 14 Park Lighting Plan

- VB28. **Review Criterion:** “A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).”

Finding: This criterion is satisfied.

Explanation of Finding: Appendix H shows lighting along the major pathways and at neighborhood commons and other major park amenities like the dog park and amphitheater. Playgrounds and minor pathways are not lit. The additional trails and park areas shown in the amended Master Plan do not necessitate lighting.

Implementation Measure 18 Park Completion

- VB29. **Review Criterion:** “The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.”

Finding: This criterion is satisfied.

Explanation of Finding: Subsequent development review will condition park completion prior to occupancy of the 50% of the housing units in particular phases.

Chapter 4 Utilities

Sanitary Sewer

Goal: The Villebois Village shall include adequate sanitary sewer service.

Policy 1 and Implementation Measures 1.-4. Sanitary Sewer Service

VB30. **Review Criterion:** This policy and the associated implementation measures require the sewer system for Villebois to meet City standards.

Finding: This criterion is satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan sewer capacity calculations enables development of the entire Villebois Village as shown in the proposed amended Master Plan including the Future Study Area for which 300 multi-family units were assumed to ensure sewer capacity. One proposed change related to sewer capacity is clarification of the pump station requirements in the southwest portion of property for the area currently labeled "Future Study Area."

Water

Goal: The Villebois Village shall include adequate water service.

Policy 1 and Implementation Measures 1.-2. Water Service

VB31. **Review Criterion:** This policy and the associated implementation measures require the water system for Villebois to meet City standards.

Finding: This criterion is satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan water capacity calculations enables development of the entire Villebois Village as shown in the proposed amended Master Plan, including the Future Study Area for which 300 multi-family units were assumed to ensure water capacity.

Storm Drainage

Goal: The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

Policy 1 Storm Water System Meeting City Standards

VB32. **Review Criterion:** "The on-site storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards."

Finding: This criterion is satisfied.

Explanation of Finding: The amended land use plan, Figure 1, and stormwater shows sufficient area accommodate on-site storm water system designed to City standards for future development.

Policies 2 and 3 Rainwater Management

VB33. **Review Criterion:** “Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.” “Villebois Village shall integrate rainwater management systems into parks and open space areas.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended Onsite Rainwater Management, Figure 6B shows rainwater management systems integrated throughout the Villebois Village.

Implementation Measure 3 City Stormwater Master Plan Policies and Facilities

VB34. **Review Criteria:** “Implement the following list of City Stormwater Master Plan policies and facilities:

- Policies: 9.1-9.6
- Projects: CLC-10

At a minimum CIP Project CLC-10 shall be complied with. Alternatives to CLC-10 shall be explored to additional restoration of historic flows. These alternatives, Options A and B, seek to restore historic flows to Arrowhead Creek thereby correcting the out of basin transfer that occurred with the construction of the Dammasch State Hospital. Analysis of these alternatives will be coordinated with the City, METRO, and affected property owners.”

Finding: These criteria are satisfied.

Explanation of Finding: The analysis provided with the original Master Plan evaluated the units proposed within the Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate storm system capacity.

Implementation Measure 4 Rainwater Management Program

VB35. **Review Criteria:** “Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality, detention, and infiltration into the site’s natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking pre-development hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.”

Finding: These criteria are satisfied.

Explanation of Finding: Rainwater Management Programs will continue to be required for all SAP's or areas added to SAP's to meet the stated goals.

Chapter 5 Circulation

Goal: The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Policy 1 Encouraging Alternative Modes of Transportation

VB36. **Review Criterion:** "The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians."

Finding: This criterion is satisfied.

Explanation of Finding: As shown in the proposed amended Master Plan figures, including Figure 7, bicycle, pedestrian, automobiles and trucks, and other modes will continue to be accommodated throughout the Villebois Village.

Implementation Measure 5 Curb Extensions

VB37. **Review Criterion:** This implementation measure sets standards and approval process for curb extensions in Villebois.

Finding: This criterion is satisfied.

Explanation of Finding: The principles of curb extension remain constant throughout Villebois.

Implementation Measure 6 Street and Pathway Alignment and SROZ

VB38. **Review Criterion:** "Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans."

Finding: This criterion is satisfied.

Explanation of Finding: The intent of the design of the Villebois Village Master Plan is to comply with the City's SROZ overlay zone, which protects resources that exist within the Villebois Master Plan area. Boundaries for the SROZ and floodplain are shown for illustrative purposes only in the Master Plan. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ and floodplain regulations, which will be demonstrated for the Specific Area Plans.

COMPLIANCE WITH PLANNING AND LAND DEVELOPMENT ORDINANCE

Section 4.003 Consistency with Plans and Laws

- PL1. **Review Criterion:** “Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations now or hereafter provide.”

Finding: This criterion is satisfied.

Explanation of Finding: Consistency with the Comprehensive Plan applicable state laws are being reviewed.

Section 4.008 General Application Procedures

- PL2. **Review Criterion:** “The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:

H. Changes to the text of the Comprehensive Plan, including adoption of new Plan elements or sub-elements, pursuant to Section 4.198;”

Finding: This criterion is satisfied.

Explanation of Finding: Adoption of the amendment to the Villebois Village Master Plan is being reviewed pursuant to Section 4.198.

Subsection 4.009 (.02) Who Can Initiate Application

- PL3. **Review Criterion:** “Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion.”

Finding: This criterion is satisfied.

Explanation of Finding: The application has been signed by Bo Oswald a member and manager of Northwest Wilsonville Properties, LLC, the property owner.

Subsection 4.032 (.01) B. Authority of Planning Commission

- PL4. **Review Criterion:** This Section states that the Planning Commission has authority to make recommendations to the City Council on “legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed legislative change is being considered by the Planning Commission as a recommendation to the City Council. The issue before the Planning Commission is a legislative review of the amended Master Plan as a whole.

Subsection 4.033 (.01) B. Authority of City Council

PL5. **Review Criterion:** This Section states that the City Council has final decision-making authority on “applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198.”

Finding: This criterion is satisfied.

Explanation of Finding: Final action will be taken by the City Council following a recommendation from the Planning Commission.

Subsection 4.125 (.01) Village Zone Purpose

PL6. **Review Criterion:** The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

1. The Village zone provides for a range of intensive land uses and assures the most efficient use of land.
2. The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities.
3. The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.

Finding: This criterion is satisfied.

Explanation of Finding: All areas of the Villebois Village currently within the City limits have a Comprehensive Plan designation of Residential Village, including the area currently labeled Future Study Area. For properties not yet developed future applications are anticipated to rezone the property to Village consistent with its Comprehensive Plan Map designation. Future land use reviews will ensure any development will be consistent with this purpose statement.

Subsection 4.198 (.01) A. Comprehensive Plan Changes: Public Need

PL7. **Review Criterion:** “That the proposed amendment meets a public need that has been identified;”

Finding: This criterion is satisfied.

Explanation of Finding: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B, including the subject property. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address “. . . the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan replaced DATELUP and called for the development of

the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth as discussed in detail in other sections of this document. The proposed amended Master Plan serves to facilitate development of a portion of Area of Concern B by incorporating a land use plan for the subject area.

Subsection 4.198 (.01) B. Comprehensive Plan Changes: Meets Public Needs As Well As Other Options

PL8. **Review Criterion:** “That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”

Finding: This criterion is satisfied.

Explanation of Finding: A myriad of options conceptually exist for Master Plan components for the area currently labeled Future Study Area. The Villebois Village Master Plan states “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.” This is understood to mean that the City will consider the merits of a master plan amendment submitted by a developer rather than proactively plan the property prior to a development proposal. In this situation the City must consider if the amendment proposed by the developer satisfies the relevant review criteria, and if so approve the amendment. As shown by the other findings in this report the proposed amendment meets to relevant review criteria and thus should be accepted by the City as meeting the public need at least as well as other potential amendments.

Subsection 4.198 (.01) C. Comprehensive Plan Changes: Statewide Planning Goals

PL9. **Review Criterion:** “That the proposed amendment supports applicable Statewide Planning Goals or a Goal exception has been found to be appropriate; and;”

Finding: This criterion is satisfied.

Explanation of Finding: Please see Compliance with Statewide Planning Goals section below.

Subsection 4.198 (.01) D. Comprehensive Plan Changes: Conflict with Other Portions of the Comprehensive Plan

PL10. **Review Criterion:** “That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.”

Finding: This criterion is satisfied.

Explanation of Finding: As shown in the Findings for the Comprehensive Plan above the proposed change to the Villebois Village Master plan will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.

COMPLIANCE WITH METRO URBAN GROWTH FUNCTIONAL PLAN

Title 1: Requirements for Housing and Employment Accommodation

- MT1. **Review Criteria:** The purpose of this title is to ensure that there is an adequate supply of land for housing and employment within the regional urban growth boundary (UGB) over a 20 year planning horizon. Metro has enacted provisions in Title 1 intended to maintain or increase the capacity for development of land within the UGB.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amendments to the Villebois Village Master Plan add housing units in the Future Study Area to Wilsonville's planned capacity. This increase complies with the Title 1 requirement to maintain or increase housing capacity.

Title 2: Regional Parking Policy

- MT2. **Review Criteria:** The State's Transportation Planning Rule calls for reductions in vehicle miles traveled per capita and restrictions on construction of new parking spaces as a means of responding to transportation and land use impacts of growth. This title also calls for more compact development as a means to encourage more efficient use of land, promote non-auto trips and protect air quality.

Cities and counties were required to establish specific performance standards to address the intent of Title 2. Section 4.155 of Wilsonville's Planning and Land Development Ordinance addresses parking, loading and bicycle parking.

Finding: These criteria are satisfied.

Explanation of Finding: The Village Zone parking standard, which will be applied through the Villebois Village comply with the City of Wilsonville's parking requirements, which are consistent with Title 2. The proposed amended land use plan, Figure 1, continues to show compact pedestrian-oriented development throughout the Villebois Village.

Title 3: Water Quality, Flood Management and Fish and Wildlife Conservation

- MT3. **Review Criteria:** The intent of Title 3 is to protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities, protecting life and property from dangers associated with flooding and working toward a regional coordination program of protection for Fish and Wildlife Habitat Areas.

Title 3 developed water quality performance standards designed to protect and improve water quality to support the designated beneficial water uses as defined in Title 10 and to protect the functions and values of the Water Quality Resource Areas. These standards include: providing a vegetated corridor to separate protected water features from development; maintain natural stream corridors, minimize erosion, nutrient and pollutant loading; filtering, infiltration and natural water purification; and stabilizing slopes.

Finding: These criteria are satisfied.

Explanation of Finding: The City's SROZ regulations, as well as Villebois rainwater management, will be applied throughout the Villebois Village to ensure compliance with Title 3. The proposed amended Master Plan lays the foundation these policies to be applied in subsequent development applications for areas not yet developed.

COMPLIANCE WITH OREGON STATEWIDE PLANNING GOALS
--

Statewide Planning Goals

Goal 1 Citizen Involvement

OR1. **Review Criterion:** "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

Finding: This criterion is satisfied.

Explanation of Finding: The adoption process for the proposed amendment includes duly noticed public hearings before the Planning Commission and the City Council, consistent with Goal 1. In addition, the developer held multiple neighborhood meetings with surrounding residents early in the process.

Goal 2 Part I Land Use Planning

OR2. **Review Criterion:** "To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions."

Finding: This criterion is satisfied.

Explanation of Finding: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan was adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan was found to be consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The proposed legislative amendment does not alter these circumstances.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

OR3. **Review Criterion:** "To protect natural resources and conserve scenic and historic areas and open spaces."

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amendment complies with local and regional policies and requirements to implement this goal. A significant amount of natural area and open space is shown preserved in the Villebois Village, including Open Space 3 identified in the amended Master Plan. See Figure 5B.

Goal 6 Air, Water and Land Resource Quality

OR4. **Review Criteria:** “To maintain and improve the quality of the air, water and land resources of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed legislative amendment of the Villebois Village Master Plan remains consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan continues to protect water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year floodplain. The Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation. The proposed legislative amendment does not alter these conditions.

Goal 7 Areas Prone to Natural Disasters and Hazards

OR5. **Review Criteria:** “To protect life and property from natural disasters and hazards.”

Finding: These criteria are satisfied.

Explanation of Finding: No areas prone to floods, erosion, landslides, wildfire, etc. have been identified in the Future Study Area.

Goal 8 Recreational Needs

OR6. **Review Criteria:** “To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.”

Finding: These criteria are satisfied.

Explanation of Finding: Recreational amenities are shown in the amendment throughout the Villebois Village including the Future Study Area. The amenities include a variety of play areas, trails, and gathering spots. In addition, access is provided to the regional Graham Oaks Nature Park and the regional Ice Age Tonquin Trail.

Goal 10 Housing

OR7. **Review Criteria:** “To provide for the housing needs of citizens of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amendments comply with local and regional policies and requirements to implement this goal. The housing density and number goals for Villebois have been met.

Goal 11 Public Facilities and Services

OR8. **Review Criteria:** “To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

Finding: These criteria are satisfied.

Explanation of Finding: The amended Master Plan is consistent with the applicable provisions of the City’s various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate future development with the provision of the public facility infrastructure in the area (Figure 6 – Conceptual Composite Utilities Plan). Development in the Villebois Village Master Plan area will be done in coordination with the City’s Capital Improvement Program and the Finance Plan.

Goal 12 Transportation

OR9. **Review Criteria:** “To provide and encourage a safe, convenient and economic transportation system.”

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan, as amended, provides plans (the amended Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System (not amended by this request)) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Street sections (Figures 9A and 9B – Street and Trail Sections (not amended by this request)) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. Street sections have not been altered by this request. By encouraging the use of multiple modes of transportation, the number of motor vehicle trips is expected to be reduced and replaced by bicycle and pedestrian trips.

Goal 13 Energy Conservation

OR10. **Review Criteria:** “Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

Finding: These criteria are satisfied.

Explanation of Finding: The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies. The amended Master Plan continues to provide for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The amended Master Plan also continues to provide for a substantial number of energy-efficient smaller sized and attached residential units.

Goal 14 Urbanization

OR11. **Review Criteria:** “To provide for an orderly and efficient transition from rural to urban land use.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed legislative amendment of the Villebois Village Master Plan is intended to be consistent with Comprehensive Plan urbanization policies and the Residential – Village Land Use designation. The amended Master Plan continues to comply with and further the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the transportation system, and protects natural resources. The amended Master Plan continues to provide more detailed plans for the urbanization of an area already determined to be within the City's urban growth boundary.

OAR 660-012-0060 Transportation Planning Rule for Plan and Land Use Regulation Amendment

OR12. **Review Criteria:** Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. This shall be accomplished by either:

- (a) Limiting allowed land uses to be consistent with the planned function, capacity, and performance standards of the transportation facility;
 - (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division;
 - (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes; or
 - (d) Amending the TSP to modify the planned function, capacity and performance standards, as needed, to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multimodal travel choices are provided.
- (2). A plan or land use regulation amendment significantly affects a transportation facility if it:
- (a) Changes the functional classification of an existing or planned transportation facility;
 - (b) Changes standards implementing a functional classification system;
 - (c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or
 - (d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan did not propose amendments to the TSP which would significantly affect transportation facilities identified in the City's Transportation Systems Plan (TSP) (See the discussion at OAR-660-012-0060(2) below). The proposed legislative amendment of the Villebois Village Master Plan does not propose any new amendments to the TSP. The amended Figure 7 – Street Plan illustrates a street system that is updated to reflect the land use plan for the Future Study Area and maintains connectivity consistent with the TSP as expressed in the DKS Memorandum, Attachment E. The recommendations in this memorandum are being

incorporated into the amended Master Plan. The Villebois Village area, with the densities planned in DATELUP, was included in the City's TSP (see City Traffic Analysis Zones 400A, 400C, 400D and 388A on Figure 3.2 – City of Wilsonville Transportation Model, Metro and City Traffic Analysis Zones of the April 17, 2003 TSP). The City's TSP was approved by the City Council on May 19, 2003. An update to the TSP was adopted by Council June 17, 2013.

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a hierarchical system of streets and trails that will connect users of the various modes to the major activities inside and outside the community. Figure 7 - Street Plan (as amended) of the Villebois Village Master Plan shows the planned transportation system for Villebois. Figure 8 – Proposed Arterial & Collector System (not amended by this request) of the Villebois Village Master Plan shows the planned arterial and collector street system, and Figures 9A & 9B – Street & Trail Sections show the cross-sections for the streets and trails.

The proposed legislative amendment to the Villebois Village Master Plan does not propose to change the functional classification of an existing facility or one planned in the TSP. Villebois Village includes a range of street sections that fall within the functional classifications of the City's TSP. Table 5 of the Villebois Village Master Plan lists and compares each relevant TSP street section with the correlating street sections proposed in Villebois. The Villebois Village Master Plan street sections are depicted on Figures 9A and 9B – Street & Trail Sections which includes notes to reference the relevant TSP figure. The locations where the Villebois Village Master Plan street sections are planned to be used are illustrated on the amended Figure 7 – Street Plan, with the relevant TSP figure and functional classification notes. The location of the proposed Villebois street sections is integral to the overall design of the Villebois Village Plan.

The proposed legislative amendment to the Villebois Village Master Plan does not propose to change standards implementing a functional classification system (see also the discussion at OAR 660-012-0060(2)(a), above).

The City has adopted traffic concurrency standards which will be applied to development in the Future Study Area during subsequent development review to ensure levels of travel and access are not inconsistent with the functional classification of a transportation facility and maintain performance standards adopted in the TSP.

Attachments

A - C

&

E - M

were distributed for the August 14, 2013

Planning Commission Public Hearing

and are not duplicated here.

Attachment N is distributed under separate cover.

Attachment N is located at the end of this record; after page 124 of 124.
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All documents are available at:

<http://www.ci.wilsonville.or.us/index.aspx?page=1134>

Current

Figure 1



NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Planning Commission
Villagebois Master Plan Future Study Area Amendment
Page 50 of 124

Proposed

Figure 1

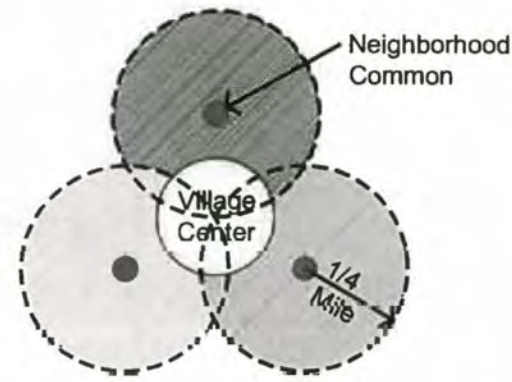


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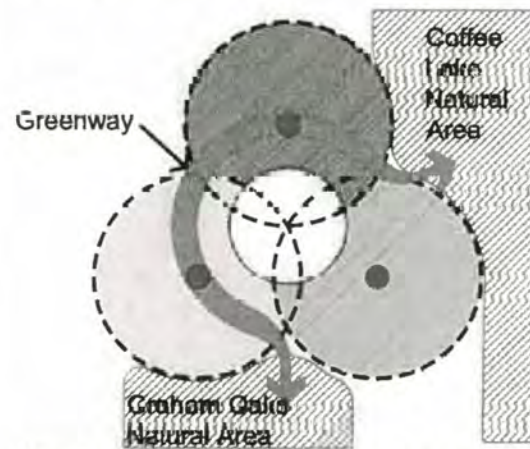
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Current

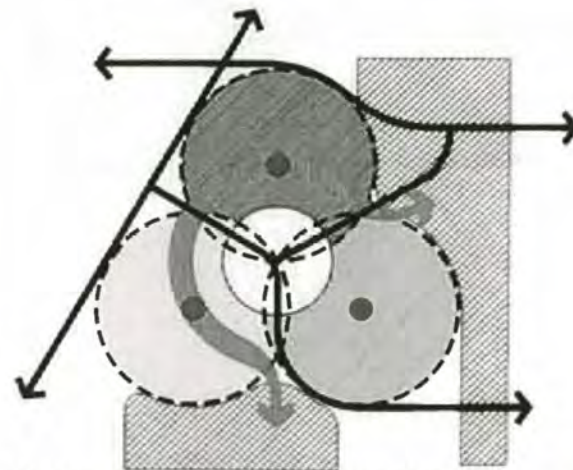
Figure 2



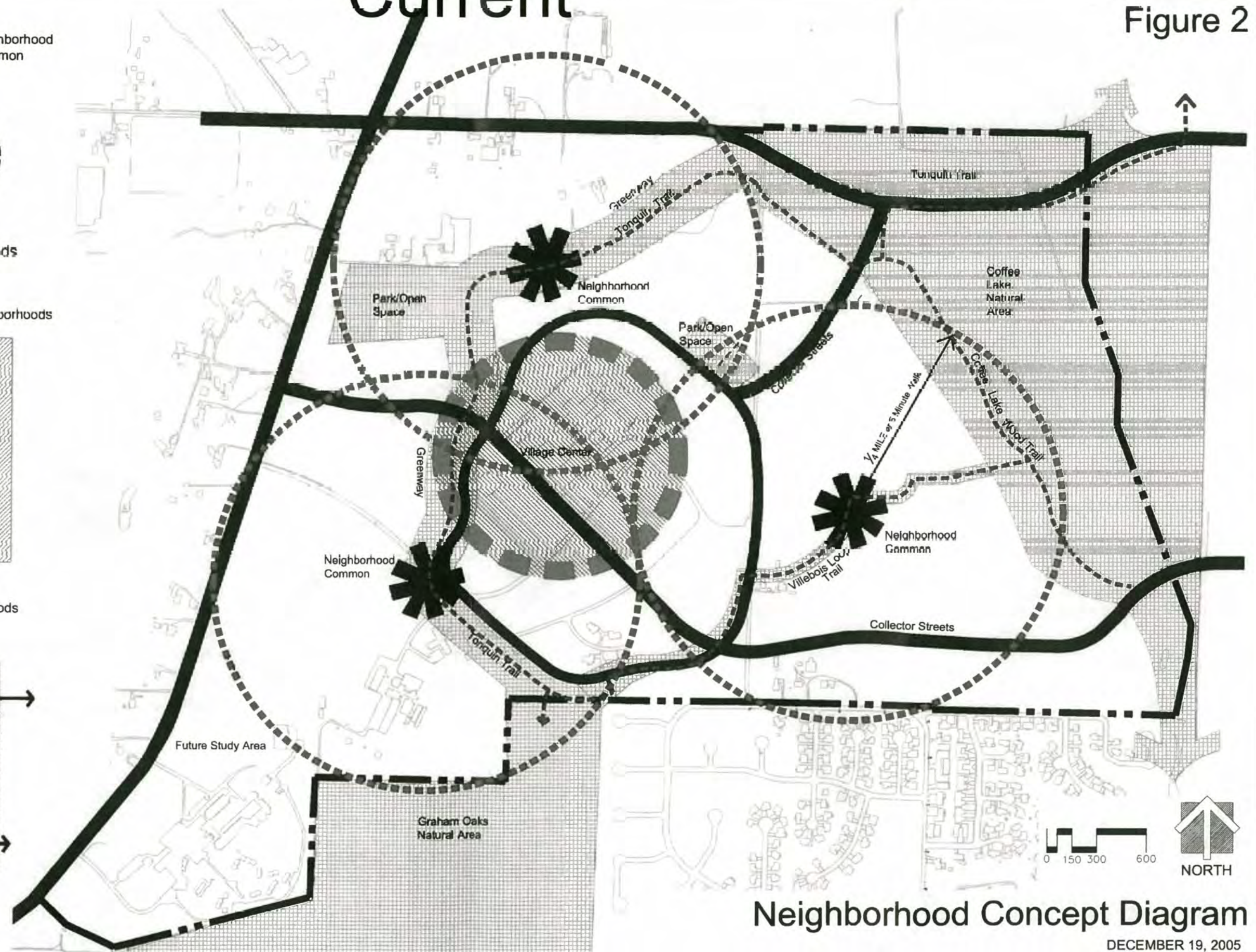
- Conceptual Diagram - Neighborhoods**
- 1/4 mile radius neighborhood = 5 minute walking distance
 - Commons at neighborhood center
 - Village Center at the confluence of neighborhoods



- Conceptual Diagram - Greenway**
- Connection to adjacent open spaces
 - Open space linkage between neighborhoods

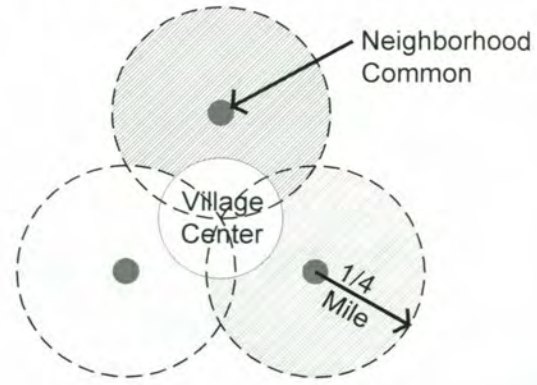


- Conceptual Diagram - Roadways**
- Roadway system defines neighborhood edges



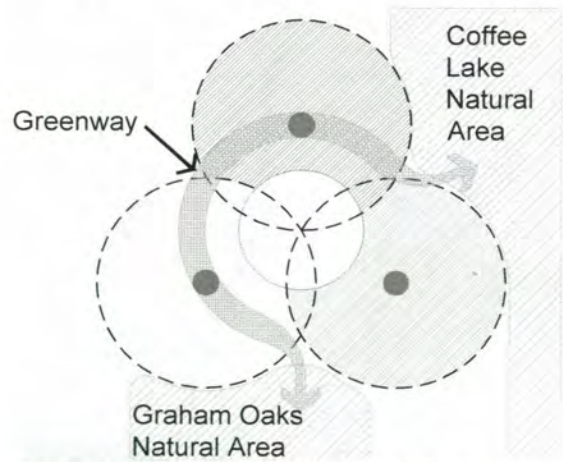
Neighborhood Concept Diagram

DECEMBER 19, 2005



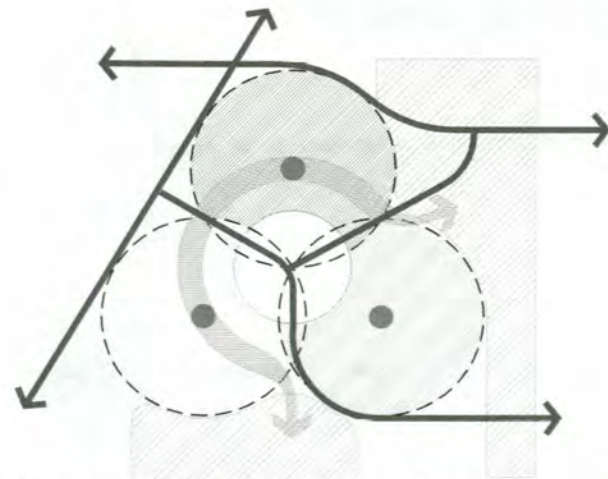
Conceptual Diagram - Neighborhoods

- 1/4 mile radius neighborhood = 5 minute walking distance
- Commons at neighborhood center
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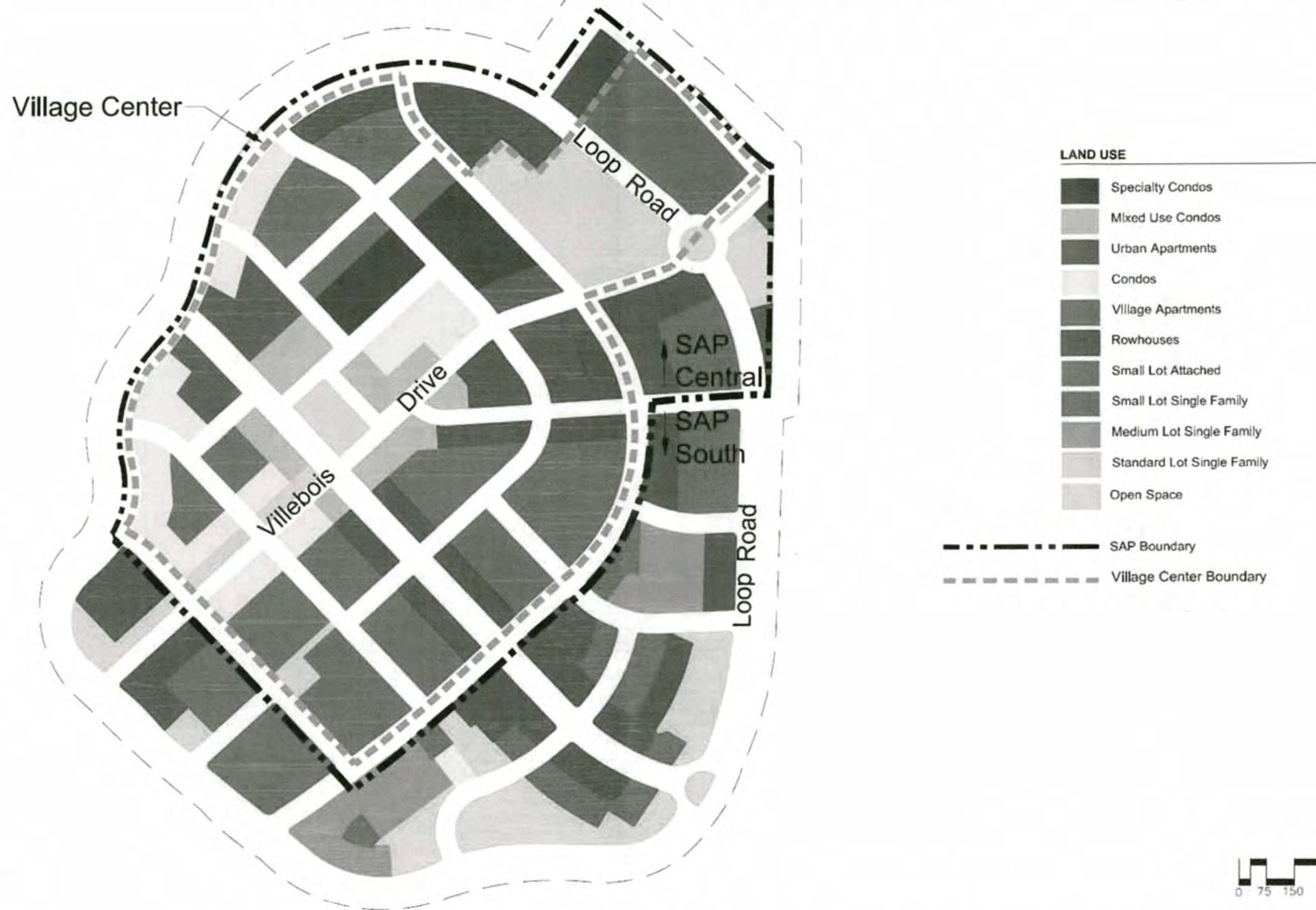


Neighborhood Concept Diagram

JULY 26, 2013

No Changes Proposed

Figure 2A

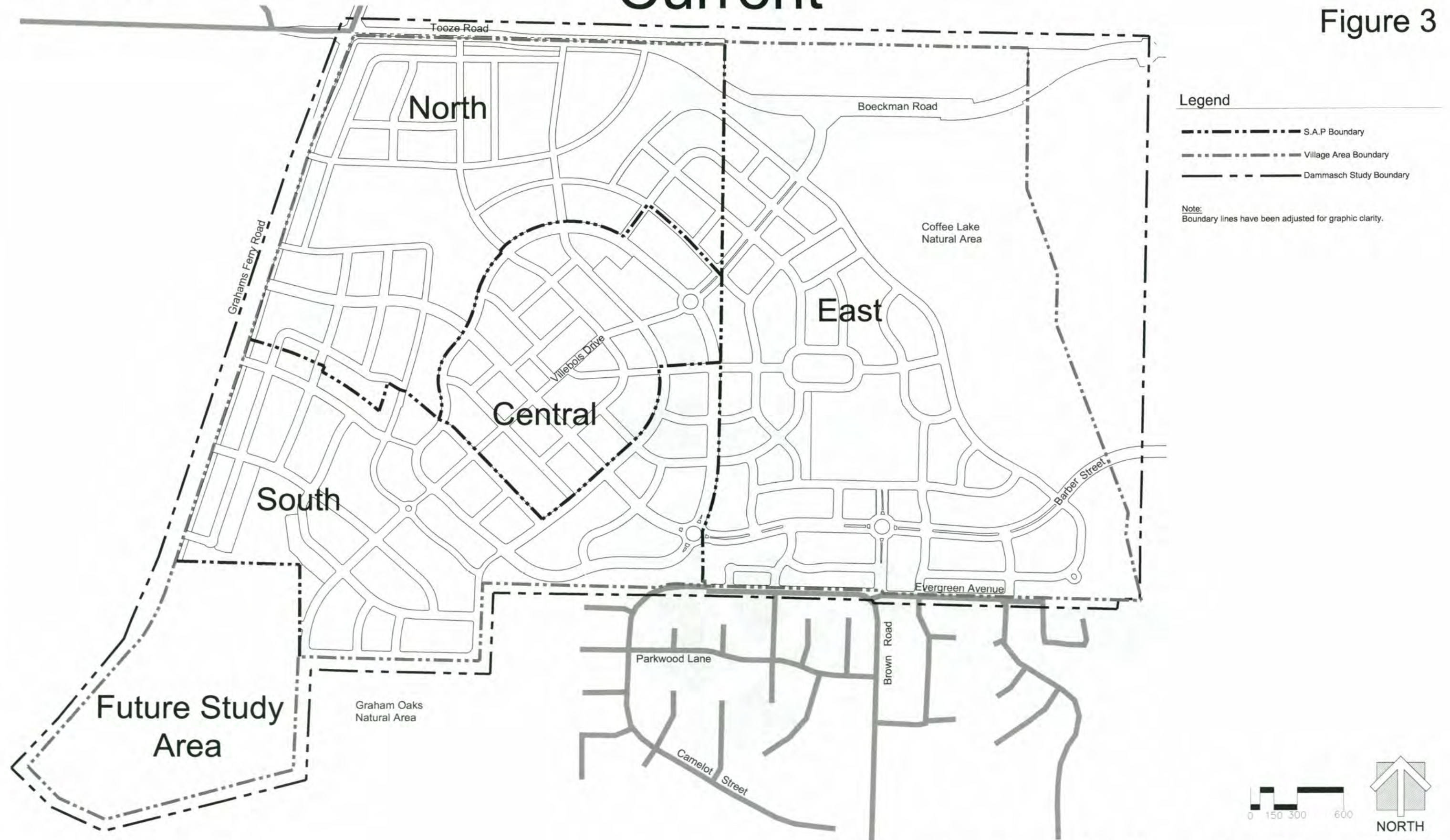


Village Center Boundary and Land Use Plan

AUGUST 15, 2005

Current

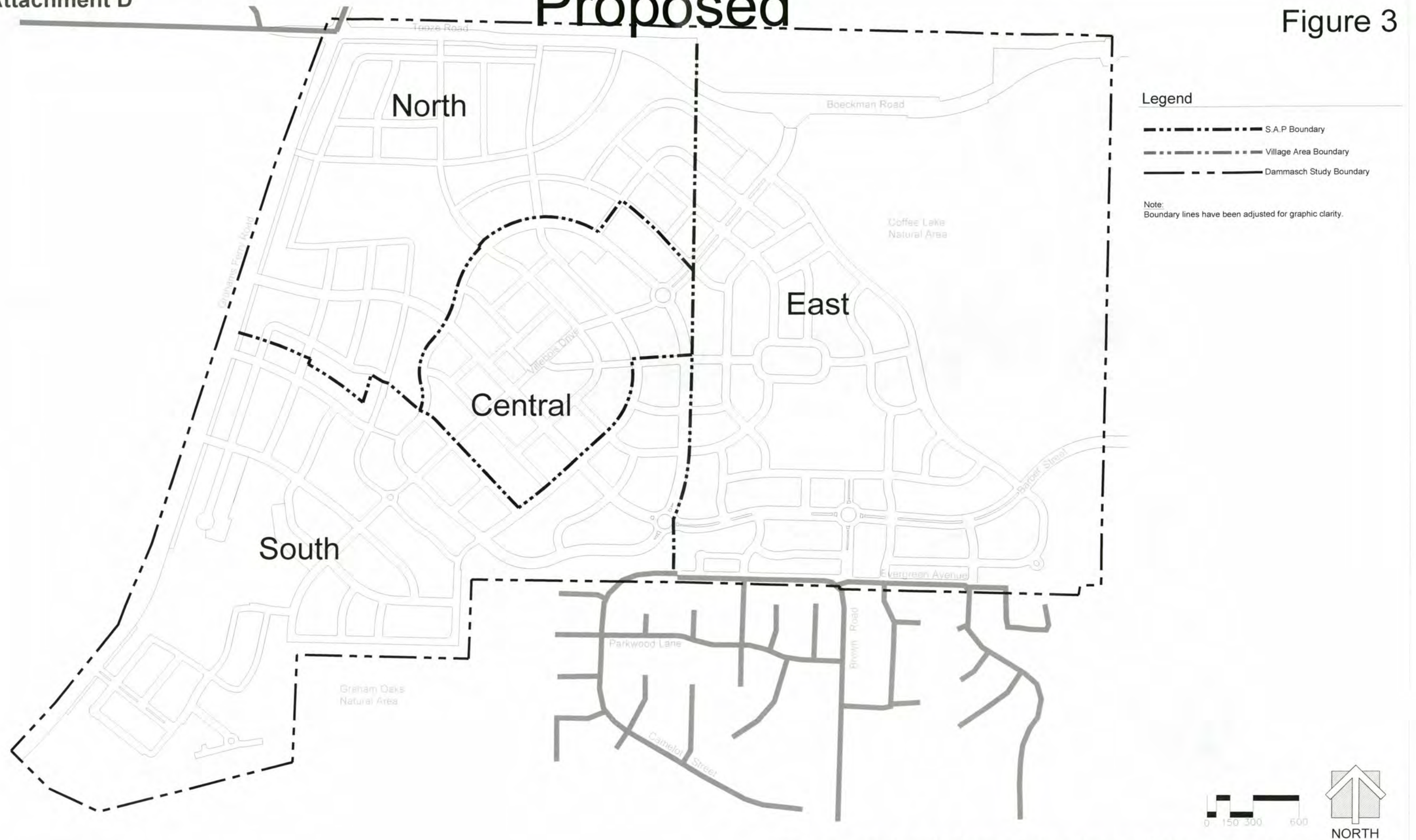
Figure 3



Conceptual Specific Area Plan Boundaries

Proposed

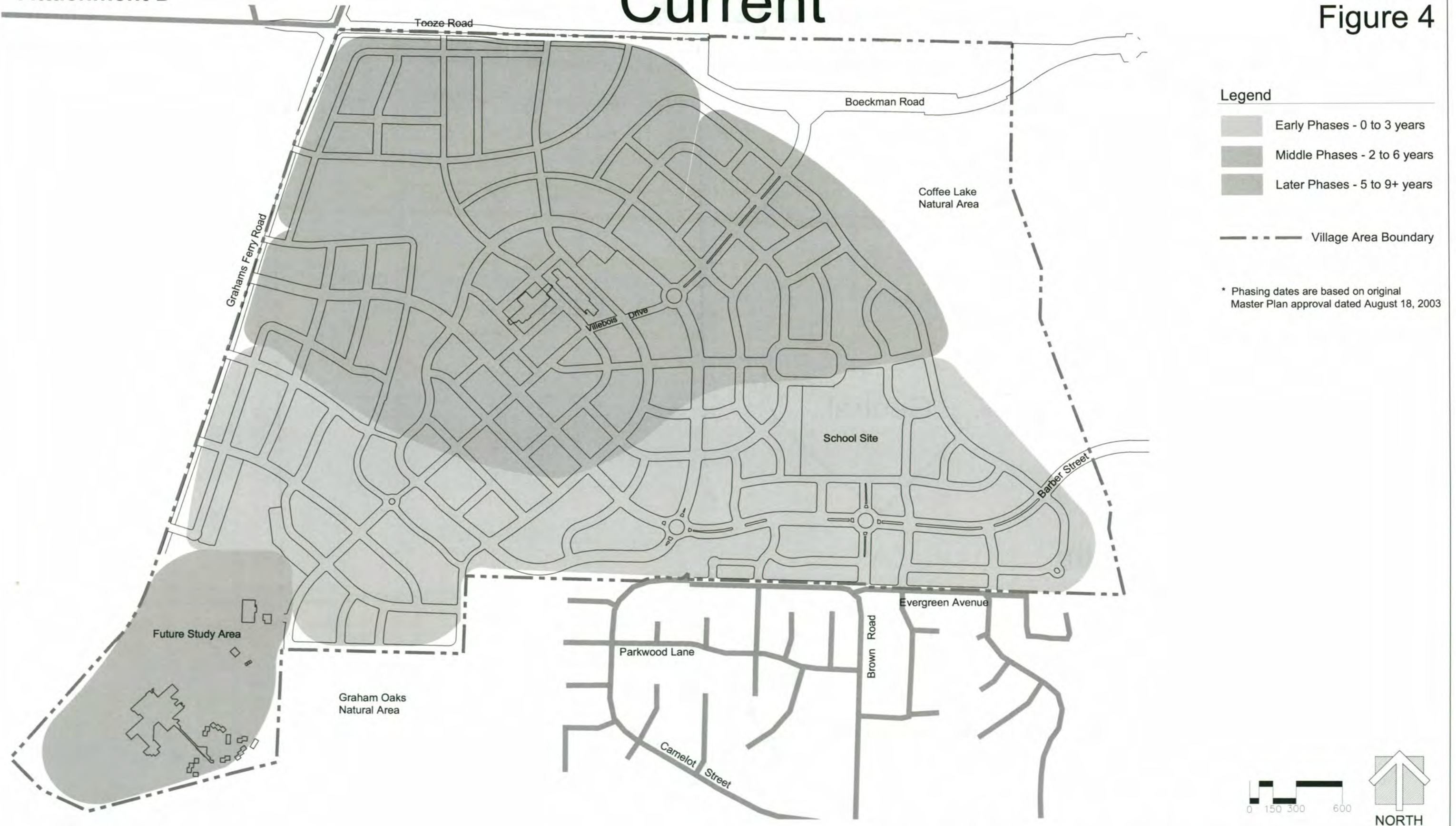
Figure 3



Conceptual Specific Area Plan Boundaries

Current

Figure 4

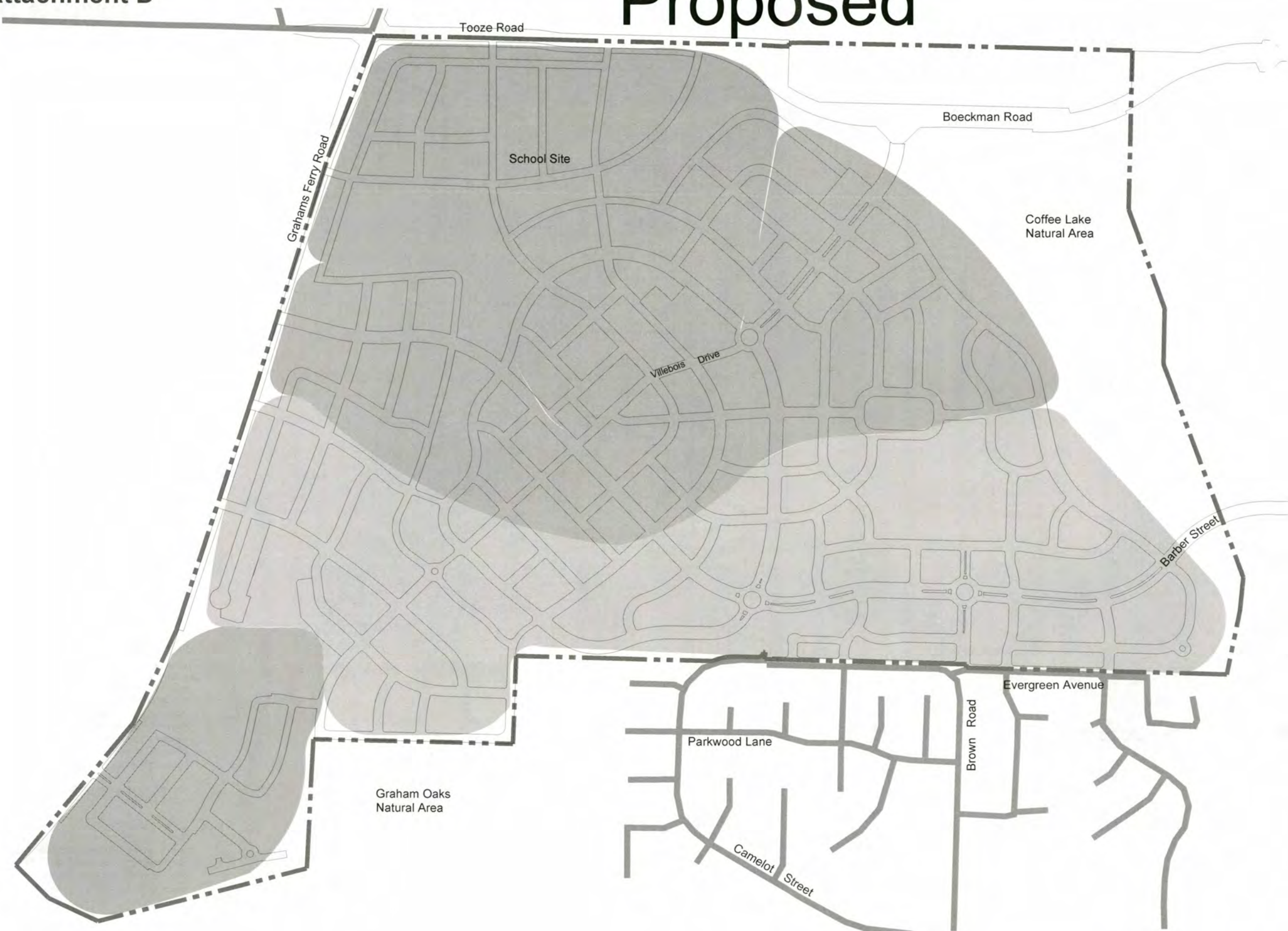


Conceptual Sequence of Development

MAY 12, 2010

Proposed

Figure 4



Legend

- Early Phases - 0 to 3 years
- Middle Phases - 2 to 6 years
- Later Phases - 5 to 9+ years
- Village Area Boundary

* Phasing dates are based on original Master Plan approval dated August 18, 2003

0 150 300 600

NORTH

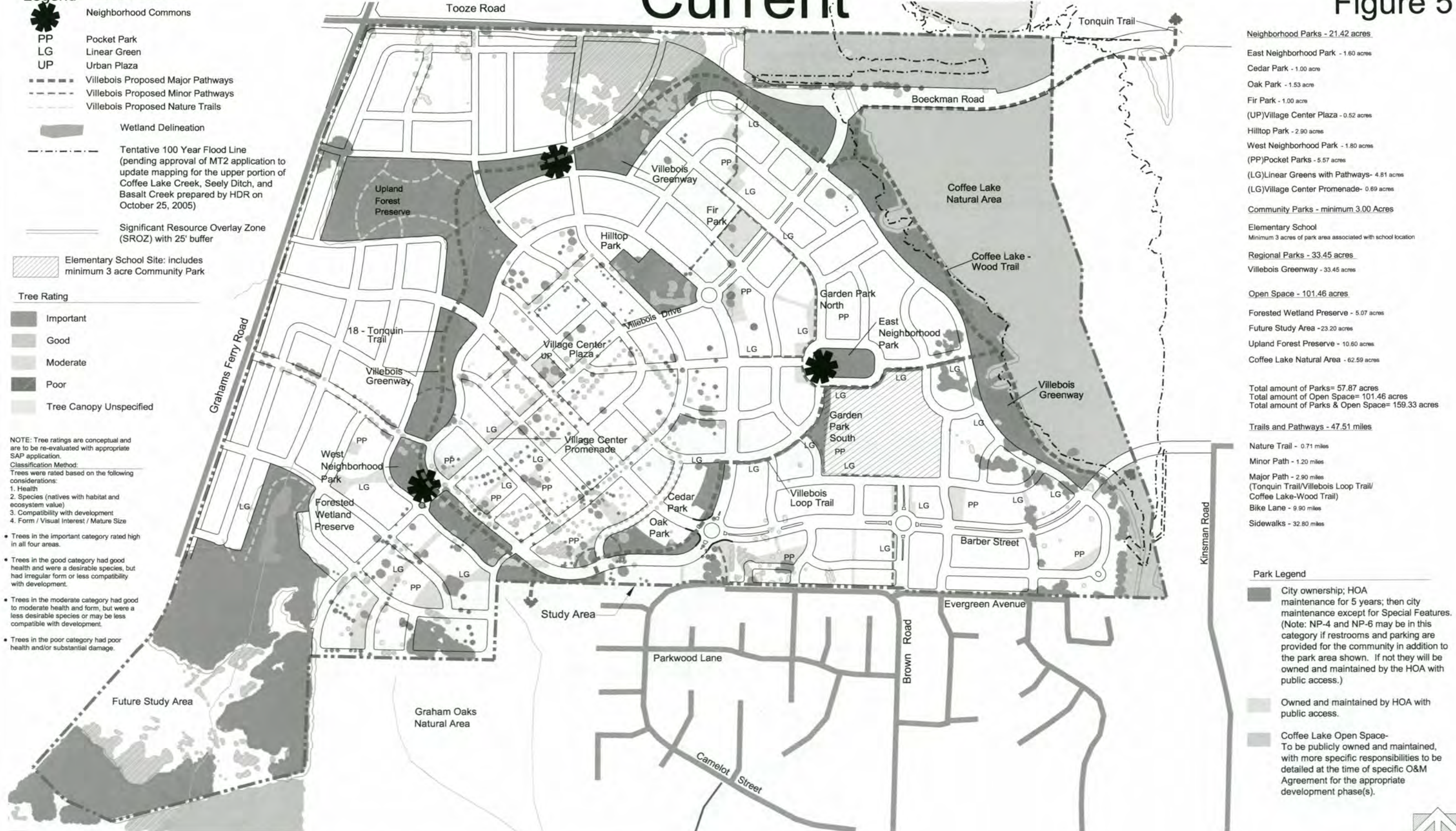
Conceptual Sequence of Development

JULY 26, 2013

Attachment D

Current

Figure 5



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.

- Legend**
- Neighborhood Commons
 - Pocket Park
 - Linear Green
 - Urban Plaza

- Villageois Proposed Major Pathways
- Villageois Proposed Minor Pathways
- Villageois 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

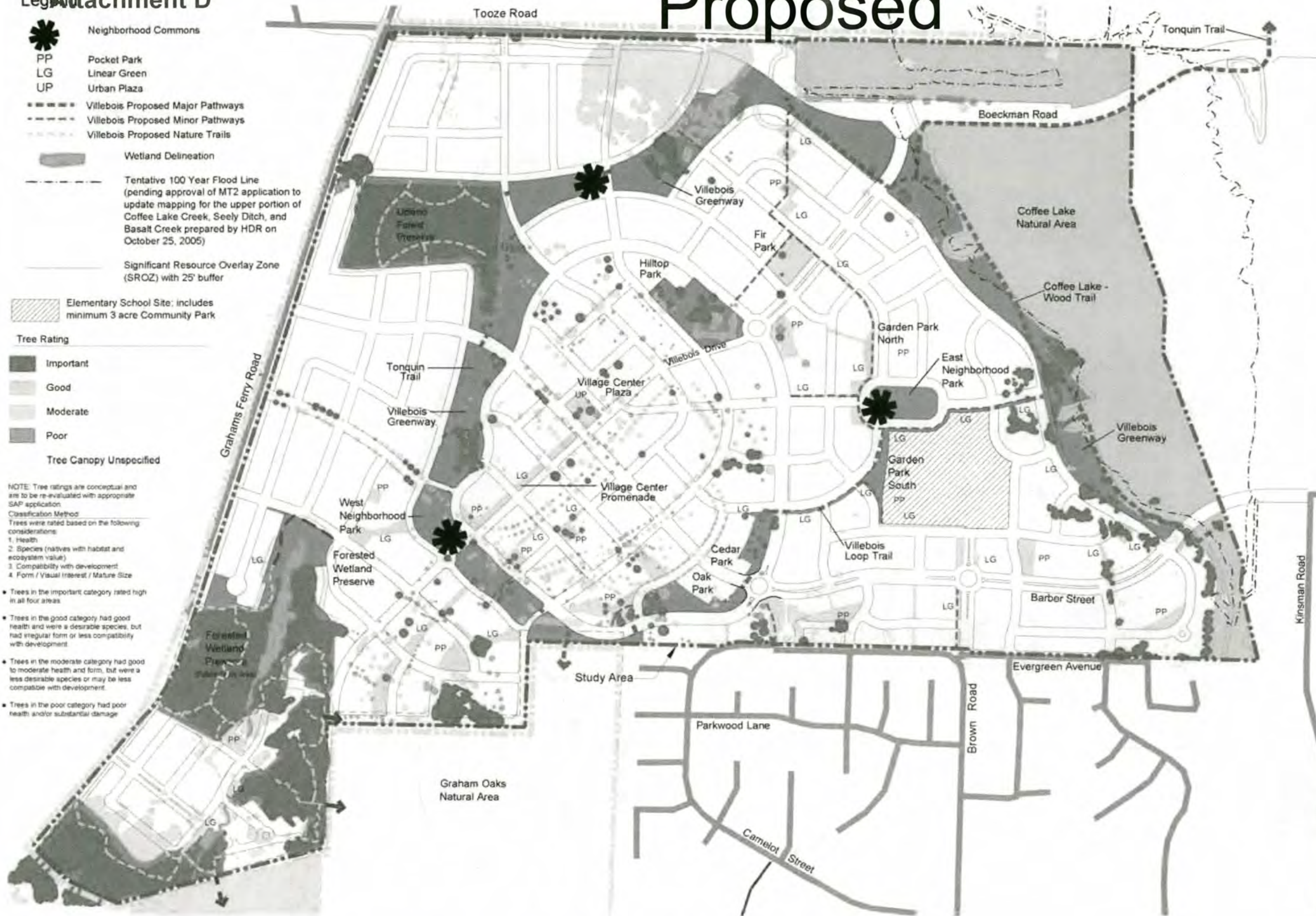
NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.

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



- Neighborhood Parks - 21.97 acres
- East Neighborhood Park - 1.60 acres
- Cedar Park - 1.00 acres
- Oak Park - 1.53 acres
- Fir Park - 1.00 acres
- (UP)Village Center Plaza - 0.52 acres
- Hilltop Park - 2.90 acres
- West Neighborhood Park - 1.80 acres
- (PP)Pocket Parks - 5.00 acres
- (LG)Linear Greens with Pathways - 1.13 acres
- (LG)Village Center Promenade - 0.56 acres
- Community Parks - minimum 3.00 Acres
- Elementary School
Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres
- Villageois Greenway - 31.45 acres
- Open Space - 101.31 acres
- Forested Wetland Preserve - 5.07 acres
- Forested Wetland Preserve (Future Study Area) - 23.00 acres
- Upland Forest Preserve - 10.60 acres
- Coffee Lake Natural Area - 62.59 acres
- Total amount of Parks= 58.42 acres
- Total amount of Open Space= 101.31 acres
- Total amount of Parks & Open Space= 159.73 acres
- Trails and Pathways - 50.38 miles
- Nature Trail - 1.80 miles
- Minor Path - 1.20 miles
- Major Path - 2.90 miles
(Tonquin Trail/Villageois Loop Trail/Coffee Lake-Wood Trail)
- Bike Lane - 9.90 miles
- Sidewalks - 34.33 miles

- Park Legend**
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
 - Owned and maintained by HOA with public access.
 - Coffee Lake Open Space- To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).

NOTES:

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Planning Commission - Sept. 11, 2013
Villageois Master Plan Future Study Area Amendment
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Current

Figure 5A



Proposed

Figure 5A



Current

Figure 5B



Parks & Open Space Categories



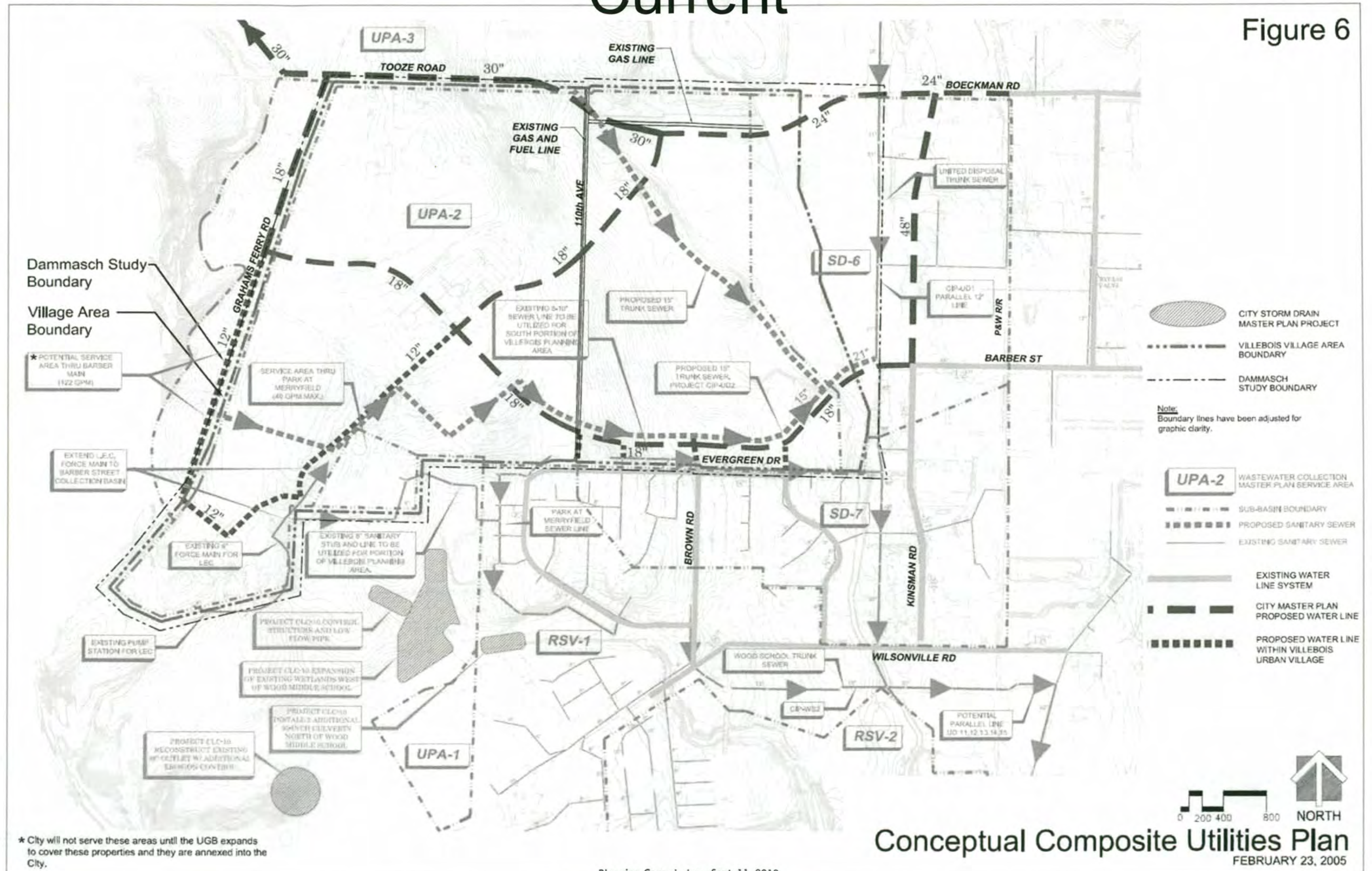
Proposed

Figure 5B



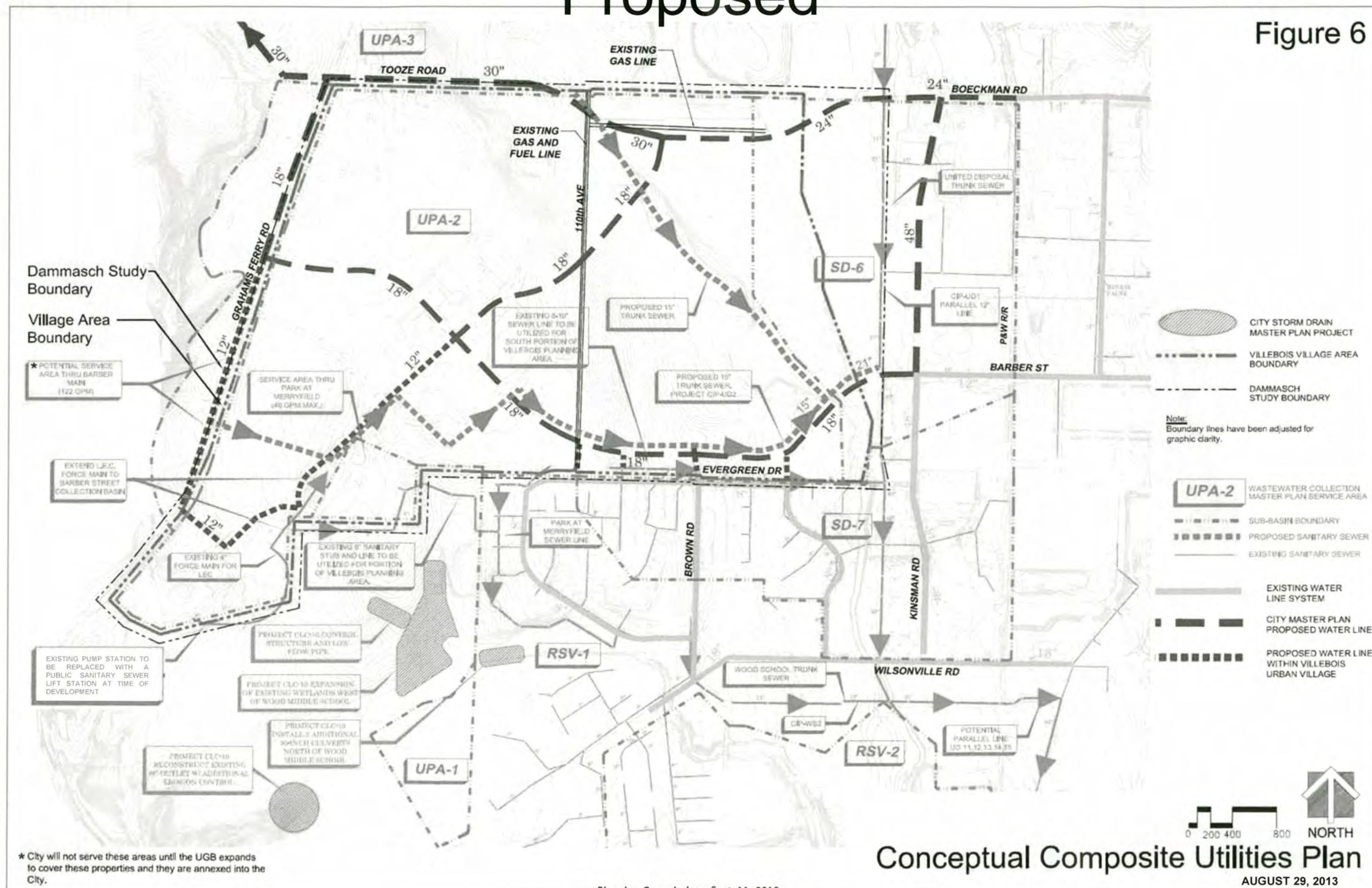
Parks & Open Space Categories

Figure 6



Proposed

Figure 6



**NOTES:**

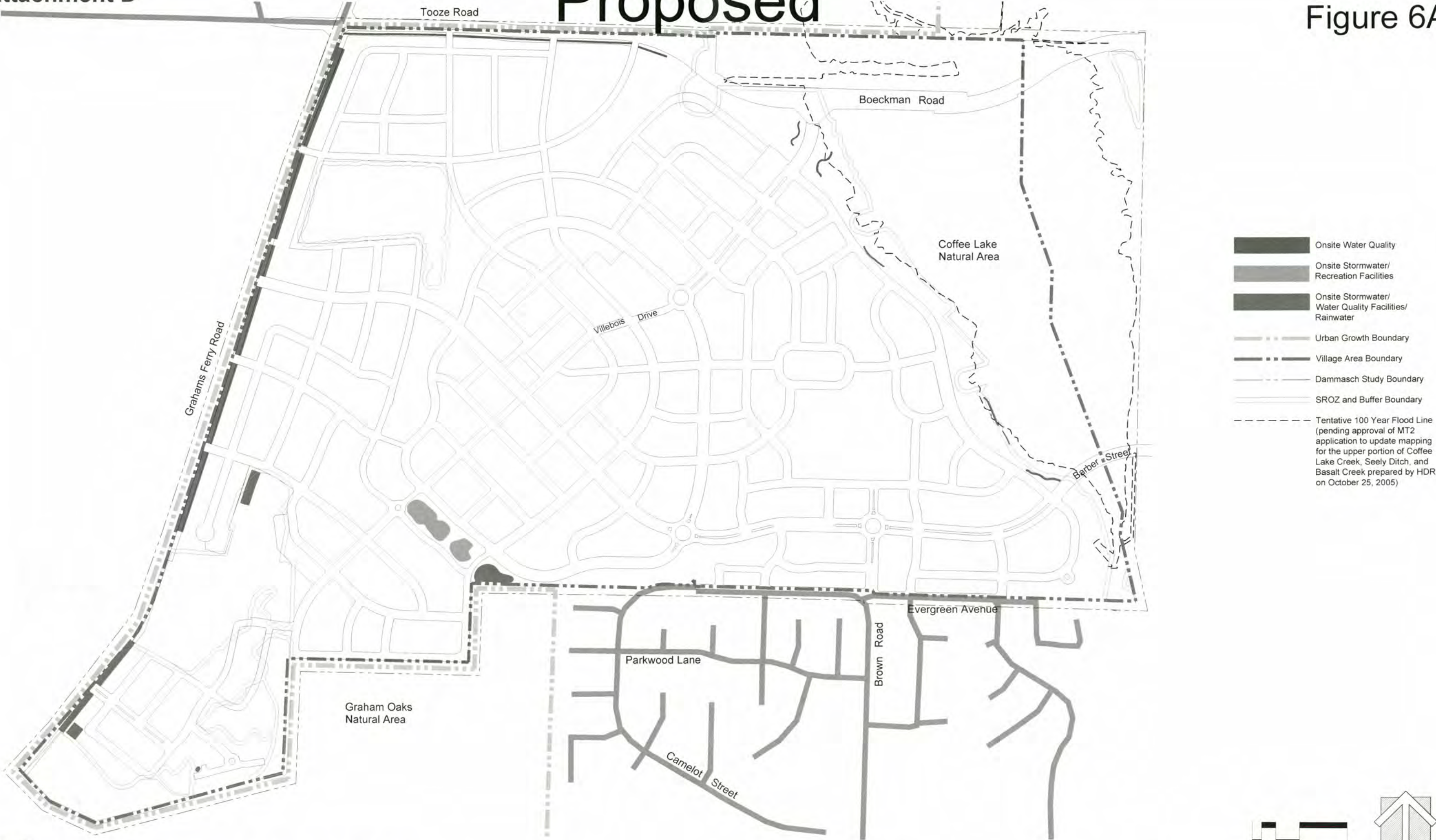
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Onsite Stormwater Facilities

MAY 12, 2010

Proposed

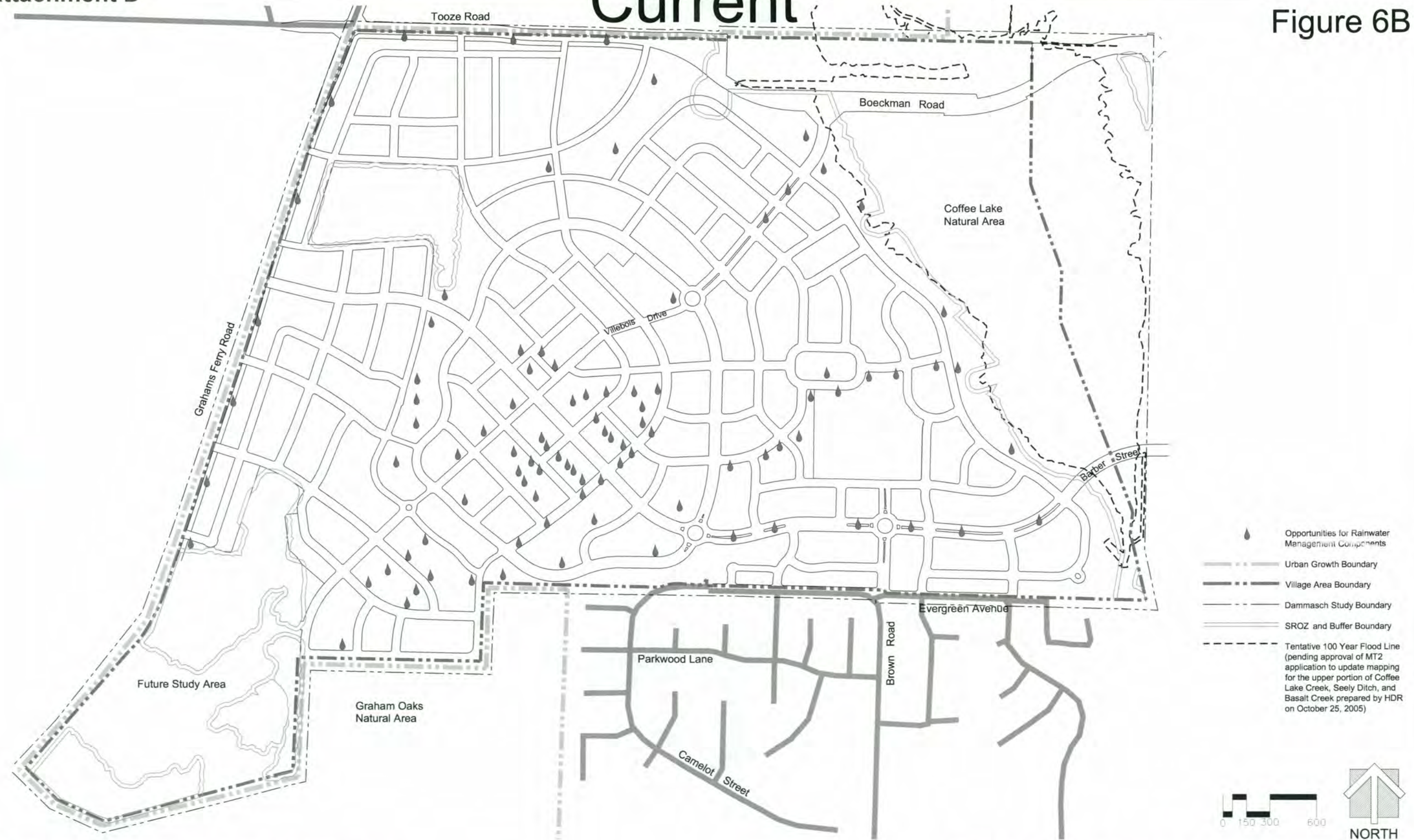
Figure 6A



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Onsite Stormwater Facilities

JULY 26, 2013



NOTES:
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Onsite Rainwater Management

MAY 12, 2010

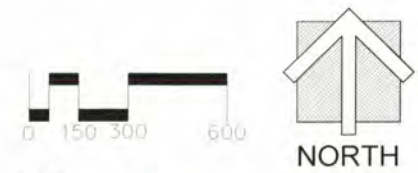
Proposed

Figure 6B

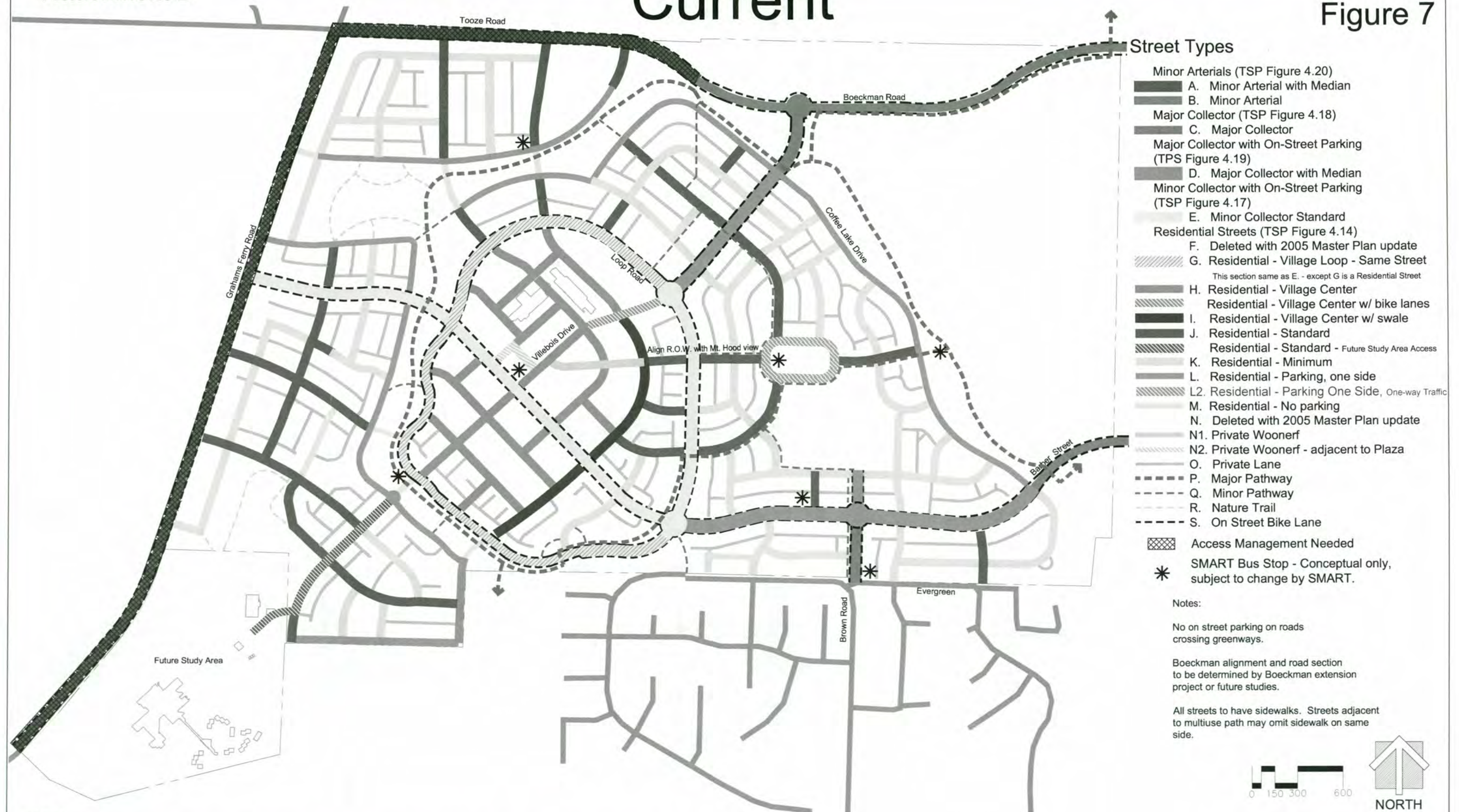


-  Opportunities for Rainwater Management Components
-  Urban Growth Boundary
-  Village Area Boundary
-  Dammasch Study Boundary
-  SROZ and Buffer Boundary
-  Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)

NOTES:
The Villebois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.



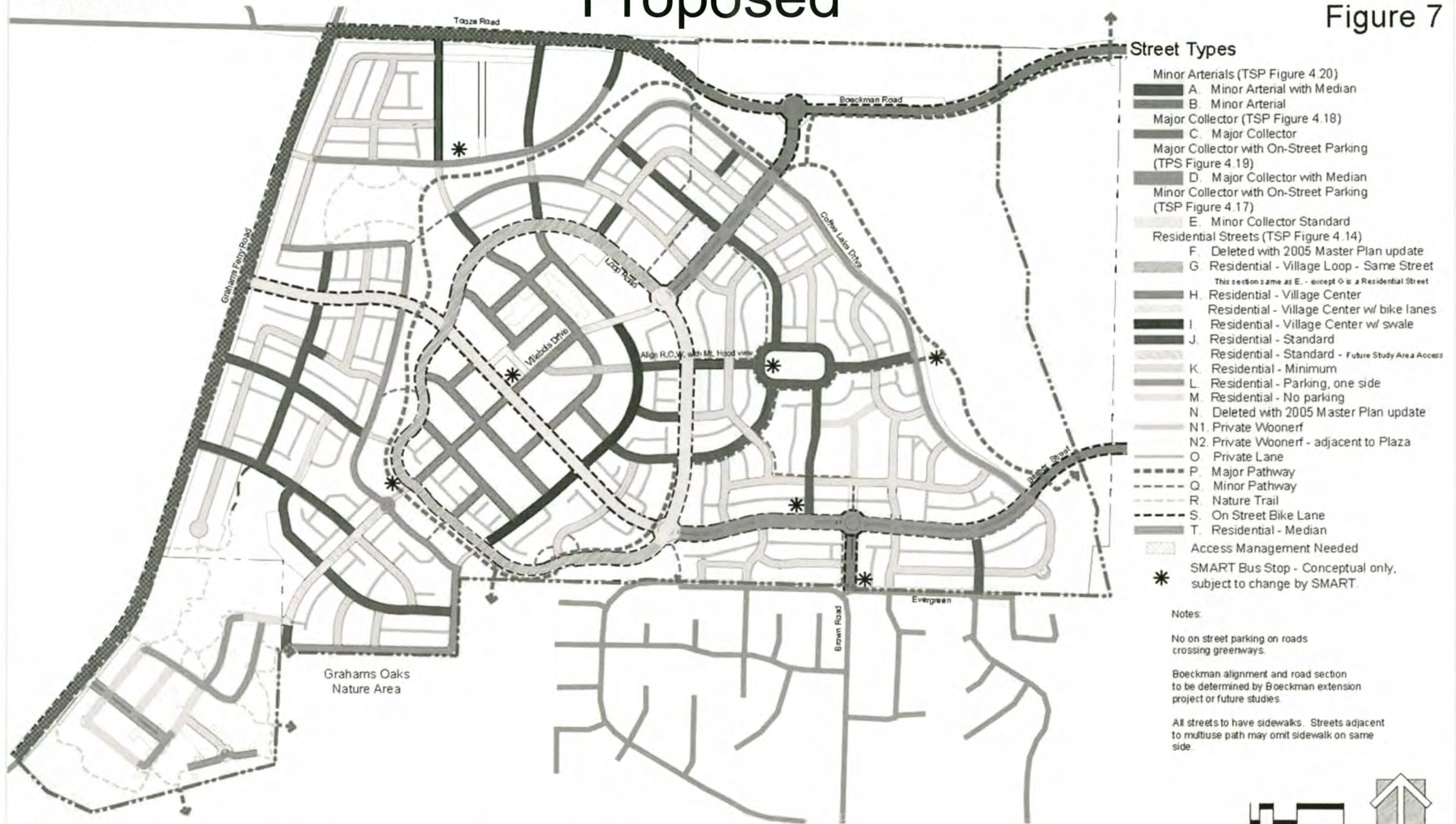
Onsite Rainwater Management
JULY 26, 2013

**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.

Proposed

Figure 7



NOTES:

The Villebois Village Master Plan shall comply with the city of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulation.

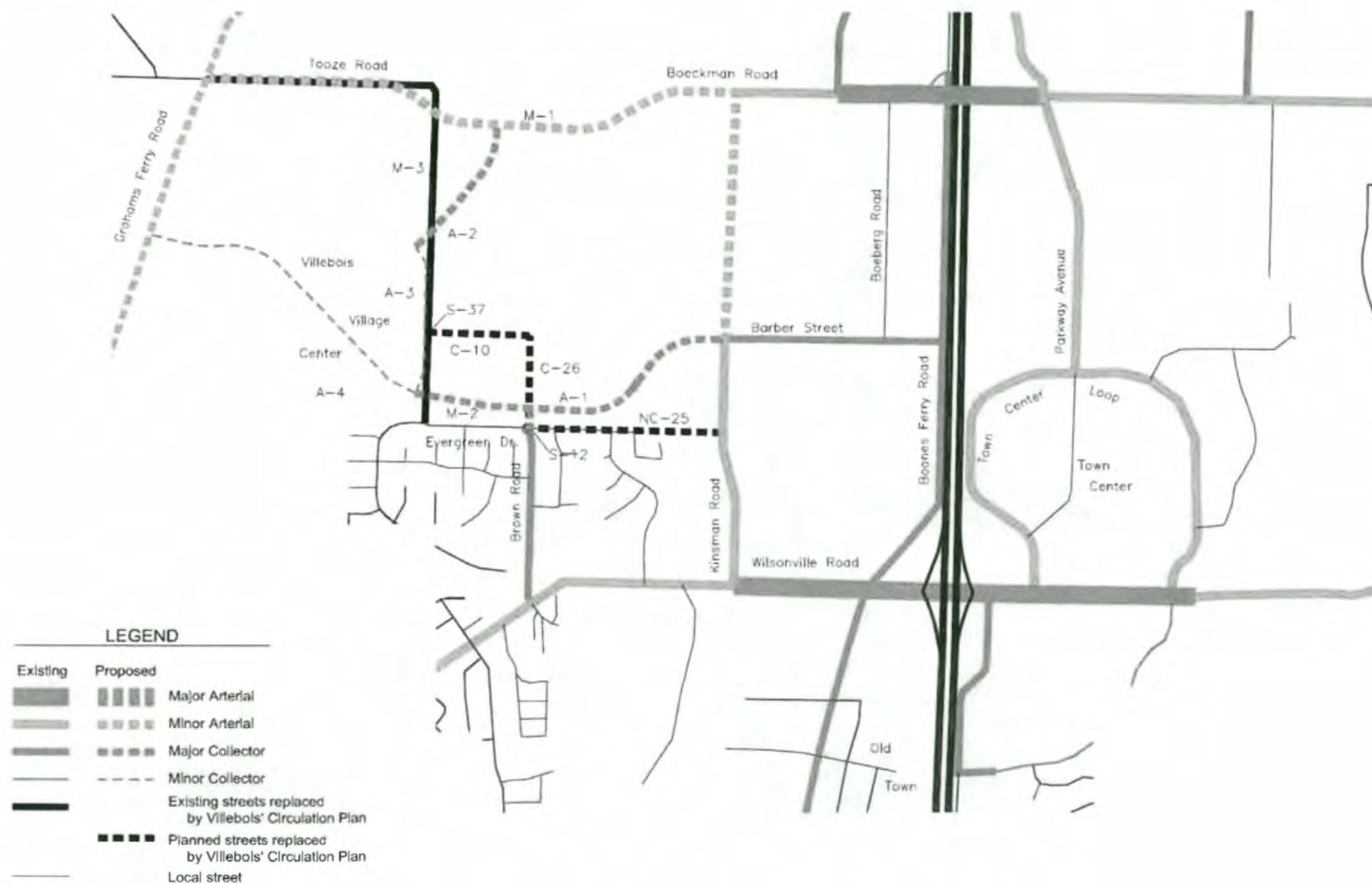


Street Plan

AUGUST 30, 2013

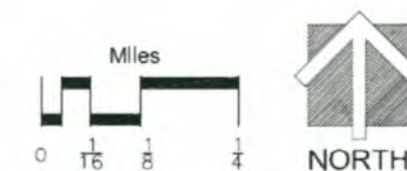
No Changes Proposed

Figure 8



Note:
See Villebois Street Sections for specific Collector / Arterial configurations

(Source: 2003 TSP and Villebois Village Plan)

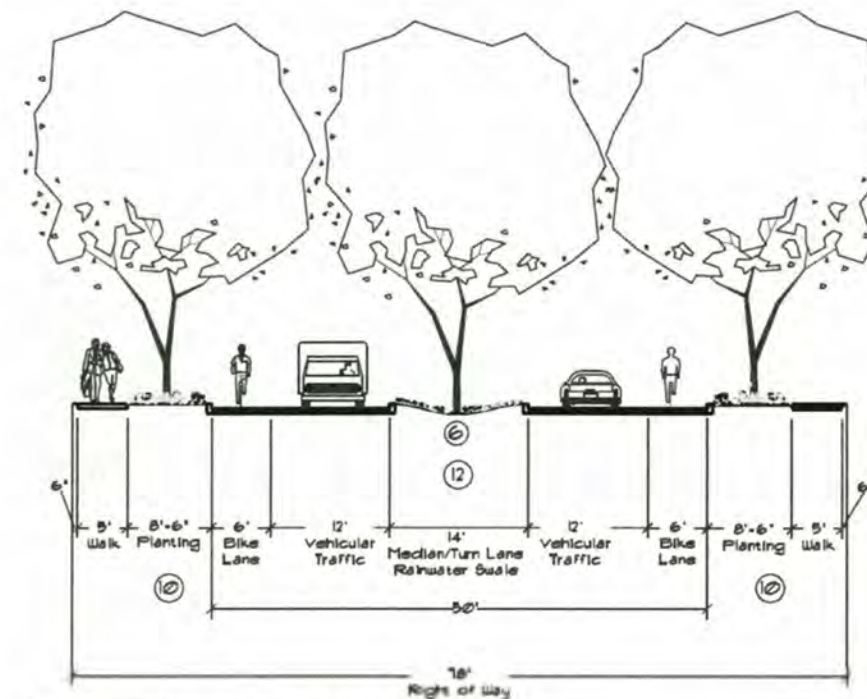


Proposed Arterial/Collectors Street System

FEBRUARY 23, 2005

No Changes Proposed

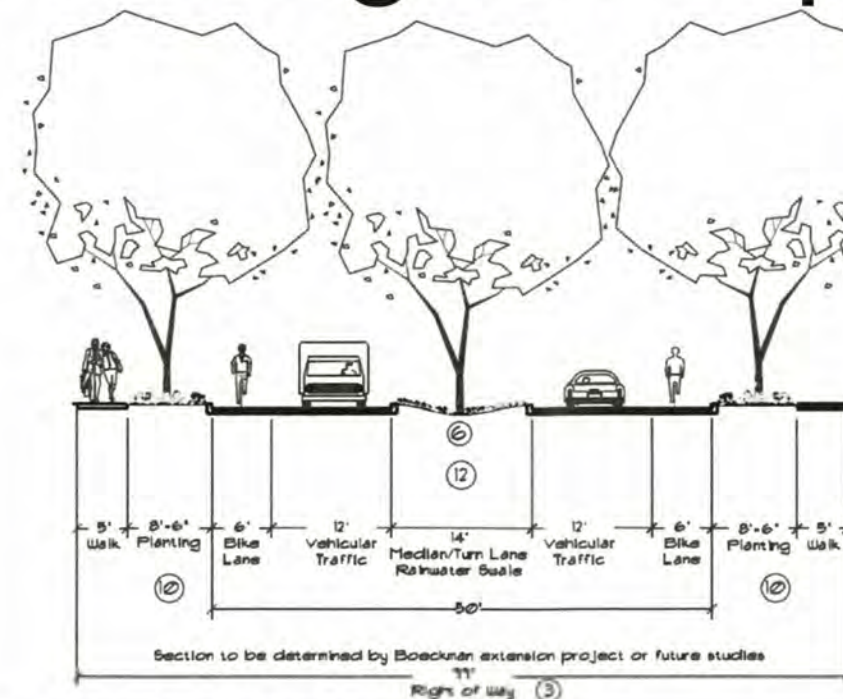
Figure 9A



A. Minor Arterial with Median

(TSP Figure 4.20)

Scale: 1" = 20'

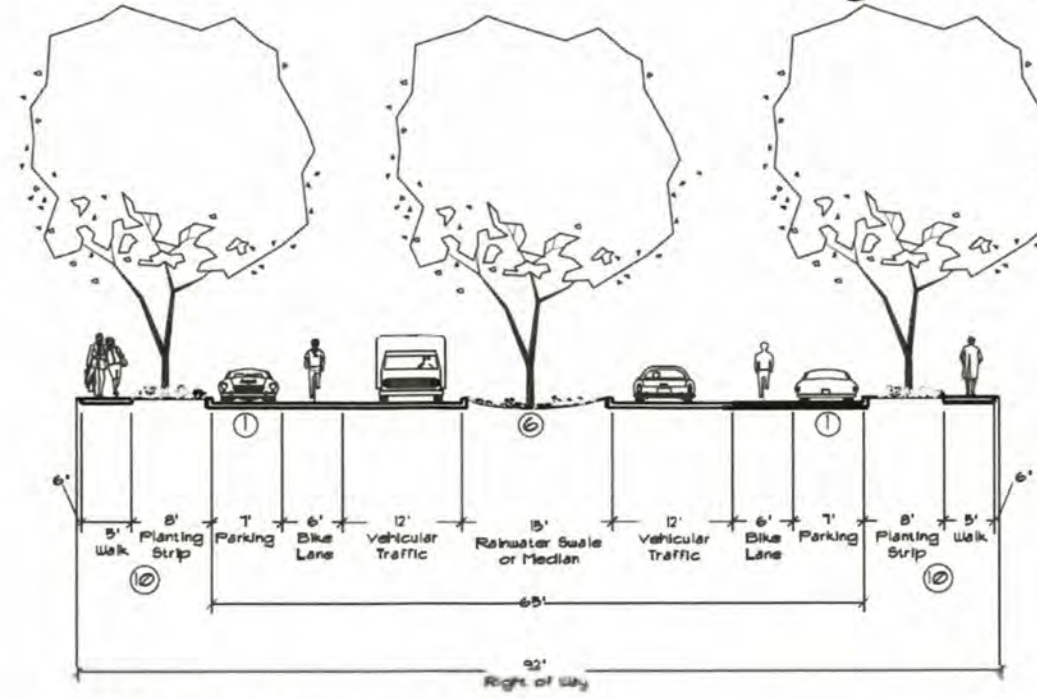


B. & C. Minor Arterial / Major Collector

(TSP Figure 4.20 / 4.18)

Minor Arterial at Boeckman Road
Major Collector at Barber Street

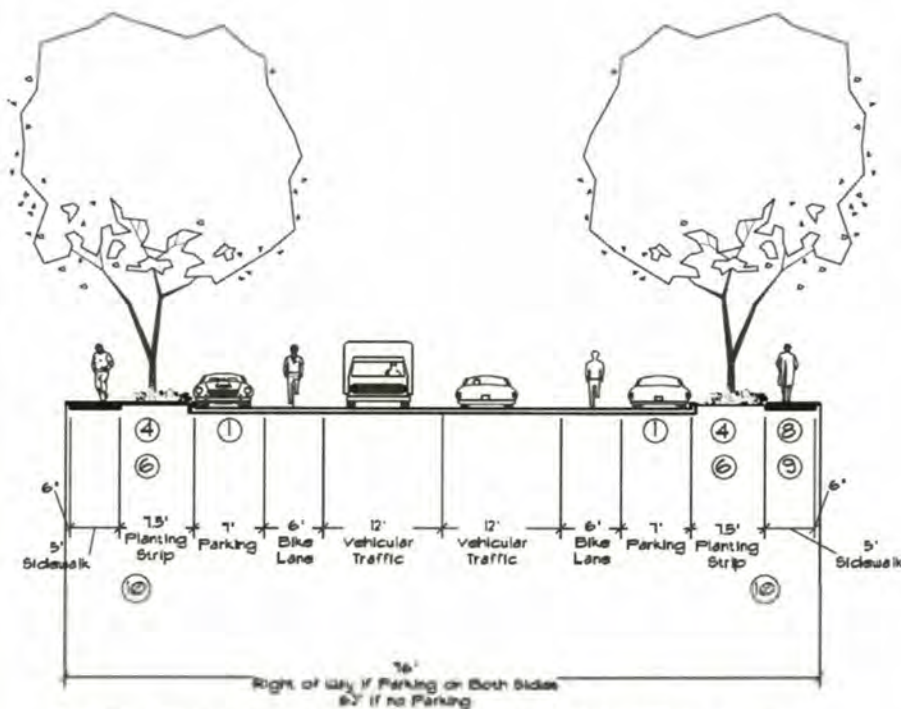
Scale: 1" = 20'



D. Major Collector with Median

(TSP Figure 4.19)

Scale: 1" = 20'



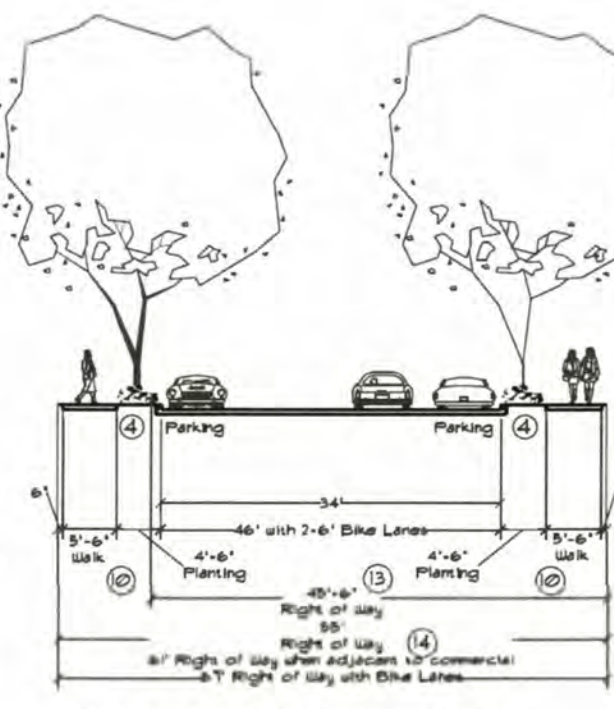
E. & G. Minor Collector Standard / Residential - Village Loop

(TSP Figure 4.17)

(TSP Figure 4.14)

Residential Village Loop - same street section as
Minor Collector - Standard but is a Residential Street

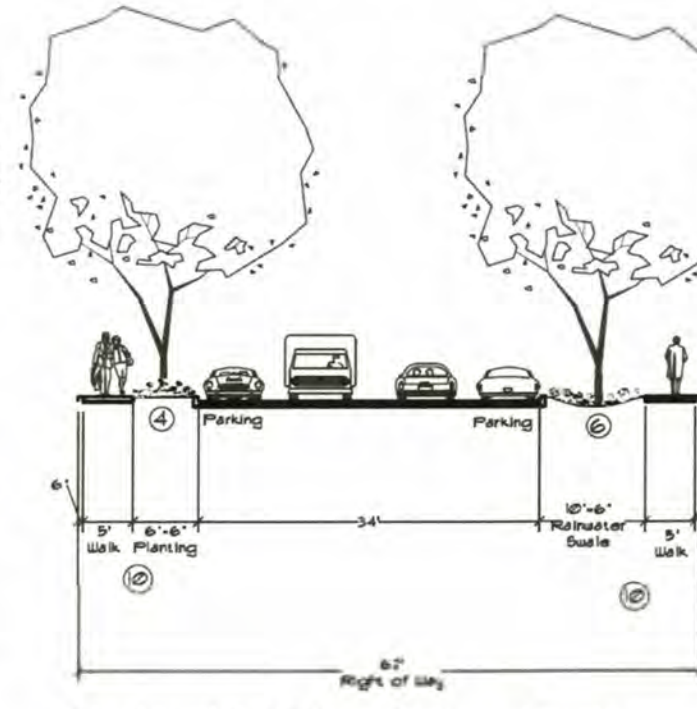
Scale: 1" = 20'



H. Residential - Village Center

(TSP Figure 4.14)

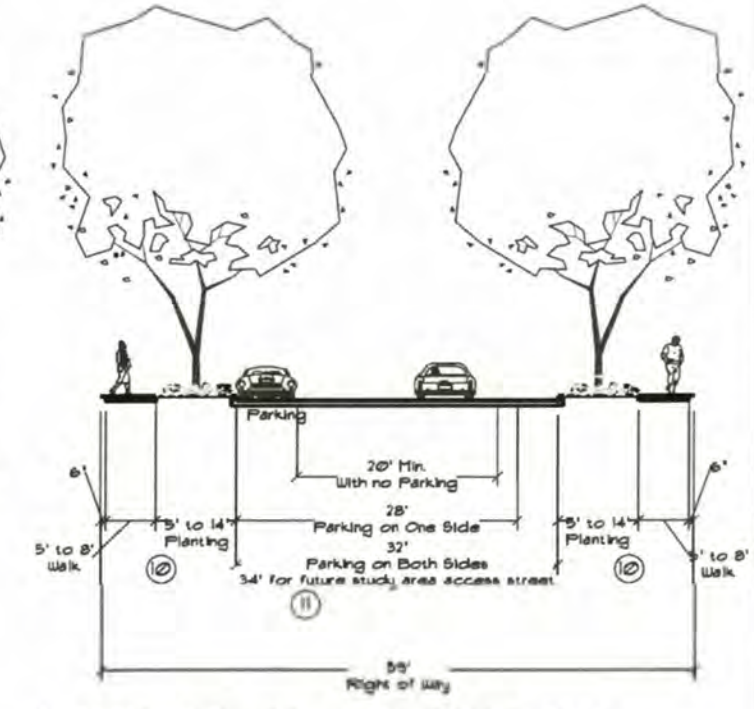
Scale: 1" = 20'



I. Residential - Village Center w/ swale

(TSP Figure 4.14)

Scale: 1" = 20'



J. Residential - Standard - FSA Access

(TSP Figure 4.14)

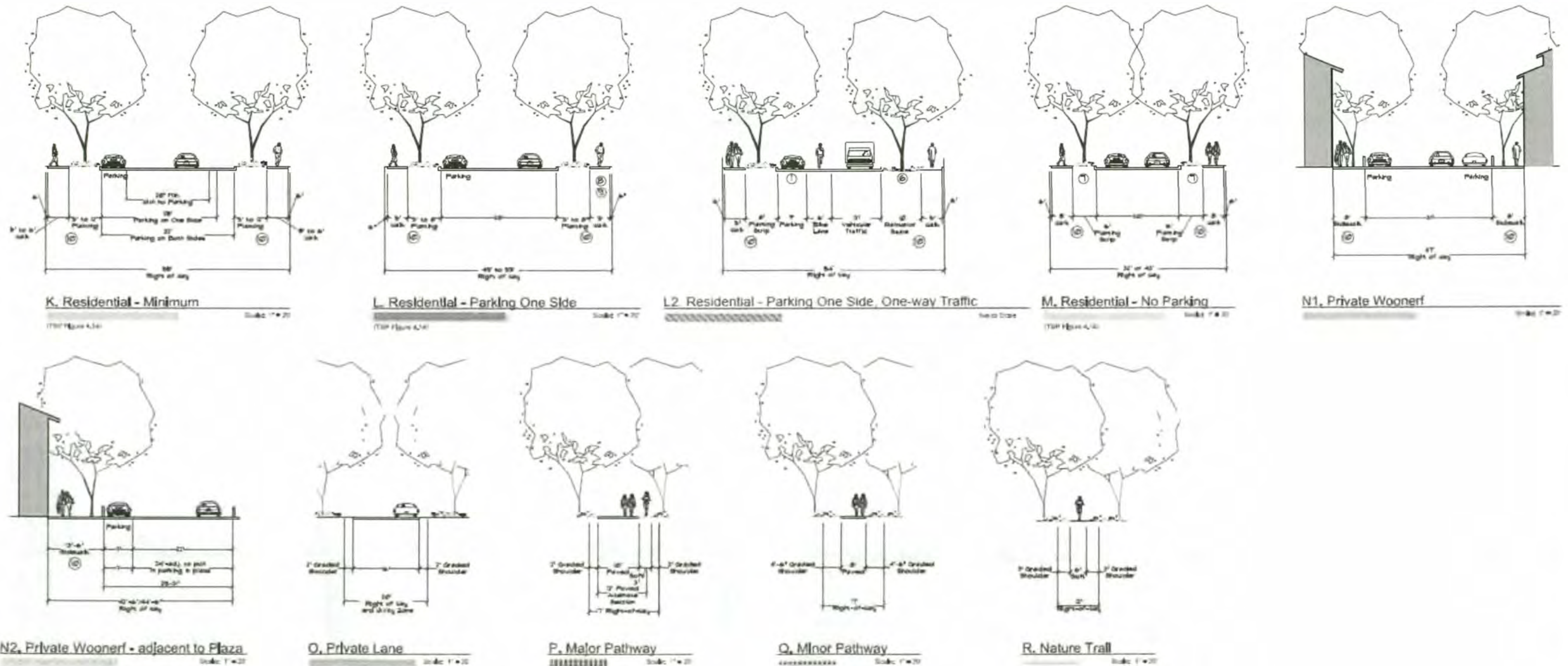
Scale: 1" = 20'

NOTES:

1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Rainwater swales are not required for streets with grades in excess of 8%.
3. Section to be determined by Boeckman extension project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
5. Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20' feet clear for vehicle passing on Queuing streets.
6. See 06A Submission for swale locations.
7. No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
8. Walkway and planting strip optional when adjacent to multi-use trail.

9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
11. 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 46' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5' planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section N deleted and replaced with Sections N1 & N2.

Figure 9B

**NOTES:**

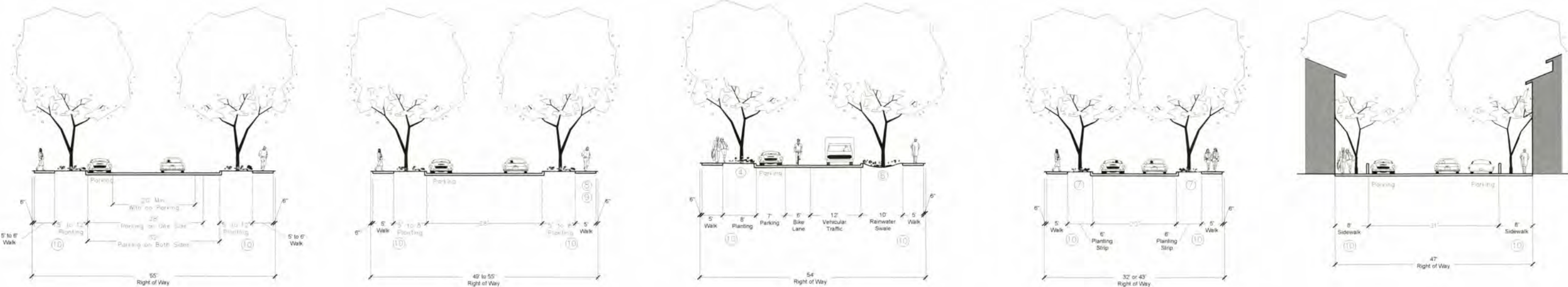
1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Reduced widths are not required for streets with grades of 8% or greater.
3. Section to be determined by Downtown extension project or future studies.
4. In the village center the sidewalk may be widened to include the planting strip when adjacent to residential lots.
5. Streets over 30' will have a red-paved pedestrian crossing. The same size will provide 20' from curb for vehicle passing or turning around.
6. See this subsection for extra details.
7. No parking strip in greenway crossings. Provide 10' wide sidewalk that back of curb.
8. Sidewalk and planting strip optional when adjacent to multi-use trail.
9. The Right of Way shall be reduced to 20' behind face of curb where adjustment is open space.
10. Dry utility is indicated and proper area where necessary. Individual dry service to be in private area where available.
11. 54' width for 1.00 shoulder road may be revised with the SAP Plans to a 50' shoulder road.
12. Continuous turn lane at Graham's Ferry Road.
13. 40' width when adjacent to Linear Green.
14. Sidewalk between 3.5' planting strip is removed and Right of Way becomes 67' when adjacent to Commercial.
15. Section P deleted with 2005 Master Plan Update.
16. Section H deleted and replaced with Sections H1 & H2.

Street and Trail Sections - B

May 12, 2010

Proposed

Figure 9B



K. Residential - Minimum

Not To Scale

(TSP Figure 4.14)

L. Residential - Parking One Side

Not To Scale

(TSP Figure 4.14)

L. Residential - Parking One Side, One-way Traffic

Not To Scale

(TSP Figure 4.14)

M. Residential - No Parking

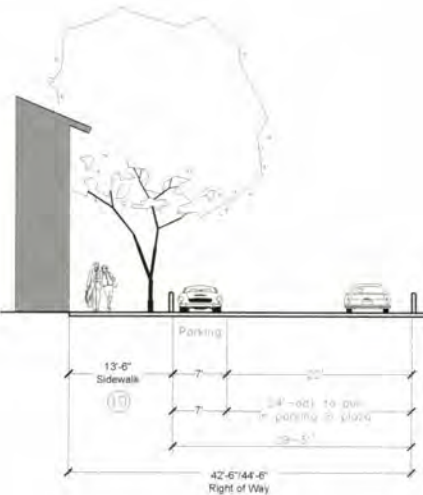
Not To Scale

(TSP Figure 4.14)

N1. Private Woonerf

Not To Scale

(TSP Figure 4.14)



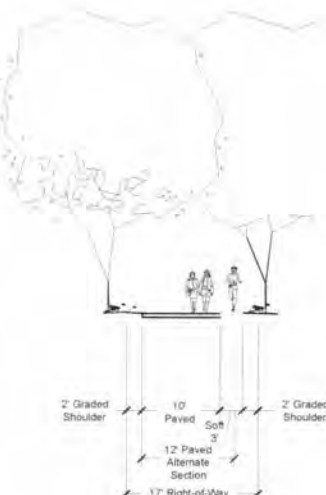
N2. Private Woonerf - adjacent to Plaza

Not To Scale



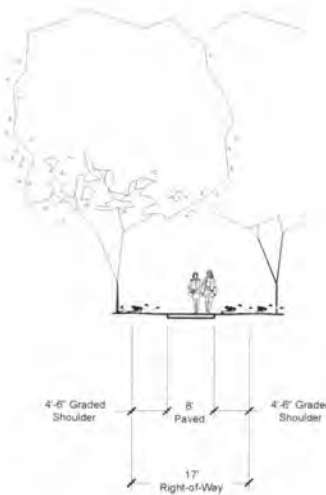
O. Private Lane

Not To Scale



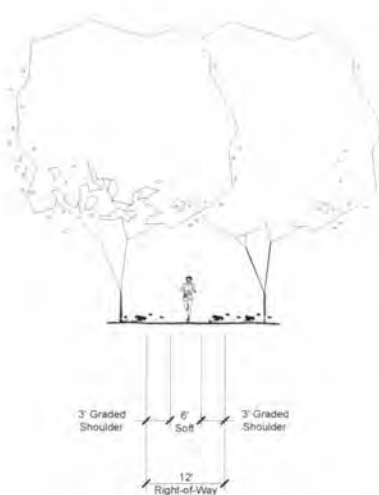
P. Major Pathway

Not To Scale



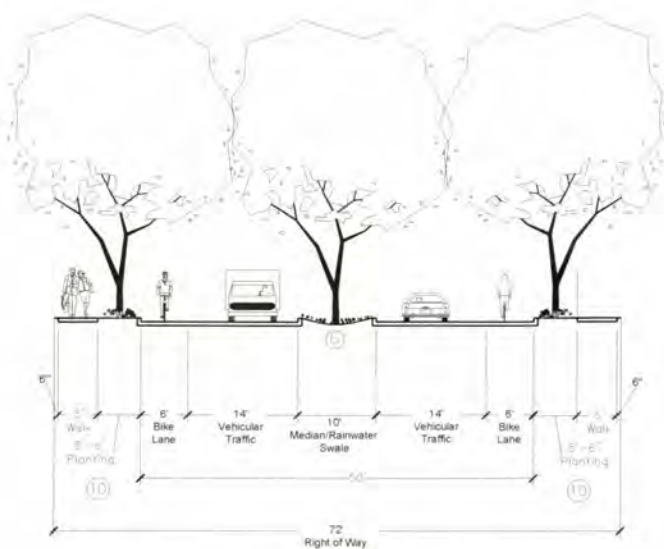
Q. Minor Pathway

Not To Scale



R. Nature Trail

Not To Scale



T. Residential - Median

Not To Scale

NOTES:

1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Rainwater swales are not required for streets with grades in excess of 8%.
3. Section to be determined by Boeckman extension project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
5. Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20 feet clear for vehicle passing on Queuing streets.
6. See 06A Submission for swale locations.
7. No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
8. Walkway and planting strip optional when adjacent to multi-use trail.

9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
11. 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 46' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5', planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section N deleted and replaced with Sections N1 & N2.

Planning Commission - Sept. 11, 2013

Street and Trail Sections - B

JULY 26, 2013

Attachment N:

Entire Master Plan (Text, Tables, and Figures) showing changes proposed by applicant. Does not include Technical Appendices except for portion of Technical Appendix F proposed to be changed. See also Figure comparison in Attachment D.

Distributed under separate cover.

Attachment N is located at the end of this record; after page 124 of 124.
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CHAPTER 4 – UTILITIES

4.1 SANITARY SEWER

4.1.1 INTRODUCTION / PROPOSAL

On Figure 4-1 of the “City of Wilsonville Wastewater Collection System Master Plan” (hereafter referred to as the City Wastewater System Master Plan), the Villebois Village project is comprised of the Dammasch State Hospital site, the area designated as “UPA-2” and a small portion of the area designated as “SD-6”. The ultimate build-out of the Future Study Area will add some additional flows to the system. The site currently generates 158 gpm through its pump station, and an analysis of potential new uses within the site, determined that the maximum flow should not exceed the 158 gpm already included in the City Wastewater Master Plan for this site. The private pump station will be replaced with a public sanitary sewer lift station at the time of development. City Wastewater Master Plan Table 4.3, Note 4, collectively refers to UPA-2 as including the Dammasch site, as well as the Future Study Area facility. Hereafter, UPA-2 is used to designate only this proposal.

Figure 6 – Conceptual Composite Utilities Plan conceptually depicts the proposed sanitary system for Villebois and shows its points of connection into the City’s United Disposal Interceptor system. The larger portion of the project site will discharge sanitary wastewater to the United Disposal Interceptor (UDI) at or near its intersection with Barber Street through a proposed trunk sewer line identified in the City Wastewater System Master Plan as CIP-UD2. A smaller portion will discharge to the existing line in Evergreen Drive, and thence to the UDI. The remaining very small portion of the site is physically too low in elevation to reach either of the two other locations and must be discharged through existing facilities in the Park at Merryfield, and thence to the Wood School Interceptor.

While not specifically identified in the City Wastewater Collection System Master Plan, the City of Wilsonville has indicated that certain properties located along the west side of Grahams Ferry Road, south of Tooze Road and adjacent to UPA-2, are to be included in sanitary service planning for this project.

The City has indicated that flow from this area, subsequent to a future expansion of the Urban Growth Boundary, should be discharged through existing facilities in the Park at Merryfield. This project proposes that future service to the this area, as well as the Future Study Area, be through the Barber Main on the Villebois site, in exchange for the small portion of Villebois which must be discharged through Park at Merryfield.

As a part of the development of Villebois, sanitary facilities will be extended along Tooze Road to serve the UPA-3 area north of Tooze Road.

4.1.2 WASTEWATER COLLECTION SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville updated its Wastewater Collection System Master Plan in January 2001. A Master Plan for the Villebois Village Project has been prepared which shows:

- The existing conveyance system in the immediate area.
- The proposed conveyance system.

This compliance analysis has been prepared to determine the state of compliance between the City Wastewater Collection System Master Plan and the Villebois Sanitary Sewer plan as proposed.

Figure 6 – Conceptual Composite Utility Map

RELEVANT DOCUMENTS

The referenced City Wastewater Collection System Master Plan is titled "City of Wilsonville Wastewater Collection System Master Plan – Ordinance No. 531, January 2001." The Villebois Sanitary Sewer Master Plan is a portion of *Figure 6 – Conceptual Composite Utilities Plan*, which is a part of the submittal documents for the *Villebois Village Master Plan*.

METHODOLOGY

Relevant documents have been reviewed to determine compliance in terms of:

- (1) Wastewater flows
- (2) Points of Discharge
- (3) Flow Routing
- (4) Impacts
- (5) If the Villebois Sanitary Sewer Plan meets or exceeds the requirements of the City Wastewater System Master Plan.
- (6) What revisions to the City Wastewater Collection System Master Plan will be necessary to accommodate the Villebois Sanitary Sewer Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 1-4

Wastewater flows

When fully built-out, estimations shown in City Wastewater Collection System Master Plan Table 4-6 anticipate that UPA-2 will generate an average wastewater flow of 0.59 million gallons per day (mgd) and that UPA-3 will generate an average flow of 0.20 mgd. When combined, with peaking factor and Infiltration/Inflow (I/I) amounts added, the total flow from these areas is estimated to be 2.36 mgd, or about 1,641 gallons per minute (gpm).

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates that 122 gpm is to be anticipated from future development of the area west of Grahams Ferry Road, that 99 gpm is currently discharged into Evergreen Road and 81 gpm from Park at Merryfield. In addition, the City has requested capacity in the Barber main be provided for the 158 gpm from the Future Study Area (formerly LEC). Therefore, the total flow anticipated in the Study Area is 2002 gpm.

Points of Discharge

The following points of discharge have been identified for the above flows:

1. A new line in the extension of Barber Road (CIP-UD2).
2. The existing system in Evergreen Drive.
3. The existing system in the Park at Merryfield.

Flow Routing

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates anticipated flow routing as follows:

Barber Street:	1,294 gpm (from UPA-2 & 3)
Evergreen Road:	347 gpm (from UPA-2)
Park at Merryfield:	<u>361 gpm</u> (158 from Future Study Area + 122 from west of Grahams Ferry + 81 from Park at Merryfield)
	2,002 gpm

Proposed routing:

Barber Street:	1,829 gpm (minimum from UPA-2 & 3 + 158 from Future Study Area + 122 from Grahams Ferry area)
----------------	---

Evergreen Road: 114gpm (maximum = 99 existing flows + 15 from UPA-2)

Park at Merryfield: $\frac{129 \text{ gpm}}{2,072 \text{ gpm}}$ (81 from Park at Merryfield + 48 from UPA-2)

Impacts

UDI system:

All discharge points, described above, ultimately connect into the UDI, in which the City Wastewater Collection System Master Plan has identified deficiencies under build-out conditions at UD_5,9,11,12,14,15,18 and 28. Because build-out will occur over an unknown length of time, most of the required remedial improvements can be deferred, and completed on an as needed basis. Some of these improvements are already funded or under construction. The Finance Plan will reflect planned project phasing and address the timing and sequence of specific improvements.

Barber Street:

This system will connect directly to the UDI, and is addressed by the UDI discussion above.

Evergreen Road:

The existing system has a limiting capacity of 537 gpm, in one reach, which is downstream of the planned connection point at about Brown Road. The system has an existing flow of 99 gpm at this location; thus, the addition of the 15 gpm identified above will not exceed existing capacity.

Park at Merryfield:

The supplemental City Wastewater Collection System Master Plan information, previously described, identifies 3 downstream reaches where existing capacity would be exceeded by the 45 gpm additional discharge anticipated at total build-out of the tributary properties. Directing flows from the Future Study Area and the area west of Grahams Ferry Road to the Barber Street sewer extensions of the UDI will eliminate the anticipated surcharging of the system.

COMPLIANCE ANALYSIS CONCLUSION

The Villebois Village Sanitary Sewer Plan meets or exceeds the requirements of the City of Wilsonville Wastewater Collection System Master Plan.

4.1.3 WASTEWATER COLLECTION SYSTEM MASTER PLAN POLICY ANALYSIS

The City's stated goal is: *"To provide a functioning wastewater conveyance system at a reasonable cost."*

Policy 1: "The City of Wilsonville shall prevent sanitary sewer overflows (SSO) in accordance with Oregon Administrative Rules (OAR) 340-041-120 which prohibits SSOs during the winter season (November 1 through May 21) except during a storm event greater than the five-year, 24-hour duration storm."

Implementation Measure 1.1: "The City will undertake an assessment of its current wastewater collection system as an update to the Master Plan. This assessment will include the use of engineering tools, maintenance logs, and flow monitoring. The assessment will result in identifying capacity restrictions within the conveyance system. Improvements to alleviate the identified capacity restrictions will be recommended in order of priority. These improvements will become part of the Capital Improvements Program (CIP) in order to allocate funds for these projects or addressed through the City's Maintenance Program."

Response: No system capacity deficiency has been identified which would result in this occurrence. Participation in the City wide build-out capacity needs will be addressed in the Finance Plan.

Implementation Measure 1.2: "Sewers within natural or environmentally sensitive areas shall be inspected on a regular basis to determine pipe condition with a goal of minimizing inflow/infiltration and identifying structural defects that may lead to SSOs."

Response: All sanitary sewers in the project will be public lines and included in the City's inspection program.

City Policy 2: "The City of Wilsonville shall maximize the use of the existing wastewater collection system to minimize the need for improvements and extend the life of the existing system."

Implementation Measure 2.1: "The City will allow limited surcharge to increase pipe capacities. These levels of surcharge will provide a sufficient factor of safety to prevent sewer backups in basements and surface overflows for the conditions stated in OAR 340-041-120."

Response: All proposed systems will operate within acceptable performance standards as defined in the City Wastewater Collection System Master Plan.

Implementation Measure 2.2: "The City will divert wastewater flow to interceptors with excess capacity from interceptors with capacity limitations through the use of diversion manholes. This will reduce or eliminate the need to improve capacity in the capacity-limited interceptors."

Response: No such opportunities have been identified.

Implementation Measure 2.3: "The City will use appropriate engineering tools to analyze the wastewater collection system, such as spreadsheet models, fully dynamic models, flow monitoring devices, maintenance logs, etc."

Response: This proposal uses the modeling techniques described in the City Wastewater Collection System Master Plan.

Policy 3: "The City of Wilsonville shall provide adequate wastewater collection system capacity for future growth at build-out development conditions."

Implementation Measure 3.1: "The City will use appropriate land use projections to determine future growth. These projections will be based on best available information provided by the Planning Department. In order to maximize the planning efforts for the wastewater conveyance system, the future growth scenario will be that which is expected at ultimate build-out."

Response: This proposal assumes ultimate build-out conditions for the study area.

Implementation Measure 3.2: "The City will include Urban Planning Areas (UPA). Rather than use a completely separate and independent conveyance system, wastewater flows from the UPAs will flow through interceptors which currently convey flows from within the existing service area."

Response: This proposal will serve UPA-2 and UPA-3 from existing interceptors within the existing service area.

Policy 4: "The City of Wilsonville shall use appropriate unit flow factors to account for actual and anticipated conditions in order to assure an adequately sized wastewater conveyance system."

Implementation Measure 4.1: "The City will assess current system conditions according to current water usage in order to provide an accurate picture of current average dry weather flows. The current conditions unit flow factors will be determined by water usage according to

broad categories, i.e. residential, commercial, and industrial. These unit flow factors will be verified based on flow monitoring results."

Response: This criteria has been met and documented in the City Wastewater Collection System Master Plan, June 2001.

Implementation Measure 4.2: "As part of the analysis under future build-out development, the City will increase the build-out unit flow factors. This will allow proper planning for future water-intensive industrial and commercial enterprises that may locate to Wilsonville when water usage restrictions are no longer in place."

Response: No such uses are anticipated within the Villebois Village.

Implementation Measure 4.3: "The City will continue flow monitoring during wet and dry weather conditions to verify unit sanitary flow rates and infiltration/inflow (I/I) rates."

Response: This requirement continues to be met by the City Public Works Department.

Policy 5: "The City of Wilsonville shall fund the capital improvements with monies collected in accordance with existing laws, rules, and regulations."

Implementation Measure 5.1: "The City will fund projects related to current capacity limitations with system development charges (SDC) within the existing service area. New development is prohibited by State Law from funding projects to alleviate current system problems."

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

Implementation Measure 5.2: "The City will fund projects related to growth with SDCs, both within the current service area and in urban planning areas as development occurs in areas needing improvements."

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

Policy 6: "The City of Wilsonville shall coordinate conveyance system improvements with other CIP projects, such as roads, water, storm sewer, to save construction costs and minimize public impacts during construction."

Response: All projects will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction.

Policy 7: "The City of Wilsonville shall allow for wastewater collection system basin boundary revisions and out-of-basin flow transfers."

"General. Wastewater flows developed in the master planning process is based on the land use contained within the sub-basin boundaries. Flow from each sub-basin is then conveyed by a specific interceptor sewer. There are five major interceptors in the City's collection system. Similarly, there are five major basins with 24 sub-basins contributing wastewater flow to the interceptors. However, wastewater flow can be transferred between major basins by flow diversions or pump stations. These out-of-basin transfers impact the planning assumptions used to evaluate the capacity of the interceptors by essentially revising the sub-basin or basin boundaries. At a minimum, the following items need to be addressed when evaluating the viability of an out-of-basin transfer:

Implementation Measure 7.1: Flow Generation

- *Land Use in the affected areas.*
- *Unit flow factors for the various land use categories and I/I contributions.*

- *Peak Flow and peaking factor.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.2: Hydraulic Evaluation

- *Identify the effect of peak flow on the existing collection system using the current condition spreadsheet model.*
- *Identify the percent capacity and HGL status of the affected pipes.*
- *Identify the effect of peak flow on the existing collection system with revised build-out flows using the build-out condition spreadsheet model.*
- *Identify the percent capacity and HGL status of the affected pipes.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.3: Evaluate Recommended System Improvements

- *Determine if the recommended system improvements noted in the Master Plan are developed to convey the increased (transferred) flows.*
- *Determine if the flow removed from the original basin removes the need for any of the system improvements recommended in the 2001 Master Plan.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.4: Identify Needed System Improvements

- *Based on the Hydraulic Evaluation and the impact on the Recommended System Improvements noted in this Master Plan, develop system improvement recommendations to convey the transferred flows. System improvement recommendations will also identify Master Plan improvements that can be removed as a result of the basin transfer.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.5: Prepare Addendum to the Master Plan

- *Summarize the flow generation, hydraulic analysis and system improvement recommendations to convey the out-of-basin flow transfer.*
- *Digitally revise the sub-basin and basin boundaries.*
- *Update the Build-out Condition and Recommended System Improvement spreadsheet models.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.6: Planning Commission Approval

- *The Addendum must be approved by the Planning Commission as an Amendment to the Master Plan and as a component of the Comprehensive Plan.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.7: City Council Approval

- *Upon Planning Commission approval, City staff will take the addendum before the City Council for its approval.*

Response: No out-of basin transfers have been proposed.

4.1.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate sanitary sewer service.

Policy

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

Implementation Measures

1. Implement the following list of policies and projects of the City of Wilsonville Wastewater Master Plan:
 - Policies: 1-7; and
 - Projects: CIP-UD2.
2. Incorporate the construction of CIP-UD2 into the Finance Plan.
3. Insure the 537 gpm capacity of the Evergreen Road sewer line is not exceeded with Specific Area Plan – South application.
4. Insure the 340 gpm capacity of the Park at Merryfield sewer line is not exceeded with Specific Area Plan – South application.
5. At the time of development of the Future Study Area, replace private pump station with Public Sanitary Sewer Lift Station build consistent with Technical Appendix I.

CHAPTER 5 – CIRCULATION

5.1 INTRODUCTION / PROPOSAL

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a system of public and private streets and trails that will connect users of the various modes to the major activities inside and outside the community. All public streets are connected without dead-ends or cul-de-sacs, except in those rare cases where required by topography or natural features. The circulation plan will also meet all ADA requirements. *Figure 7 - Street Plan* shows the planned transportation system. *Figure 8 – Proposed Arterial & Collector System* shows the planned Arterial and Collector street system, and *Figures 9A & 9B – Street & Trail Sections* show the planned cross-sections for the streets and trails.

5.2 TRANSPORTATION SYSTEMS PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville recently adopted its Transportation Systems Plan (TSP). A Master Plan for Villebois has been prepared for evaluation under the TSP, which shows:

- The proposed street plan;
- The proposed Arterial/Collector system; and
- The proposed street sections.

RELEVANT DOCUMENTS

The referenced City transportation plan is titled “City of Wilsonville Transportation Systems Plan, June 2, 2003.” The *Villebois Village Master Plan* consists of *Figure 7 – Street Plan*, *Figure 8 – Proposed Arterial & Collector System*, and *Figures 9A & 9B – Street & Trail Sections*.

METHODOLOGY

Figure 7 - Street Plan of the *Villebois Village Master Plan* shows a system of Residential, Collector and Arterial streets that interconnect between modes and activities within and outside Villebois Village. The *Villebois Village Master Plan* is generally consistent with the Wilsonville TSP in that it:

- Retains the north-south Collector through the site in a modified alignment of Brown Road-110th Avenue;
- Retains the east-west Arterial connection on the northern boundary of the site by providing a through connection from Kinsman Road to Grahams Ferry Road;
- Maintains a hierarchy of streets within and adjacent to Villebois, while providing the TSP required spacing of Arterial, Collector, and Residential streets;
- Provides acceptable levels of service at all street intersections;
- Adheres to the City’s access spacing policy on all streets, with minor exceptions as discussed below; and
- Provides safe movements for all travel modes, by complying with City policies and standards including AASHTO standards.
- Provide adequate north/south connectivity for local traffic with Villebois Drive and the Loop Road.

Figure 7 – Street Plan

Figure 8 – Proposed Arterial/Collectors Street System

Figure 9A – Street and Trail Sections - A

Figure 9B – Street and Trail Sections - B

The following areas identified below are discussed in greater detail within this Section 5.2:

- Street designations;
- Roundabouts;
- Parking on Collectors;
- Access control on Minor Arterials;
- Continuity of streets and trails; and
- Curb Extensions.

COMPLIANCE ANALYSIS

Street Designations

The roadway classifications included in the *Villebois Village Master Plan* are generally consistent, with some variations from those in the Wilsonville TSP. As in the Wilsonville TSP, the *Villebois Village Master Plan* has streets classified as Arterials, Collectors and Residential streets. The *Villebois Village Master Plan* includes alternative cross-sections for the Collector and Residential street classifications, as defined in Table 5 in Section 5.3, below.

Implementation

The street designations and standards prepared for the Villebois Village generally meet the standards specified in the Wilsonville TSP. Alternative street sections allow use of a Residential street section with no parking, and widths to be exceeded for medians, planter strips and sidewalks on street sections as identified in Table 5 of Section 5.3, below.

Roundabouts

Roundabouts will be used at locations identified on *Figure 7 – Street Plan* and will be designed to effectively manage traffic at acceptable levels of service without the need for traffic control signals, as defined in the Wilsonville TSP. Accordingly, roundabout-controlled intersections would operate at LOS “D” or better during peak hours.

Implementation

Roundabouts will be used in the locations shown on *Figure 7 – Street Plan* of the *Villebois Village Master Plan*.

Parking on Collectors

On-street parking will be provided on all internal streets, with a few exceptions where adjacent land uses do not create the need for parking. Villebois Village will be developed with front doors facing the street. On-street parking is an important community characteristic for both visitors and residents when driveways are located at the back of the house since it encourages activity on the street and provides convenient access to homes. The presence of parking along Collector streets will encourage moderate travel speeds. These street sections have been designed to enable safe parking and unparking maneuvers so as not to adversely affect the safety of pedestrians and bicyclists or affect the function of a Collector street.

The TSP references a book whose basic principles should be a guide for Wilsonville. The referenced book, entitled *Creating Livable Streets: Street Design Guidelines for 2040* (Metro, June 2002), states that:

On-street parking is permitted and provided on many of the best streets. Proportionately, parking is provided on more good streets than not. At today's car ownership levels on-street parking cannot by itself meet all of the demand created by adjacent land use. Nevertheless, on-street parking:

1. *supports local economic activity of merchants, by providing access to local uses, as well as visitor needs in residential areas*
2. *increases pedestrian safety by providing a buffer for pedestrians from automobile traffic*
3. *increases pedestrian activity, in general, on the street. Since people rarely find parking in front of their destination, they walk, providing more exposure to ground floor retail and increasing opportunities for social interactions*
4. *increases local economic activity by increasing the visibility of storefronts and signs to motorists parking on street*
5. *supports local land use by reducing development costs for small business by reducing needs for onsite parking*
6. *provides space for on-street loading, increasing the economic activity of the street and supporting commercial uses*

The Villebois Village plan strives to meet these goals through its provision of on-street parking for Residential and Collector streets.

Implementation

Collector streets that allow on-street parking shall be designed in consideration of the safety of pedestrians and bicyclists and shall be reviewed by the City Engineer.

Access Control on Minor Arterials

Implementation

Requests for major alternatives to allow less than 600 foot access spacing on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). *(Note: This issue has been resolved. The approved SAP South street system reflects the appropriate access spacing on Grahams Ferry Road).*

Continuity of Streets and Trails

With the exception of situations where physical constraints prohibit, streets and trails are connected. The *Villebois Village Master Plan* provides vehicular connection to all existing streets that currently stub to the property (including Montebello Drive, Serenity Way, Brown Road and Yosemite Street) to assure neighborhood circulation and connectivity consistent with City and Metro requirements. As described in the Wilsonville TSP, all streets should connect except in situations where physical constraints do not permit.

Provide local/residential street connections within Villebois every 300' to 500' to improve access between neighborhoods to encourage use of all modes of travel.

Provide nature trail connections between the Future Study Area property and SW San Remo Court, SW Grenoble Street, and Normandy Lane. Also provide east and south trail connections from the Future Study Area property to the Coyote Way Trail within Grahams Oak Nature Park.

Implementation

The *Villebois Village Master Plan* conforms to the connectivity and circulation standards prescribed in the Wilsonville TSP.

Curb Extensions

The Villebois Village circulation plan includes curb extensions in locations of high pedestrian activity. Curb extensions serve to minimize speeds and the length of exposure for pedestrians crossing streets, and also provide protection for on-street parked cars. It is recognized that curb

extensions may restrict the ability for larger vehicles to turn at street corners. The following basic principles shall be used for the placement and design of curb extensions:

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb street width for public streets should be 22 feet, in order to accommodate delivery and garbage truck movements.
- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Implementation

By following these basic design standards, streets within the Villebois Village will be able to meet or exceed safety and capacity standards as prescribed in the Wilsonville TSP and AASHTO standards. Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

North/South Neighborhood Connectivity

Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design modifications that would discourage north/south neighborhood connectivity should not be considered.

Enhanced Pedestrian and Bicycle Crossings

Provide enhanced pedestrian and bicycle crossings for high use pedestrian crossings (i.e. trails and pathway). Enhanced crossings can include but are not limited to medians, curb extensions, raised pedestrian crossings, signing and markings.

Implementation

Placement of enhanced pedestrian crossings shall be reviewed and approved by City staff through the Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approval process. Enhanced crossing locations should follow ODOT and FHWA guidelines to maintain consistency with state and national and practices.

5.3 TRANSPORTATION SYSTEMS PLAN POLICY ANALYSIS

The Villebois circulation plan is generally consistent with the policies and implementation measures of the Wilsonville TSP and AASHTO standards. The following section describes many of the policies and implementation measures that the Villebois plan either supports or proposes to alter.

TSP Goal 4.1: To provide an interconnected motor vehicle system that will safely and efficiently provide for vehicle circulation and enhanced mobility.

Response: The *Villebois Village Master Plan* provides enhanced mobility and connectivity for all travel modes. For motor vehicle circulation, all public streets are connected without dead-ends or

cul-de-sac's except in those rare cases where required by topography or natural features. The *Villebois Village Master Plan* includes a hierarchical system of Arterial, Collector and Residential streets within and through the site that meets the intent and long-term needs of the Wilsonville TSP. The streets and intersections in Villebois will provide acceptable levels of service as defined in the Wilsonville TSP (LOS "D" or better).

TSP Section 4.4.6: Access Management and Table 4.0: Access Management Guidelines.

Response: The minimum access spacing for each functional classification and whether the *Villebois Village Master Plan* is in compliance is shown in the table below:

Table 4: Functional Classification Comparison

Functional Classification (Wilsonville TSP-April 2003 Public Draft)	Functional Classification (Figure 7 – Street Plan of the VVMP)	Minimum Access Spacing (Wilsonville TSP-April 2003 Public Draft)	VVMP Compliance (Yes or No)
<i>Major Arterial</i>	None	<i>1,000 ft.</i>	N/A
<i>Minor Arterial</i>	Minor Arterial	<i>600 ft.</i>	Yes*
<i>Major Collector</i>	Major Collector	<i>100 ft.</i>	Yes
<i>Minor Collector</i>	Minor Collector	<i>50 ft.</i>	Yes
<i>Residential Street</i>	Residential	<i>Access to each lot permitted</i>	Yes

* See Section 5.4 (Villebois Village Master Plan Implementation) Implementation Measure 4.

TSP Section 4.7 Implementation Measures

Implementation Measure 4.1.1.b Use the Roadway Design Standards (Section 4.4.1 and Figures 4.12 through 4.22) as the standard for designing all street improvements in the city.

The TSP provides (subsection 4.1.1.b.3):

For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include but are not limited to changing the number of lanes, moving a sidewalk from the property-line to the curb-line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include but are not limited to narrowing of lanes to moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

TSP Figures 4.12 through 4.22: Street Classification, Widths and Names.

Response: The *Villebois Village Master Plan* street classifications and widths are shown in Table 5 below, together with the appropriate TSP section. Proposed alternatives to the standards are described in detail following Table 5.

Table 5 provides a comparison of each relevant TSP figure with the correlating street sections proposed in the *Villebois Village Master Plan*. The TSP figures are noted by italics in the unshaded areas of Table 5. The *Villebois Village Master Plan* (VVMP) street sections are shown by standard text within the shaded areas of Table 5. The *Villebois Village Master Plan* street sections are depicted on *Figures 9A and 9B – Street & Trail Sections*. The locations where these street sections are planned to be used are illustrated on *Figure 7 – Street Plan*.

Table 5: Street Cross-Section Standards Comparison

Street Classification	Right-of-way	Face-of-Curb to Face-of-Curb Section	Sidewalk Width (ft)	Planter Strip Width (ft)	Parking Width (ft)	Bike lane Width (ft)	Travel Lane Width (ft)	Center Median/Turn Lane Width (ft)
Minor Arterial (TSP Figure 4.20)	71-77	50	5	8 ½	-	6	12	14
Minor Arterial w/ Median (VVMP Section A)	78	50	5	8 ½	-	6	12	14 (continuous turn lane on Grahams Ferry Road)
Minor Arterial (VVMP Section B)	77	50	5	8 ½	-	6	12	14
Major Collector (TSP Figure 4.18)	71-77	50	5	8 ½	-	6	12	14
Major Collector (VVMP Section C)	77	50	5	8 ½	-	6	12	14
Major Collector w/ On-Street Parking (TSP Figure 4.19)	85-87	64	5	6 ½	8	5	12	14
Major Collector w/ Median (VVMP Section D)	92	65	5	8	7	6	12	15
Minor Collector w/ On-Street Parking (TSP Figure 4.17)	69-73	50	5	6 ½	8	5	12	None
Minor Collector Standard (VVMP Section E)	76 ¹	50 ³	5 ^{3, 7}	7 ½ ³	7	6	12	None
Residential Street (TSP Figure 4.14)	47-51	28-32	5	4 ½	Not striped	Shared w/ cars	Not striped	None
Residential Village Loop (VVMP Section G)	76 ¹	50 ²	5 ³	7 ½ ³	7	6	12	None
Residential Village Center (VVMP Section H)	55-67	34	5 ½-13 ½	4 ½ ^{3, 7}	Not striped	Shared w/ cars ⁸	Not striped	None
Residential Village Center w/ Swale (VVMP Section I)	62	34	5	6 ½-10 ½	Not striped	Shared w/ cars	Not striped	None
Residential Standard (VVMP Section J)	59	20-34	5-8	5-14	Not striped	Shared w/ cars	Not striped ⁶	None
Residential Minimum (VVMP Section K)	55	20-32	5-6	5-12	Not striped	Shared w/ cars	Not striped ⁶	None
Residential Parking One Side (VVMP Section L)	49-55 ¹	28 ²	5 ³	5-8 ³	Not striped	Shared w/ cars	Not striped	None
Residential No Parking (VVMP Section M)	32-43 ¹	20 ²	5 ³	6 ³	Not striped	Shared w/ cars	Not striped ⁶	None

- Notes:
1. The right-of-way shall be reduced to 12" behind face of curb where adjacent to open spaces.
 2. When adjacent to open space, parking on that side is optional.
 3. When adjacent to open space, planting strip and sidewalk are optional.
 4. The Villebois Village Master Plan depicts a proposed alternative to have a 13' wide median in lieu of planter strips. The Master Planner is evaluating this alternative. If this alternative is not utilized, another approved street section for Villebois will be used.
 5. When the 20' wide curb-to-curb section is used, no parking will be allowed.
 6. Villebois has a number of local street designations (refer to Figure 7 – Street Plan and Figures 9A & 9B – Street & Trail Sections). In all cases, each of these designations has a cross-section with a minimum of 32-ft. curb-to-curb section where parking is allowed on both sides; each section is a minimum of 28 feet where parking is allowed on one side, and those sections allowing no parking on either side are a minimum of 20 feet. A 20-ft. section is the minimum allowed for fire access purposes. All sections have a minimum 5-ft. sidewalk, minimum 5-ft. planter (except where adjacent to open space or park). Only the local streets - Village Loop and Village Center - with Median designations have striped bike lanes; in all other cases bike lanes are shared with motor vehicles and not explicitly striped for either travel lanes or bike lanes.
 7. In the Village Center, the sidewalk may be widened to include the plating area when adjacent to retail/commercial uses.
 8. 6' bike lanes on Villebois Drive from Costa Circle to Ravenna Loop.

Implementation

Pursuant to TSP Implementation Measure 4.1.1.b(3), the following major alterations are included in the *Villebois Village Master Plan*. A brief description of the major alteration is also provided below.

- On-street parking on Major Collector (VVMP Street Section D) and Minor Collector (VVMP Street Section E).

On-street parking will be provided on Barber Street (Major Collector & Minor Collector), the portion of the Loop Road (Minor Collector) between Barber Street and Villebois Drive, and the portion of Villebois Drive (Major Collector) between the Loop Road and Boeckman Road. Villebois Village will be developed with front doors facing the street. On-street parking is an important community characteristic for both visitors and residents when driveways are located at the back of the house, since it encourages activity on the street and provides convenient access to homes. These street sections have been designed to enable safe parking and unparking maneuvers so as not to adversely affect the function of a Collector street.

- Increase planter to 8' and median to 15' on Major Collector (VVMP Street Section D), which increase right-of-way to 92' and curb-to-curb to 65'.

Planter strip and median widths are increased on the portion of Barber Street between 110th Avenue and Coffee Lake Creek Drive and on Villebois Drive between the Loop Road and Coffee Lake Creek Drive. The wider planter strips and medians will allow larger canopied trees to be planted throughout the Village. Larger canopied trees will contribute to reductions in "heat island effect." Wider planter areas also will allow for greater variety in street trees by increasing size options. Thus, wider planter strips will contribute to the sustainability and diversity of the community.

- Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP Street Section G), which increases curb-to-curb and right-of-way widths.

The wider planter strip will allow larger canopied trees to be planted (see above discussion). Parking and bike lanes will be striped due to the high level of activity expected along this street.

- Increase sidewalk widths on Residential Streets (VVMP Street Sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP Street Sections I, J, K and L).

Sidewalk widths on these streets will be increased due to the higher levels of pedestrian activity anticipated on these streets. The wider planter strips will allow larger canopied trees to be planted (see above discussion).

- Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP Street Sections J, K and M).

This street section will be used where abutting land uses do not require on-street parking. The reduced street widths will minimize impervious areas, increase park areas and protect trees.

- In order to protect visibility of open spaces, on-street parking should not be allowed on the side of public streets that are directly adjacent to SROZ areas. For example, parking would not be allowed on the south side of SW Normandy Lane since it is directly adjacent to Graham Oaks Nature Park

TSP Figure 4.8 through 4.12: Major Street System Improvements.

Response: *Figure 8 – Proposed Arterial/Collector Street System* shows the proposed street system in Villebois. This street system provides the east-west and north-south Arterials and Collectors as is prescribed in the TSP Figure 4.8, with the following additions. The alignment of Barber Street (Major Collector) between Brown Road and 110th Avenue is slightly altered with the *Villebois Village Master Plan* and the link between 110th Avenue and Grahams Ferry Road (Minor Collector) is shown. The alignment of Villebois Drive (Major Collector) between 110th Avenue and Boeckman/Tooze Road is slightly altered with the *Villebois Village Master Plan*.

Proposed lanes on all Villebois Streets and intersections will provide acceptable traffic operations and safety as required in the Wilsonville TSP. Therefore, the planned capacity and connectivity of the Wilsonville TSP is retained in the proposed *Villebois Village Master Plan*.

The Wilsonville TSP mentions many of the street treatments that are included in the Villebois Village, and are the fundamental premise upon which the Villebois Village circulation plan is based. Particular discussion about these street types is quoted directly below from the City's TSP:

“Green Street”, “Livable Street”, “Skinny Street” or similar concepts are viable alternatives to the roadway standards that follow. Green streets specifically address stormwater runoff issues. Though narrow in scope, the concept has an overall effect on transportation planning and road design by focusing attention on the protection, enhancement, and restoration of the environment. Livable streets are those that promote community livability by considering all modes of transportation, the surrounding land uses, and economic growth when designing transportation facilities. Skinny streets are those that seek to reduce the overall width of the street section in order to decrease the amount of impervious surface and enhance the livability of the urban environment.”

Implementation

Future amendments to the TSP will include the new alignments for Barber Street, west of Brown Road and Villebois Drive, between 110th Avenue and Boeckman/Tooze Road as shown on *Figure 8 – Proposed Arterial/Collector System* of the *Villebois Village Master Plan*.

TSP Figure 5.3a 2002 Bicycle Map & Proposed Bicycle/Pedestrian Projects

Response: *Figure 5 – Parks & Open Space Plan* shows the proposed pathway system in Villebois. *Figures 9A and 9B* illustrate the proposed cross-sections for pathways and streets with bike lanes. This bicycle and pedestrian system provides alignments that are slightly altered from those shown in the TSP and add alignments to those shown in the TSP. The proposed system provides connectivity for pedestrians and bicyclists among the neighborhoods of Villebois and the surrounding area.

Implementation

Future amendments to the TSP will include the new Bicycle/Pedestrian pathways as shown of *Figure 5 – Parks & Open Space Plan* and *Figures 9A and 9B – Street and Trail Sections* of the *Villebois Village Master Plan*.

5.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Policy

1. The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

Implementing Measures

1. Include the *Villebois Village Master Plan* Arterial and Collector street system (*Figure 8*) and bicycle/pedestrian system (*Figure 5*) in future updates of the 2003 TSP.
2. The *Villebois Village Master Plan* includes the following alternative street sections. Any proposed alternative street sections not included in the list below shall follow the review procedure established in the 2003 TSP.
 - On-street parking on Major Collector (VVMP street section D) and Minor Collector (VVMP street section E).
 - Increase planter to 8' and median to 15' on Major Collector (VVMP street section D), which increase right-of-way to 65' and curb-to-curb to 92'.
 - Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP street section G), which increases curb-to-curb and right-of-way widths.
 - Increase sidewalk widths on Residential Streets (VVMP street sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP street sections I, J, K and L).
 - Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP street sections J, K and M).
3. Roundabout options at intersections not already identified on *Figure 7 – Street Plan* of the *Villebois Village Master Plan* shall be reviewed through the major alternative process.
4. Requests for major alternatives for access spacing less than 600 feet on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). If this major alternative request is approved, access standards shall be resolved. For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include, but are not limited to, changing the number of lanes, moving a sidewalk from the property line to the curb line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include, but are not limited to, moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

(Note: This issue has been resolved. The approved SAP South street system reflects the appropriate access spacing on Grahams Ferry Road).

5. Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb public street width should be 22 feet, in order to accommodate delivery and garbage truck movements.
- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

6. Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans.
7. Pedestrian and bicycle connectivity shall be provided between public and private street termination points and adjacent trails/pathways at the discretion of the City Engineer.
8. Along Villebois Drive between Ravenna Loop and Barber Street is where the "bicycle boulevard" street section will be located:
- 1) The on-street bicycle striping is omitted with proper signage at the beginning and ending of the removed section as required.
 - 2) The smooth asphalt street surface is replaced with a modified street texture providing the following:
 - a. 20-year minimum design life;
 - b. Adequate bicycle "ride" without resulting in an unsafe operating condition.

LIST OF REFERENCE DOCUMENTS

City of Wilsonville Final Draft Wastewater Collection System Master Plan, June 2001.

City of Wilsonville Final Draft Wastewater Collection System Appendix, June 2001.

City of Wilsonville Parks & Recreation Master Plan, Final Report, December 1994.

City of Wilsonville Stormwater Master Plan, June 2001.

City of Wilsonville Transportation Systems Plan (TSP), April 17, 2003 Public Draft.

City of Wilsonville Water System Master Plan – Ordinance No. 531, Adopted January 24, 2001.

Creating Livable Streets: Street Design Guidelines for 2040, Metro, and June 2002.

Memorandum to Eldon Johansen, City of Wilsonville from Ransford S. McCourt, P.E., DKS Associates, April 6, 2004.

Villebois Village Master Plan Technical Appendix, ~~December 19, 2005~~

Appendix A: Capital Improvement List and Cost Estimate

Appendix B: DKS Memorandums dated:

February 28, 2003

January 6, 2003

April 6, 2004

June 15, 2005

August 7, 2013

Appendix C: Memorandum of Understanding between Villebois/City of Wilsonville and Metro, Metro Contract #926225

Appendix D: Bus Stop Exhibit

Appendix E: Memorandums regarding 100-year Flood Plan and Stormwater from HDR and inter-fluve

Appendix F: Parks Capacity Analysis Drawings

Appendix G: Parks PowerPoint Print-out

Appendix H: Parks Lighting Concept

Appendix I: Sanitary Lift Station for Future Study Area Requirements

Villebois Village Master Plan Technical Appendix



The City of Wilsonville

Adopted ~~August 2, 2010~~ 2013 Adoption Date

VILLEBOIS VILLAGE MASTER PLAN TECHNICAL APPENDIX

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PLANNING COMMISSION STAFF REPORT

Meeting Dates: August 14, 2013 September 11, 2013	Subject: Villebois Village Master Plan Amendment for "Future Study Area"
	Staff Member: Daniel Pauly, AICP Contact: 503-682-4960 or pauly@ci.wilsonville.or.us
Property Owner: Northwest Wilsonville Properties, LLC	
Applicant: Polygon Northwest Company	
Applicant's Representative: Pacific Community Design	
Action Required: Conduct Public Hearing, Make Recommendation to City Council	
Staff Recommendation: Recommend approval of the proposed Villebois Village Master Plan amendment to the City Council.	
Recommended Language for Motion: The Planning Commission recommends approval of LP13-0005, proposed Villebois Village Master Plan amendment, to the City Council (with or without specific changes).	

ISSUE BEFORE THE COMMISSION:

The currently adopted Villebois Village Master Plan designates an approximately 43 acre site southwest of Arbor Villebois along Grahams Ferry Road as a "Future Study Area." The request before the Planning Commission, in its legislative advisory role to the City Council, is to review the proposed amendment to the Master Plan. The purpose of this amendment is to enable review of development of the area currently designated as "Future Study Area"; however the Planning Commission must consider the amendments within the context of the Master Plan as a whole, rather than weighing evidence and testimony specific to Polygon's potential development of the Future Study Area. The specific development proposal will be reviewed by the City's Development Review Board through the quasi-judicial process.

EXECUTIVE SUMMARY/INTRODUCTION:

The Wilsonville Comprehensive Plan Map designates the Villebois Village, including the Future Study Area, as Area of Special Concern B, which refers to the Villebois Village Master Plan, which was adopted under Ordinance 554 in 2003.

Within the current Villebois Village Master Plan is the designation in the southwest corner of Future Study Area. In order to allow for consideration of any specific type of development the Master Plan in the Future Study Area the Master Plan must be amended. Any such amendment

is intended to provide the general land use framework in terms of type or types of uses, open space considerations, circulation and utilities.

This general framework is then subject to refinement down to specific and detailed development plans through the subsequent steps established in the Villebois Planning Process.

Background

The Villebois Village Master Plan serves as a key legislative document for the approximately 480 acre Villebois area implementing the Villebois Concept Plan. The Villebois Concept Plan is the foundational policy document adopted by the City Council in 2003. The Concept Plan functions as an update and refinement of the 1997 DATELUP (Dammach Area Transportation and Efficient Land Use Plan). The Villebois Village Master Plan, as an element of the City's Comprehensive Plan, implements the policies adopted in the Concept Plan including the guiding principles of Connectivity, Diversity, and Sustainability. The Master Plan includes information on land use, parks and open space, utilities, and circulation. The Master Plan includes specific details such as acreage and number of units for various land uses and acreage, location, and uses in various parks. However, these details are considered preliminary and are subject to substantial refinement during subsequent development review.

Background

The Future Study Area has an interesting history. Originally developed by the State of Oregon as the Callahan Center for Workman Rehabilitation, it operated as this use until 1986. From the early 1970's until the recent demolition, the Future Study Area housed a substantial institutional development including one large main building, several outbuildings, and 19 stand-alone cottages.

During the process to adopt the Villebois Village Master Plan the then-owners of the Future Study Area, a religious organization called the Living Enrichment Center or "LEC", requested the property be included in the Master Plan. In the end, the LEC property received the Residential-Village Comprehensive Plan designation, potential maximum development of 300 apartments was included in utility calculations, and potential uses were stated as requested by the then property owners who anticipated remaining on the property for some years. As stated in the Master Plan, the potential uses included uses related to the LEC operation, such as expansion of the retreat center, a new teen center and sanctuary, and additional housing and senior care facilities.

In 2004 the Living Enrichment Center ceased operating on the property and the property was subsequently, which was acquired by entities affiliated with Sunwest, a company focused on retirement and senior living developments. In a 2005 amendment to the Master Plan, the term "Living Enrichment Center" was replaced in the Master Plan with "Future Study Area", but the list of possible uses was not changed. The term "Future Study Area" is simply used as a generic term to describe an area rather than indicate any specific future process.

The property ultimately went into bankruptcy and Sunwest subsequently suffered financial trouble and the bank which held the mortgage failed. During this period the property fell into

~~severe disrepair. In 2010, the current owners, NW Wilsonville Properties, LLC, purchased the property in 2010 and marketed it for reuse of the existing structures. Eventually, after a~~Not finding a buyer to use the existing structures, the owners demolished the structures on the site in ~~preparation for~~anticipation of residential development consistent with the Residential-Village Comprehensive Plan designation. Polygon Northwest currently has an option to purchase the property from NW Wilsonville Properties LLC and desires to develop it. Accordingly, Polygon and Northwest Wilsonville Properties LLC have filed an application ~~is~~ requesting the Master Plan amendment described in this staff report. As the Master Plan states on page 10, "the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendments that may be necessitated by their proposal."

Proposed Amendment

The following are brief summaries of the changes proposed as part of the proposed Villebois Village Master Plan amendment, followed by the specific changes to text, tables, and figures. The summaries can be found in bold in the boxes preceded by the words "What the Proposed Amendment Does." Summaries are not provided for changes recommended by DKS Associates or the general editorial changes. The summaries are followed by a list of the specific changes divided into subcategories of changes to the "master plan text", "master plan tables", "master plan figures", and "technical appendices". The listed changes are shown in Attachments N, O, P, Q, and D. Many of the listed changes related to the specifics of future development are subject to substantial refinement during the City required Development Review Board process.

1. Land Use:

What the Proposed Amendment Does: Preliminarily ~~identify~~ identifies approximately 12.5 4 acres for development of larger single-family lots in the medium to estate aggregate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. (~~medium-sized to estate-sized~~). Number of lots and mix of lot sizes ~~do to~~ be determined in future public processes before the Development Review Board.

Specific Changes:

Master Plan Text

- Page 5 state "The 2013 Master Plan Amendment provides a land use plan for the Future Study Area."
- Page 10 add language stating "The LEC campus is no longer in operation. A land use plan for the Future Study Area is provided with the 2013 Master Plan Amendment, consistent with the Residential-Village Comprehensive Plan Text."
- Page 14 Land Use Policy 2 state uses in the Future Study Area will be consistent with Figure 1-Land Use Plan.
- Page 80 under definition of "Future Study Area" add to the current definition of "The area of the former Living Enrichment Center" the sentence "Future Study Area label replaced by land use plan and additional plan information provided with the 2013 Master Plan Amendment."

Master Plan Figures

- Figure 1-Land Use Plan

- Updated Future Study Area on the map by replacing current violet indicating the future study area with colors indicating large, standard, and medium lots as well as indicating a street network consistent with the proposed Figure 7-Street Plan. The pattern of large, standard, and medium colors is consistent with other areas on the edges of Villebois as discussed under the heading “Number of Houses/Density” on page ? of this report.
- Update legend/table to indicate additional 12.4 acres being developed as residential lots and alleys.
- Update legend/table to show change in total units through refinements and this proposal since adoption of last Master Plan amendment in 2010. The total units in the Villebois Village increase by 145 to 2645 units.

2. Streets, Circulation, Connectivity:

What the Proposed Amendment Does: Preliminarily identify/identifies approximately 7.4-2 acres for public rights-of-way including streets, sidewalks, and landscape strips and medians as well as alignment of the streets. The street alignment includes the previously planned and City required connection to Villebois Drive South. Exact street alignment will be identified in future public process before the Development Review Board. A full traffic impact and transportation analysis performed by the City’s contract traffic engineering firm, DKS Associates, will be reviewed as part of future applications.

Specific Changes:

Master Plan Text

None related to streets. See trails information below for additional information for trail connectivity.

Master Plan Figures

- Figure 1- Land Use Plan

- Indicated 7.2 of the former 19.6 acres for the Future Study Area as additional public right-of-way

- Figure 7- Street Plan

- Add preliminary street and trail network for the Future Study Area indicating planned cross sections.
- Add new “Residential-Median” cross section to street types list.

- Figure 9-B- Street and Trail Sections – B

- Add section for “Residential-Median” street type.

3. Parks, Trails, and Open Space:

What the Proposed Amendment Does: Continue to show over half the site, approximately 23 of the 43 acres, as preserved open space. Preliminarily identifyidentifies an additional area for 0.4 acres of parks and open space. The provision of additional park space, especially for neighborhood gathering, is encouraged through the SAP/PDP process. Preliminarily identifyidentifies programming for parks and open spaces including trails, play structures, and gathering spaces, consistent with the Master Plan requirements for parks and open space.

Specific Changes:

Master Plan Text

- Page 25 add description of Pocket Park 16 as follows:
 - “PP-16 (.26 acres)
Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. This pocket park provides nature paths, a picnic table, benches, and a play structure.”
- Page 26 add description of miscellaneous linear greens in the Future Study Area as follows:
 - “Miscellaneous Linear Green (Future Study Area) (Total 0.29 acres)
These linear greens offer visual and physical linkages to open space areas and areas adjacent to existing landscaping. Some linear green spaces include lawn areas, benches, and existing trees where feasible.”
- Page 28 replace notation that OS-3 Future Study Area SROZ will be further defined by developer of Future Study Area with the following description:
 - “OS-3 Forested Wetland Preserve (Future Study Area) (23.05 acres)
The site contains intact and functional wetlands within forested areas. While the plan does not include restoration or expansion of the wetlands in this site, any work or impacts within the forested wetland preserve shall comply with SROZ regulations as applicable. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. The forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Benches will be located along nature trails in the forest areas, and will be distanced from residential areas and play areas. These areas will offer opportunity for wildlife viewing and quiet contemplation that complements the undeveloped nature of this open space. This open space will also include a creative child play area, benches, and picnic tables. Additionally, connections to trails in Graham Oaks Nature Park will be provided.”
- Page 29 update the length of trails with additional trails planned in the Future Study Area. Increase the reference of 0.71 miles of nature trails in Villebois to 1.85 miles. Update reference to 700 lineal feet in OS-3 through 6 to 5,998 lineal feet.

Table 1: Park Programming Matrix:

- Add column for PP-16
 - List total park area as 0.26 acres

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- Indicate the following amenities: creative child play, child play structure, seating: benches, seating: tables, and parking: on-street.
- Replace column heading of OS 3-Future Study Area SROZ with OS 3-Forested Wetland Preserve.
 - Update acreage from 23.2 acres to 23.05 acres
 - In addition to the current parking: on-street amenity add child play: creative, seating: benches, seating: tables.
- Increase the acreage of LG-Various from 4.81 to 5.1 acres.

Master Plan Figures

- Figure 5 – Parks and Open Space Plan
 - Remove “Future Study Area” label
 - Add pocket park, linear greens, and trails to Future Study Area
 - Update approximate wetland delineation in Future Study Area on map
 - Increase listed Pocket Park acreage from 5.57 to 5.83 acres
 - Increase listed Linear Green with Pathways acreage from 4.81 to 5.1
 - Adjust Open Space total from 101.46 acres to 101.31 acres
 - Adjust total amount of Parks and Open Space from 159.33 acres to 159.73 acres
 - Increase Trails and Pathways from 47.51 miles to 50.38 miles
 - Increase Nature Trails from 0.71 miles to 1.85 miles
 - Increase sidewalks from 32.8 miles to 34.53 miles
- Figure 5A – Recreational Experiences Plan
 - Add symbols for Child Play, benches, tables, stormwater/rainwater feature in area of Future Study Area.
 - Add OS 3, PP 16, and LG labels in Future Study Area.
 - Add Nature Trails in Future Study Area.
- Figure 5B – Parks & Open Space Categories
 - Remove Future Study Area label and add coloring and labels for PP-16, and LG in Future Study Area.

Technical Appendix F:

- Villebois Parks Master Plan Recreational Opportunities & Experiences Sheet
 - Add same changes as Figure 5A
- Capacity Sheet Reference Sheet
 - Add reference to new Sheet 20 for Future Study Area
- New Capacity Sheet 20:
 - Drawings showing preliminary that the park amenities and features listed in the Master Plan for Open Space 3 and Pocket Park 16 can be conceptually accommodated in the space.

4. Sewer Lift Station:

What the Proposed Amendment Does: ~~Identify~~Identifies need to replace a current private sewer pump station with public sewer lift station built to City specifications. Sewer and water capacity have been planned for and ~~our~~are available for the site.

Specific Changes:

Master Plan Text

- On page 35 under 4.1.1 Sanitary Sewer Introduction/Proposal in the first paragraph before the sentence beginning "City Wastewater Master Plan Table 4.3" add a sentence reading, "The private pump station will be replaced with a public sanitary sewer lift station at the time of development."
- On page 42 under Sanitary Sewer implementation measures add Implementation Measure 5 to read "At time of development of the Future Study Area, replace private pump station with Public Sanitary Sewer Lift Station built consistent with Technical Appendix I."

Master Plan Figures

- Figure 6 – Conceptual Composite Utility Plan
 - Change label reading "Existing Pump Station for LEC" to "Existing Private Pump Station to be replaced with Public Sanitary Sewer Lift Station."

Technical Appendices

- Add Technical Appendix I which contains design requirements for the future Public Sanitary Sewer Lift Station.

5. Specific Area Plan Boundary

What the Proposed Amendment Does: ~~Preliminarily identify~~identifies the Future Study Area as part of Specific Area Plan (SAP) South which will require development on the site to use the same architectural and community design guidelines as Arbor Villebois. Amendment of the SAP Boundary would be a future application before the Development Review Board.

Specific Changes:

Master Plan Text

- Page 10, in the paragraph beginning "A Specific Area Plan (SAP)"
 - Add language to the beginning of the paragraph reading, "Figure 3 – Specific Area Plan Boundaries is amended to include the Future Study Area in Specific Area Plan – South."
 - Replace phrase reading, "A Specific Area Plan (SAP) will be submitted for this property in the future and as part of this SAP approval" with a phrase reading, "An amendment to Specific Area Plan South will be submitted to include the Future Study Area as Plan Area 2 and as part of this SAP amendment"
- Policy 2 page 14

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- Replace the reference to “Future Study Area Specific Area Plan” and “Specific Area Plan” with “Future Study Area Specific Area Plan amendment to SAP – South” and “Specific Area Plan amendment to SAP South”
- Implementation Measure 5 page 15
 - Replace the reference to “The Specific Area Plan (SAP) the Future Study Area” with “The Specific Area Plan (SAP) amendment to SAP South for the Future Study Area”

Master Plan Figures:

- Figure 3 – Conceptual Specific Area Plan Boundaries
 - Remove Future Study Area label
 - Remove SAP boundary line between South and Future Study Area

6. Stormwater and Rainwater Facilities

What the Proposed Amendment Does: Preliminarily identify/identifies locations of onsite stormwater facilities and rainwater management. Exact location and design to be determined in future public processes before the Development Review Board.

Specific Changes:

Master Plan Figures:

- Figure 6A – Onsite Stormwater Facilities
 - Add the blue color indicating onsite stormwater/water quality facilities/rainwater where anticipated in the Future Study Area.
- Figure 6B – Onsite Stormwater Management
 - Add water drop symbol throughout the Future Study Area indicating anticipated opportunities for rainwater management components.

Additional Transportation Related Changes Recommended by DKS Associates in Attachment E.

Specific Changes:

Master Plan Text:

- Page 69 “Continuity of Streets and Trails Subsection”
 - Add a paragraph reading, “Provide local/residential street connections within Villebois every 300’ to 500’ to improve access between neighborhoods to encourage use of all modes of travel.”
 - Add a paragraph reading, “Provide nature trail connections between the Future Study Area property and SW San Remo Court, SW Grenoble Street, and Normandy Lane. Also provide east and south trail connections from the Future Study Area property to the Coyote Way Trail within Grahams Oak Nature Park.
- Page 63. Methodology Section
 - Add additional bullet point reading, “Provides adequate north/south through connectivity for local traffic with Villebois Drive and the Loop Road.”

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- Page 70

- Add additional section at the end of Compliance Analysis titled “North/South Neighborhood Connectivity” and reading, “Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design modifications that would discourage north/south neighborhood connectivity should not be considered.
- Add additional section at the end of Compliance Analysis titled “Enhanced Pedestrian and Bicycle Crossings” and reading “Provide enhanced pedestrian and bicycle crossings for high use pedestrian crossings (i.e. trails and pathway). Enhanced crossings can include but are not limited to medians, curb extensions, raised pedestrian crossings, signing and markings.

Implementation: Placement of enhanced pedestrian crossings shall be reviewed and approved by City staff through the Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approval process. Enhanced crossing locations should follow ODOT and FHWA guidelines to maintain consistency with state and national and practices.”

- Page 73

- Add additional bullet point reading, “In order to protect visibility of open spaces, on-street parking should not be allowed on the side of public streets that are directly adjacent to SROZ areas. For example, parking would not be allowed on the south side of SW Normandy Lane since it is directly adjacent to Graham Oaks Nature Park.”

Master Plan Figures:

- Figure 5A – Parks and Open Space Plan, Figure 7 – Street Plan
- Add trail connection from Normandy Lane at Villebois Drive to nature trails in Future Study Area.

General, Editorial, and Miscellaneous Changes

Specific Changes:

Master Plan Text:

- Cover page: updated adoption date
- Table of Contents: updated ordinance reference title and adoption date
- All pages with footers: updated adoption date
- Page 5
 - Replace the phrase “The Villebois Village Master Plan also recognizes the Future Study Area” with “The original Villebois Village Master Plan also recognized the Future Study Area”
- Page 10
 - Replace the sentence “Representatives of LEC have provided testimony on the proposed future uses of the LEC campus.” with “Representatives of LEC provided testimony during the original Master Plan adoption on proposed future uses of the LEC campus.”

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- Add a statement that the LEC is no longer in operation.
- Replace the statement “not included in this document (City File 02PC07B).” with “provided with the 2013 Master Plan Amendment.”
- Page 83 List of Reference Documents
 - Remove the December 19, 2005 date after the words “Technical Appendix”
 - Add August 7, 2013 to the list of DKS Memorandum dates
 - Add Appendix H Parks Lighting Concept and Appendix I Sanitary Lift Station for Future Study Area Requirements to list of Technical Appendices. There are no changes to Appendix H, but it was not listed previously.

Master Plan Figures:

- All applicable figures
 - Remove Future Study Area label
 - Replace building footprints of former LEC buildings in the Future Study Area with the conceptual street network.

Technical Appendices:

- Update Title Page with updated adoption date.
- Table of Contents:
 - Add note Appendix B DKS Memorandums is being updated
 - Add note Appendix F Parks Capacity Analysis is being updated
 - Add to list of appendices Appendix I Future Study Area Sanitary Sewer Pump Station Requirements.
- Add the DKS Memorandum (Attachment E) to the other DKS Memoranda in Technical Appendix B.

Specific Changes

~~Below is a list of the changes to the Villebois Village Master Plan requested by the applicant. Section IIA of the applicant's notebook (Attachment A) includes amendments to Villebois Village Master Plan text and tables. Section IIB includes amendments to Villebois Village Master Plan figures, and Section IIC includes amendments to the Master Plan Technical Appendix. A memorandum from transportation consultants, DKS Associates (Attachment E), and a memorandum regarding a sanitary sewer lift station (Attachment F) include additional Master Plan changes recommended by City staff.~~

Master Plan Text and Tables

- ~~Cover page: to be updated for adoption date~~
- ~~Table of Contents: to be updated for ordinance reference title and adoption date upon adoption~~
- ~~Chapter 2 Land Use: update text regarding the Future Study Area (pages 5 and 10), Policy 2 (page 14), and Implementation Measure 5 (page 15)~~
- ~~Chapter 3 Parks & Open Space / Off-Street Trails and Pathways: update to include OS-3 Forested Wetland Preserve description (see page 28) and update for nature trail length (see page 29)~~

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- ~~Table 1—Park Programming Matrix: update to include OS-3 Forested Wetland Preserve~~

Master Plan Figures

- ~~Figure 1—Land Use Plan: add land use plan for Future Study Area and update table~~
- ~~Figure 2—Neighborhood Concept Diagram: remove Future Study Label~~
- ~~Figure 3—Conceptual Specific Plan Boundaries: add new street plan and remove Future Study Area label~~
- ~~Figure 4—Conceptual Sequence of Development: add new street plan and remove Future Study Area label~~
- ~~Figure 5—Parks and Open Space Plan: remove label and update plan and table (only change is the length of nature trails)~~
- ~~Figure 5a—Recreational Experiences Plan: remove label and update plan~~
- ~~Figure 5b—Parks & Open Space Categories: remove label and update plan~~
- ~~Figure 6a—Onsite Stormwater Facilities: add plan information~~
- ~~Figure 6b—Onsite Rainwater Management: add plan information~~
- ~~Figure 7—Street Plan: add plan information~~

Master Plan Technical Appendix

- ~~Appendix B—Additional DKS Associates memorandum to be added~~
- ~~Appendix F—Parks Capacity Analysis Drawings: update index sheet and add Feasibility Plan 20.~~

EXPECTED RESULTS:

The applicant proposes to amend the Villebois Village Master Plan to set the stage for development of the Future Study Area with single family detached homes. The applicant's submittal includes proposed or preliminary details that may be of interest to the public and specifically the residents of Villebois but are subject to change and later review and approval by the Development Review Board. However, some of the details provided, such as number of potential units, are beyond the scope of the existing Villebois Village Master Plan and are therefore not subject to review or recommendation by the Planning Commission at this juncture. For example, the Master Plan does not specify density, but rather frames uses, in this case limiting development in the Future Study Area to single-family residential detached housing, thereby precluding development of multi-family and non-residential uses.

The proposed Villebois Village Master Plan amendment does not approve a specific plan for a residential development but rather will enables specific development applications to be submitted and reviewed by the Development Review Board for density, lot layout and design (including compliance with pattern book requirements), single family homes, parks and open space, and supporting streets and other facilities. The review of the subsequent specific development applications requires a public hearing and allows for public discussion of all of the foregoing aspects of a proposed development.

TIMELINE:

Once a Master Plan amendment is adopted by City Council, more detailed plans for development

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of the Future Study Area can be submitted by a property owner/developer for review by the City's Development Review Board.

COMMUNITY INVOLVEMENT PROCESS:

The applicant submitted an application for a Villebois Village Master Plan amendment to the City May 31, 2013. The Planning Commission held a work session on July 10, 2013. Polygon Northwest conducted neighborhood meetings with surrounding residents on July 11, 2013 and July 24, 2013. The Planning Commission ~~will hold~~ held a public hearing on August 14, 2013 and continued it to September 11, 2013. Following closure of the Planning Commission hearing ~~The the City Council will also conduct another work session and public hearing, tentatively on scheduled for September 5~~ October 7, 2013. The City Council will make a final determination on the proposed Master Plan amendment. If the Master Plan amendment is approved, the applicant will be required to submit the specific development application to the Development Review Board and another public hearing and opportunity for public input and involvement will occur. ~~Quasi-judicial review of development in the Future Study Area will involve additional community involvement.~~

DISCUSSION TOPICS:

The Three Guiding Principles of Villebois: Connectivity, Diversity, Sustainability

As expressed in the Villebois Village Concept Plan and Villebois Village Master Plan, Villebois has three guiding principles: connectivity, diversity, and sustainability.

Connectivity: The proposed amendment includes the one internal street connection between central Villebois and the Future Study Area, as shown in the currently adopted Master Plan from SW Villebois Drive South. A series of trails connecting to the end of San Remo Ct. through the preserved forest area and to Graham Oaks Nature Park provide additional connectivity. Additional details about transportation connectivity for different travel modes can be found in the memorandum from DKS Associates, Attachment E. The street connection to the Future Study Area shown in the amended Master Plan is also consistent with the standard in Subsection 4.177 (.02) A. of Wilsonville's Development Code which states, "All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions." The connection between the Future Study Area and the rest of the Villebois Village is limited to one street identified in the current Master Plan. This places significant importance on providing for additional connectivity for non-vehicular circulation, between this property and the rest of the Village, as well as to and from the adjacent Graham Oaks Natural Area.

Diversity: The diversity in the adopted Master Plan remains constant. The proposal contains a similar mix of larger single-family lots (Land Use Category medium and above, as defined in Village Zone text) as exists in other edges of Villebois. The requirements for product diversity and rules of adjacency included in the Architectural Pattern Books will continue to apply to all development in the Villebois Village to help maintain diversity. The proposal maintains

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consistency with the established pattern of higher density and greater mix within the core Village Center and lower density with less mix at the perimeter.

Sustainability: Sustainability, including preservation of natural resources, compact walkable neighborhood design, and sustainable rainwater features, remain a part of the entire Villebois Village including the Future Study Area.

The Villebois Process and Determining Number of Lots

The Villebois review process is a multi-level process, which each step giving greater definition. While numbers are used in the Figure 1- Land Use Plan showing ~~443~~ the applicant's proposed number of single-family lots in the Future Study Area, ~~this~~ This number is preliminary and approval of the proposed Master Plan amendment ~~should not be viewed as approval of the~~ does not allow the applicant's proposed number of ~~development of this many~~ lots. The exact number of lots will be determined by the Development Review Board during the City's future development review processes. If the Master Plan amendment is adopted, the next level of review will be review ~~Upcoming review~~ of a Specific Area Plan amendment by the Development Review Board that will define a narrow range of each lot type for each block. If a Specific Area Plan is approved by the DRB, ~~The~~ the next level of review will be subsequent a review of a Preliminary Development Plan by the DRB which will make the final determination of the number of lots.



- Step 1 – Concept Plan, adopted by City Council in 2003
- Step 2 – Master Plan, originally adopted by City Council in 2003, amendments adopted in 2004, 2005, 2006, and 2010. The original Master Plan and subsequent amendments have been adopted by the City Council after a recommendation from the Planning Commission.
- Steps 3-5 – Specific Area Plans, Preliminary Development Plans, and Final Development Plans, reviewed by the Development Review Board as developers submit development applications for smaller areas of the Master Plan. These steps address traffic impacts, architecture and design, as well as natural resource and tree preservation.

Number of Houses/Density

The preliminary lot type mix is comparable to other areas on the edges of Villebois. Other areas on the edges of Villebois with a similar pattern of lots include the adjacent area of Arbor Villebois, the area adjacent to the Tooze Rd./Grahams Ferry Rd. intersection, and the southeast corner adjacent to existing neighborhoods. All these areas have large or standard lots on the outer edge, with a mixture of lot types ranging from small to large on the immediate interior of the outer edge. Nothing in the Master Plan indicates density less than these edge areas in the Villebois Village. The requirement for product diversity and rules of adjacency included in the Architectural Pattern Books will continue to apply to all development in the Village, thus further maintaining diversity as subsequent development occurs. Additionally, the Future Study Area is unique in that over fifty percent of the area is within the City's Significant Resource Overlay

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Zone (SROZ). In other residential zones in the City this allows for additional density in the developable portion of the site by transferring a portion of the zoned density from the SROZ.

Nature and Location of Parks in the Future Study Area

The Villebois Village Master Plan includes substantial information regarding the diverse network of parks and open spaces throughout the Villebois Village. As stated in the Master Plan, this information is preliminary, as design of each park occurs later in the development process. Park features listed are a minimum level of development. Location of parks is also adjustable during subsequent development review as part of the refinement process.

Beyond Open Space 3, which is already designated in the adopted Master Plan, the applicant shows an additional Pocket Park and Linear Greens within the Future Study Area. Pocket Park 16 is a key park component in the Future Study Area. The description proposed to be added on page 25 of the Master Plan states "Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. The pocket park provides nature paths, a picnic table, benches, and a play structure."

The features listed for the pocket park (picnic tables, benches, and play structure) are similar to a number of other pocket parks such as Pocket Park 3, Pocket Park 12, and Pocket Park 6. The park is sited near the center of the Future Study Area and near the intersection where the upper and lower development sections as well as the open space meet.

During the public hearing process concern has been raised that pocket parks and linear greens are not shown within the larger residential blocks, but rather on the edge of the natural area. While some residential blocks within the Villebois Village Master plan show pocket parks within the block, they are the minority. As can be seen in Figure 5B, most residential blocks do not have a pocket park or linear green with pocket park-like features such as seating and a play structure. Builders, especially Polygon, added pocket parks and linear greens in a number of blocks in their previously approved developments as refinements during development review.

The Master Plan encourages existing natural features to be celebrated in the parks. The location shown for Pocket Park 16 and the linear greens are incorporated at the edge of a natural area to connect the area with the adjacent residential development. The experiences gained from the natural setting add to the layers of experience found in a typical pocket park. Throughout the Villebois Village compatible recreational amenities, seating, and gathering areas have been placed on the edges of natural areas to encourage the additional level of experience. Examples include amenities on the west side of the Tonquin Trail through the planned Regional Park 4. The amenities in the regional parks adjacent to the Coffee Creek wetlands, and the planned play structure and seating areas on the north side of the Upland Forest Preserve in SAP North.

Traffic Impacts

Many comments have been received regarding concerns about the impact of traffic from development on the subject site on Villebois Drive and Normandy Lane, as well as Grahams Ferry Road and other nearby streets.

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~~On a Master Plan level, the proposal continues to meet applicable transportation policies. A discussion of transportation related aspects of the amended Master Plan, including the importance of connectivity, prepared by DKS Associates can be found in Attachment E. Specific findings related to transportation impacts of development in the Future Study Area will be reviewed during subsequent quasi-judicial development review.~~

~~Quality of Architectural Details and Courtyards~~

~~Concerns have been raised by surrounding residents about certain design elements such as quality of architectural details and the inclusion of courtyards. These details are out of the scope of the current Master Plan amendment, but will be addressed in detail during future development review processes. Interested parties are encouraged to contact City staff regarding specific design concerns or potential conditions of approval regarding construction and design, for consideration during the future development review process to permit a specific development proposal.~~

~~Natural Resources and Tree Preservation~~

~~In general, the proposed Master Plan amendment continues to show preservation of trees and open space, including the areas designated as Open Space 3 in the area currently labeled as Future Study Area. When a specific development is proposed, it will be reviewed for compliance with open space, tree preservation, and resource protection. This future review may change the layout of the development. Master Plan figures include a note that reads, "The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ (Significant Resource Overlay Zone) regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations."~~

PLANNING COMMISSION'S FINDINGS AND RECOMMENDATION

The Commission finds that the proposal meets the criteria for approval of an amendment to the Villebois Village Master Plan.

ATTACHMENTS

A. Applicant's Notebook (under separate cover distributed with packet for August 14, 2013)

Section I) General Information

- IA) Introductory Narrative
- IB) Signed Application Form
- IC) Copy of Check for Application Fee
- ID) Copy of Mailing List for Public Notice *staff note: later revised*

Section II) Proposed Master Plan Amendments

- IIA) Amendments to Master Plan Text & Tables
- IIB) Amendments to Master Plan Figures
- IIC) Amendments to Master Plan Technical Appendix F-Parks Capacity Analysis Drawings

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Section III) Supporting Findings

- A1. Application Form Signed by Bo Oswald for Northwest Wilsonville Properties, LLC.
- B. Minutes from July 10, 2013 Work Session
- C. Additional changes to Master Plan suggested by City Staff including recommended new Appendix I to the Master Plan, "Sanitary Sewer Pump Station Requirements"
- D. Existing Master Plan Figures and Proposed Master Plan Figures for Comparison (Updated August 30, 2013 to include all changes proposed by the applicant as well as recommended changes from City staff and DKS Associates)
- E. DKS Memorandum dated August 7, 2013 (recommendations to be included in amended Master Plan, Memorandum to be added to Appendix B of the Master Plan)
- F. Comments Received by Staff, Planning Commission and City Council through 12 p.m. on August 7, 2013. Additional comments received prior to 2 p.m. on August 14th will be made available at the Public Hearing.
- F1. Email from Andrew James dated August 6, 2013, left out of initial published version of Attachment F.
- G. Minutes and Available Materials from Past Planning Commission Meetings Regarding the Future Study Area (available electronically only, including at www.ci.wilsonville.or.us/swvillebois).
- H. Neighborhood Meeting Notes prepared by Pacific Community Design.
- I. Revised Figure 1. Land Use Plan dated July 26, 2013
- J. Letter dated August 9, 2013 from Nancy Kraushaar sent to Wilsonville residents clarifying the scope of the proposed Villebois Village Master Plan Amendment in response to citizen comments to City Council.
- K. Online Petition submitted by Jeff Williams with 207 signatures and 7 comments received August 9, 2013.
- L. Comments received between 12:00 p.m., August 7, the deadline for the meeting packet, and 2:00 p.m., August 14, the deadline for the meeting.
- M. Staff's PowerPoint presentation shown at August 14, 2013 Planning Commission Public Hearing.
- N. (Under separate cover) Entire Master Plan (Text, Tables, and Figures) showing changes proposed by applicant. Does not include Technical Appendices except for portion of Technical Appendix F proposed to be changed. See also Figure comparison in Attachment D.
- O. Text of Subchapter 4.1 of the Villebois Village Master Plan "Sanitary Sewer" showing changes recommended by City staff. See Attachment D for recommended changes to Figure 6.
- P. Text of Chapter 5 of the Villebois Village Master Plan "Circulation" showing changes recommended by DKS Associates in Attachment E. See Attachment D for recommended changes to Figures 5, 5A, and 7 to add Normandy trail connection from Future Study Area.
- Q. Edited Versions of List of Reference Documents (page 83 of Master Plan) and Technical Appendix Title Page and Table of Contents.
- R. Copy of this staff report, excluding the Conclusionary Findings, showing the changes from the version published August 7, 2013.
- S. Draft Resolution showing changes from August 14, 2013 resolution.
- T. Staff Response to August 14, 2013 testimony from Gary Templer.

**PLANNING COMMISSION
RESOLUTION NO. LP13-0005**

A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THAT THE WILSONVILLE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VILLEBOIS VILLAGE MASTER PLAN FOR THE “FUTURE STUDY AREA” ESTABLISHING A PLAN TO GUIDE SUBSEQUENT AND FUTURE DECISIONS ON DEVELOPMENT THE GENERAL LAND USE FRAMEWORK IN TERMS OF TYPE OR TYPES OF USES, OPEN SPACE CONSIDERATIONS, CIRCULATION AND UTILITIES.

WHEREAS, the applicant, Polygon Northwest, on May 31, 2013 submitted an application and supporting materials to the City to amend the Villebois Village Master Plan consistent with the statement on page 10 of the Villebois Village Master Plan that, “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal;” and

WHEREAS, the Wilsonville Planning Commission has held a work session on July 10, 2013, followed by a public hearing on August 14th to discuss and take public testimony concerning proposed revisions-amendment to the Villebois Village Master Plan; and

WHEREAS, the Planning Commission, determining it needed more time to review the record, deliberate and consider public testimony continued the public hearing, holding the record open, until September 11, 2013; and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted proposed Villebois Village Master Plan ~~Amendment~~-amendment to the Planning Commission, along with an amended ~~Staff-staff Report~~report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 96 property owners within the City limits, a list of interested agencies, emailed to 25 people, and were posted in three locations throughout the City and on the City website, held a Public Hearing on August 14, 2013 to review the proposed Villebois Village Master Plan Amendment, and to gather additional testimony and evidence regarding the proposed Amendment; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including staff recommendations and all exhibits and testimony introduced and offered by all interested parties.

WHEREAS, the Planning Commission serves as a legislative advisory body making recommendations to the City Council related to Comprehensive Plan and general Land Use and Development regulations; and

WHEREAS, with regards to Villebois development, the Planning Commission's role is limited to making recommendations to the City Council related to amendments to the Villebois Village Master Plan and other legislative matters; and

WHEREAS, while the applicant, consistent with the level of Master Plan detail for other areas of Villebois, has preliminarily indicated a specific number of single-family lots in the Future Study Area, the Planning Commission is not recommending approval of a specific number of lots for the Future Study Area but rather recommending approval of the proposal to locate single-family lots within the medium-to-estate land use category identified in the Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the amended Planning Staff Report, as presented at the August 14, 2013 September 11, 2013 public hearing, including the findings and recommendations contained therein and does hereby recommend to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Villebois Village Master Plan amendment as described on pages 3-10 of the staff report as approved on August 14, 2013 September 11, 2013 by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this ~~14th~~-~~11th~~ day of ~~August~~-~~September~~ 2013, and filed with the Planning Administrative Assistant on ~~August~~-~~September~~ ~~14~~~~11~~, 2013

Wilsonville Planning Commission

Attest:

Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

Chair Ben Altman: _____

Commissioner Eric Postma: _____

Commissioner Peter Hurley: _____

Commissioner Al Levit: _____

Commissioner Marta McGuire: _____

Commissioner Phyllis Millan: _____

Commissioner Ray Phelps: _____

**PLANNING COMMISSION
WEDNESDAY, AUGUST 14, 2013
6:00 P.M.**

Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon

Gary Templer Public Testimony Excerpt

VII. PUBLIC HEARING

A. LP13-0005 - Villebois Village Master Plan amendment relating to Future Study Area (Polygon NW, applicant) (Pauly)

Gary Templer, 11667 SW Grenoble St, Wilsonville, OR, stated the City has spent extensive time in designing the Villebois Master Plan in 2003. He noted that his comments regarded the Background History, on Page 2 of the amendment, Connectivity, Page 5, which is Subsection 4.177(2)A and the 2003 Master Street Plan, which he did not believe has changed. In 2003, the LEC mega church had grandiose commercial plans as stated in various letters from Mary Morrissey and other executives. Throughout Attachment G History, there is great detail about the LEC. Their intention was not to build 300 apartments.

Response: Mr. Templer is correct. The leadership of the former LEC did have plans for future growth and expansion of their operation to include the items listed in the Villebois Village Master Plan. The point to clarify in this testimony is that the infrastructure planning (how large to size sanitary sewer and water pipes in the project) conducted for Villebois made assumptions about the scale of development that could occur on the site. As part of those engineering assumptions, 300 multi-family units were modeled to determine the appropriate infrastructure pipe sizes to ultimately serve the subject site. The 2003 Villebois Master Plan contains the statement "The ultimate build-out of LEC will add some additional flows to the system... an analysis of potential new uses within the site determined that the maximum flow should not exceed the 158 gpm already included in the City Wastewater Master Plan." Generally speaking, at the Master Plan level, the large, standard and medium lots contained in the applicant's proposal can be accommodated by the infrastructure available to serve the site.

Villebois Dr South was only widened by two feet in the Master Street Plan in 2003. He asked why the Planning Department and the City allowed all of the South Arbor area streets to be standard residential, despite many LEC letters and much discussion about the LEC future plans. There is a street stub at Villebois Dr South at Normandy that was for the LEC. Does the City normally allow a commercial development to have an entrance and exit on to standard residential streets? If not, why was it done in Villebois? He believed [Mr. Neamtzu] was mentioned throughout some 300 pages in Attachment G and asked if [Mr. Neamtzu] had a response, either publicly or by contacting him personally.

Response: The Villebois Master Plan was developed over the course of several years through a citizen driven public process under the primary guidance of Costa Pacific Communities Master Planning team of professional planners, architects, civil engineers, landscape architects and other consultants with input from the city staff. Said plans, of which there were many, were then reviewed, modified and ultimately approved through additional public processes before the Planning Commission and City Council. The city was not the primary architect of the Villebois project, but was a collaborator/reviewer in the master planning process. The Villebois Village Master Plan is guided by three primary design tenets – connectivity, sustainability and diversity. At its core, the Villebois Village Center will contain retail and commercial uses that are directly connected to the residential neighborhoods that surround them.

The Villebois Drive South connection to the LEC property is similar to connections often found from institutional uses, such as churches and schools, to residential neighborhoods. For example, Lowrie Primary School is accessed by a network of residential streets in the eastern portion of the Villebos Village.

The fact that the adopted Villebois Village Master Plan contains a specific street cross section (Residential Standard – Future LEC Access) that is 2' wider than the Residential Standard street cross section demonstrates that there was transportation planning and roadway capacity constructed to accommodate the future connection. As part of the review of future development proposals before the DRB, specific analysis of the street systems Level of Service (LOS) will be evaluated. Development proposals that do not result in traffic in excess of LOS "D" at nearby intersections are found to meet the city's development standards for traffic generation.

The LEC was a regional draw, with hundreds of visitors coming from long distances to attend. That use was not commercial, but was a conditional use in the Public Facilities Zone primarily with off-peak traffic impacts (i.e. not in the PM peak). The visitors relied upon the arterial system of roads, in this case Grahams Ferry Road to access the site. Grahams Ferry Road has been classified as a Minor Arterial in the City's master plans since at least 2003 and as such is expected to carry higher levels of traffic and will continue to be a main thoroughfare on the west side of the City. Starting with the updated 2006 Villebois Village Master Plan the former LEC property has been referred to as the Future Study Area. Even if a roadway connection had not been shown in the 2003 Master Plan it would have been added into the Villebois Master Plan for the same neighborhood connectivity reasons that have been a directive of the City for many years.

Mr. Pauly clarified that Attachment G was available only electronically and included the entire record of the various Planning Commission meetings through the years that referenced the Future Study Area and LEC over the last decade or so.

Mr. Neamtzu stated he did not recall some of the specifics of Attachment G, but was glad to prepare a response, based on Mr. Templer's testimony, to both Mr. Templer and the Planning Commission.

Mr. Templer noted that the previous Assistant City Attorney, Paul Lee, made reference to the fact that Villebois inherited the transportation connection from the State for the LEC property, which he was not able to verify. He found nothing in the public record; no one really questioned him about it in any of the meetings he analyzed. He asked if the City Attorney could research and address that, or perhaps the Planning Director.

Barbara Jacobson, Assistant City Attorney, replied that Staff would look for that information.

Response: It appears Mr. Templer is referencing page 21 of 23 of the March 12, 2003 meeting minutes (found in Exhibit G on-line) where representatives of Villebois, LLC reference an easement on the former Dammasch State Hospital property that benefitted the LEC property. The testimony states that the new owners, Villebois, LLC, inherited the easement when they purchased the Dammasch State Hospital property. This easement would have provided access over what are now phases 1-4 of SAP-South (Arbor Villebois). This 60' wide easement recorded in 1997, as can be seen on a 2003 partition plat, connected 110th Avenue to the same general location as the stub connection at the edge of the LEC site today. The easement had to be later terminated as part of the subdivision process and has no relevance in the current application.

Attachment N:

Entire Master Plan (Text, Tables, and Figures) showing changes proposed by applicant. Does not include Technical Appendices except for portion of Technical Appendix F proposed to be changed. See also Figure comparison in Attachment D.

This Notebook includes the Applicant's proposed Amendments to the Villebois Village Master Plan and is divided into four (4) sections as follows, each separated by a green piece of paper.

Master Plan Text Amendments:

~~Red Strikethrough indicates text proposed to be removed~~

Red Bold & Underlined indicates text proposed to be added

Table 1 Amendments:

~~Red Strikethrough indicates text proposed to remove~~

Red Bold & Underlined indicates text proposed to be added

Master Plan Figure Amendments:

FIGURE 1 - LAND USE PLAN (Amendments in Table are Highlighted in Yellow)

FIGURE 2 - NEIGHBORHOOD CONCEPT DIAGRAM

FIGURE 2A - VILLAGE CENTER BOUNDARY AND LAND USE PLAN (No Change by Applicant)

FIGURE 3 - CONCEPTUAL SPECIFIC AREA PLAN BOUNDARIES

FIGURE 4 - SEQUENCE OF DEVELOPMENT

FIGURE 5 - PARKS & OPEN SPACE PLAN (Amendments in Table are Highlighted in Yellow)

FIGURE 5A - RECREATIONAL EXPERIENCES PLAN

FIGURE 5B - PARKS AND OPEN SPACE CATEGORIES

FIGURE 6 - CONCEPTUAL COMPOSITE UTILITIES PLAN (No Change by Applicant)

FIGURE 6A - ONSITE STORMWATER FACILITIES

FIGURE 6B - ONSITE RAINWATER MANAGEMENT

FIGURE 7 - STREET PLAN

FIGURE 8 - PROPOSED ARTERIAL & COLLECTOR SYSTEM (No Change by Applicant)

FIGURE 9A - STREET & TRAIL SECTIONS - A (No Change by Applicant)

FIGURE 9B - STREET & TRAIL SECTIONS - B

Master Plan Technical Appendix F (Parks Capacity Drawings) Amendments:

Amend the two (2) overview maps at beginning of Appendix F

Add Parks Feasibility Plan 20 to end of Appendix F

VILLEBOIS VILLAGE MASTER PLAN

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THE VILLEBOIS VILLAGE MASTER PLAN WAS FIRST ADOPTED AUGUST 18, 2003 BY ORDINANCE NO. 556 AND HAS SINCE BEEN AMENDED BY THE FOLLOWING ORDINANCES:

<u>ORDINANCE NO.:</u>	<u>DESCRIPTION</u>	<u>DATE ADOPTED</u>
<u>TBD</u>	<u>LAND USE PLAN FOR FUTURE STUDY AREA</u>	<u>TBD</u>
681	RELOCATION OF SCHOOL SITE FROM SAP-NORTH TO SAP-EAST	AUG. 2, 2010
609	CHAPTER 3 AND CHAPTER 4 AMENDMENTS	MAY 15, 2006
594	AMENDMENT PERTAINING TO CENTRAL SAP & SCHOOL SITE; DELETION OF REFERENCES TO LEC, & OTHER MINOR EDITS	DEC. 5, 2005
566	FIGURE 1A AMENDMENT	JUNE 21, 2004

CHAPTER 1 – PURPOSE & SCOPE OF VILLEBOIS VILLAGE MASTER PLAN

1.1 PURPOSE

The *Villebois Village Master Plan* was developed in close coordination with City staff, following adoption of the *Villebois Village Concept Plan*. The *Villebois Village Master Plan* affects an estimated 480-acre area identified on *Figure 1 – Land Use Plan* as the “Village Area Boundary.”

The *Villebois Village Master Plan* is intended to implement the *Villebois Village Concept Plan* and serve as a basis for Village zone development standards. These standards in turn direct development through the build-out period of the *Concept Plan*. The *Villebois Village Master Plan* provides a detailed analysis of the framework systems identified in the *Concept Plan*, including the land use program, parks and open space system, utilities framework and circulation system. Consistency of these elements with the relevant system Master Plans is shown in the *Villebois Village Master Plan*. Compliance with the *Concept Plan* and with all other City, State and Regional applicable review criteria is presented in a separate supporting document.

The *Villebois Village Master Plan* incorporates the guiding design principles that were adopted in the *Villebois Village Concept Plan*. The guiding design principles are listed below.

Connectivity: *Refers to a series of physical connections created within the village that also fosters other “connections,” such as the link between land use and transportation, as well as a sense of place and a sense of community.* The list of these connectivity options and where they are addressed are as follows:

- Land Use Patterns (see Chapter 2);
- Parks/Open Space and Pathways (see Chapter 3); and
- Transportation (see Chapter 5).

Diversity: *Refers to Villebois’ commitment to providing a community that offers many options and choices for those who live, work and play there.* The list of these diversity options and where they are addressed are as follows:

- Housing Options (see Chapter 2);
- Village Center (see Chapter 2);
- Parks/Open Space (see Chapter 3); and
- Transportation (see Chapter 5).

Sustainability: *Refers to the thread of stewardship and viability – social, environmental and economic – that is woven throughout every aspect of Villebois.* The list of sustainability examples and where they are addressed are as follows:

- Village Center and Neighborhood Centers (see Chapter 2);
- Parks/Open Space (see Chapter 3); and
- Rainwater Systems (see Chapter 4).

1.2 SCOPE

Prior to or concurrent with approval of this *Villebois Village Master Plan*, the City of Wilsonville Comprehensive Plan text will be amended to include a discussion of the Residential-Village (R-V) land use designation (City File 02PC07A) and the Comprehensive Plan Map will be revised to designate the *Villebois Village Master Plan* area Residential-Village (City File 02PC07C). The uses and systems envisioned by the *Villebois Village Master Plan* within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08 – WC 4.125).

The Land Use Chapter, which follows, identifies the proposed land uses to be developed at Villebois Village to create a complete community with a vibrant mixed-use Village Center as envisioned in the *Villebois Village Concept Plan* (City File 02PC06). It provides goals, policies and implementation measures for the general land use plan, residential neighborhood housing, the Village Center, and the elementary school.

The Parks and Open Space / Off-Street Pathways Chapter demonstrates that Villebois Village meets the vision of the City's Parks & Recreation Master Plan of a "comprehensive parks and recreation system that grows along with the community" by providing diversity in the types of recreational opportunities within the Village and responding to the unique opportunity to provide a regional link between the adjacent major open space and wildlife areas. This project does not require amendment of the City's Parks & Recreation Master Plan in order to be implemented. However, the next scheduled update of the City's Parks & Recreation Master Plan will need to account for the addition of the *Villebois Village Master Plan* area.

The Utilities Chapter is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the proposal, a technical analysis of the proposal's compliance with the relevant City Master Plan, and an analysis of the proposal's compliance with the City's implementation measures of the relevant Master Plan. The *Villebois Village Master Plan* is consistent with the City's Wastewater Collection System Master Plan and the City's Water System Master Plan. The *Villebois Village Master Plan* is consistent with the City's Stormwater Master Plan, and exceeds the standards of City's Stormwater Master Plan with the addition of the proposed Rainwater Management Program. The City's Stormwater Master Plan was recently updated to comply with Metro Title 13 for the entire city and including Villebois.

The Circulation Chapter compares the proposed street system for Villebois with the provisions of the City's Transportation Systems Plan (TSP). The analysis contained in the Circulation Chapter identifies the consistencies and differences between the *Villebois Village Master Plan* and the City's TSP. This Chapter recommends implementation measures that will assure that identified differences are addressed through the appropriate review process for the alternatives proposed with the Villebois street system.

The *Villebois Village Master Plan* will receive an extensive public review that includes public hearings before the City of Wilsonville Planning Commission and City Council. This *Villebois Village Master Plan* will be a supporting document to the City of Wilsonville Comprehensive Plan.

CHAPTER 2 – LAND USE

2.1 INTRODUCTION / PROPOSAL

Figure 1 – Land Use Plan identifies the proposed land uses to be developed at Villebois to create a complete community with a vibrant Village Center. At build-out, Villebois will be an urban village of at least 2,300 residential units surrounding a mixed-use Village Center comprised of residential, office, retail and/or related employment uses. The development of the land use design relied heavily upon the three guiding principles of connectivity, diversity and sustainability described in the *Villebois Village Concept Plan* and discussed in the previous chapter. The *Concept Plan* also identified the following key design elements, which represent the principle building blocks upon which the Villebois Village is to be developed:

- Neighborhoods
- Village Center
- Commercial Development and Employment
- Elementary School
- Parks and Open Spaces
- Rainwater Systems
- Environmental Programs
- Connectivity

The original Villebois Village Master Plan also 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.

Figure 1 – Land Use Plan

Figure 2 – Neighborhood Concept Diagram

Each neighborhood will include a mix of housing types, including detached and attached single-family lots with a variety of lot sizes ranging from about 9,500 square feet to approximately 2,500 square feet, ancillary dwellings, cluster housing and row houses. Market segments will include market rate for-sale and rental homes, affordable housing, and community housing per ORS.426.508.

The State statute defines "community housing" to mean residences for "chronically mentally ill persons." The F.H. Dammasch State Hospital property requires, as part of its sale, no more than ten acres total be reserved to this special community housing type.

The larger single-family lots will be located adjacent to existing single-family homes along Brown Road and Evergreen Road to the south, the Future Study Area to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed Coffee Lake Drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft transition between the built and the natural environment. The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center.

The Village Center

The Village Center, with its heart at the intersection of Villebois Drive and the Barber Street extension, occupies about 42 acres at the center of Villebois (*see Figure 2A – Village Center Boundary & Land Use Plan*). Design elements, which characterize the Village Center include:

- Higher-density residential housing,
- Mixed-use development,
- A location inside a loop road connecting with three neighborhoods,
- Opportunities for office/commercial/light industrial/civic uses,
- Easy access to multi-modal transportation opportunities,
- Inclusion of parks and greenway features, and
- Adaptation of former Dammasch State Hospital buildings, as feasible.

Higher density development in the Village Center includes, but is not limited to, multi-family residential and mixed-use development such as ground level retail or office and "flex-space" uses with office or multi-family residential units above.

The Village Center is intended to create the opportunity for the core area of Villebois to have a higher concentration of employment uses than may be allowed with the underlying Village zone. This area is designated for mixed-use (residential, retail, civic, and office development) and related employment uses. The transportation framework - including the Barber Street extension, Villebois Drive, the Loop Road and transit stops - provides access for cars, pedestrians and bicyclists in this high-density area. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

- *Consumer Goods:* bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
- *Food and Sundries:* bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
- *General Office:* professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- *Service Commercial:* bank, day care center, photo processing, telecommunications, upholstery shop.
- *Lifestyle and Recreation:* hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- *Hospitality:* hotel, bed and breakfast, conference center.
- *Light Manufacturing/Research and Development.*
- *Civic/Institutional:* meeting hall, library, museum, churches, farmer's market, community center.
- *Residential:* condominiums, apartments, and townhouses.

Figure 2A – Village Center Boundary & Land Use Plan

Net residential density in the Village Center ranges from just over 16 dwelling units per acre (for row houses) to 50 or more dwelling units per acre (for specialty condos) and includes flex-space in mixed-use buildings, freestanding condominiums and apartments, and apartments above retail or office space. Individual buildings will range in height from one to four or more stories. The Village Center is defined by the greenway to the west and is organized around open space areas, Villebois Drive, and the former Dammasch State Hospital buildings.

The Elementary School

In accordance with the recommendation and request of the West Linn/Wilsonville School District, a 10-acre elementary school (inclusive of a 3-acre Community Park) is planned to be provided within Villebois. *Figure 1 – Land Use Plan* shows the elementary school location within SAP East. The School District has indicated that they will continue to work with the Master Planner, the City and affected property owners throughout the subsequent planning and development stages of the project.

Future Study Area – (Formerly LEC)

Per the City's approval of City Files 02PC07A and 02PC07C, the Future Study Area, formerly known as the Living Enrichment Center (LEC), has been included in the area to be designated Residential – Village on the Comprehensive Plan Land Use Map. The Future Study Area is located on a parcel that is approximately 42.8 acres in area. Approximately 23.2 acres are located within the City's Significant Resource Overlay Zone (SROZ) overlay leaving approximately 19.6 acres outside of the SROZ boundaries.

Representatives of LEC have provided testimony during the original Master Plan adoption on the proposed future uses of the LEC campus. In their March 31, 2003 letter, a representative of LEC proposed the following uses (which include expansion of some or all current uses):

- New sanctuary;
- New teen center;
- Chapel; and
- Expansion of the retreat center, including additional overnight lodging facilities and senior housing and care facilities.

The LEC campus is no longer in operation. A land use plan for the Future Study Area is provided with the 2013 Master Plan Amendment, consistent with the Residential – Village Comprehensive Plan designation.

The *Villebois Village Master Plan* recognizes the Future Study Area as part of the Residential – Village Comprehensive Plan land use designation and illustrates this area within the boundaries of the Master Plan. Full analysis of the Future Study Area's compliance with the City's Comprehensive Plan and its various sub-elements is ~~not included in this document (City File 02PC07B);~~ provided with the 2013 Master Plan Amendment.

Figure 3 – Specific Area Plan Boundaries is amended to include the Future Study Area in Specific Area Plan-South. A Specific Area Plan (SAP) An amendment to Specific Area Plan-South will be submitted for this property in the future to include the Future Study Area as Plan Area 2 and as a part of this SAP approval ~~amendment~~, compliance must be demonstrated with the *Villebois Village Master Plan*, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

The Next Step

Prior to or concurrent with approval of this *Villebois Village Master Plan*, the City of Wilsonville Comprehensive Plan text will be amended to include the Residential-Village (R-V) land use designation (City File 02PC07A) and the Comprehensive Plan Map will be revised to designate the *Villebois Village Master Plan* area Residential-Village (City File 02PC07C). The uses and systems envisioned by the *Villebois Village Master Plan* within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08).

Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Area Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area Plans will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are conceptually identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. SAP boundaries will be refined with the adoption of SAPs. Specific Area Plans will include a Pattern Book and Community Elements Book, as well as other items as specified in the implementing Village zone. The pattern book will depict the architectural character of the Specific Area Plan. The Community Elements Book will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.

Villebois will be developed over a period of 7 to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of utilities and infrastructure, and timing of road improvement approval and funding (see *Figure 4 – Sequence of Development*).

Figure 3 – Conceptual Specific Area Plan Boundaries

Figure 4 – Sequence of Development

2.2 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

GENERAL – LAND USE PLAN

Goal

Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

Policies

1. The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area.
2. Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan Amendment to SAP South shall be those identified in the ~~*Villebois Village Concept Plan Figure 1 – Land Use Plan*~~, and the Specific Area Plan Amendment to SAP South shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.
3. The Villebois Village shall provide civic, recreational, educational and open space opportunities.
4. The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.
5. Development of Villebois shall be guided by a Finance Plan and the City's Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below).

Implementation Measures

1. Allow for unique planning and regulatory tools that are needed to realize the *Villebois Village Master Plan*. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books.
2. Adopt the newly created Village zone district, which may be applied to the *Villebois Village Master Plan* area designated Residential-Village on the Comprehensive Plan Map. The new Village zone shall be based on the *Villebois Village Master Plan* Goals, Policies and Implementation Measures contained within this document.
3. Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the *Villebois Village Master Plan* without requiring an amendment to the *Villebois Village Master Plan* provided the refinement is not significant. Non-significant refinements shall be defined in the Village ("V") Zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village ("V") Zone text.

4. The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.
5. The Specific Area Plan (SAP) Amendment to SAP South for the Future Study Area shall demonstrate compliance with the *Villebois Village Master Plan*, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

RESIDENTIAL NEIGHBORHOOD HOUSING

Goal

The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Policies

1. Each of the Villebois Village's neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.
2. Affordable housing within Villebois shall include rental and home ownership opportunities.
3. The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.
4. The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the *Villebois Village Master Plan*.
5. The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.
6. The Villebois Village shall include community housing types consistent with Oregon Revised Statute 426.508(4), which requires that no more than 10 acres be retained from the sale of the former Dammasch State Hospital property for development of community housing for chronically mentally ill persons. The City of Wilsonville, the Oregon Department of Administrative Services, and the Mental Health and Developmental Disability Services Division shall jointly coordinate the identification of the acreage to be retained.
7. The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor's Quality Development Objectives and the Governor's Livability Initiative.
8. Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly.
9. Higher density residential uses shall be of a scale and design in keeping with the desired vision for Villebois as expressed in the *Villebois Village Concept Plan* and in the Policies and Implementation Measures of the *Villebois Village Master Plan*.

10. Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.

Implementation Measures

1. Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan*.
2. Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.
3. Develop affordable housing objectives for Villebois. Develop strategies to accomplish a variety of mixes and densities and indicate how build out under each Specific Area Plan implements those strategies and contributes to the overall goals and policies of the Villebois Village Master Plan. The affordable housing objectives and plan is to be submitted before, or together with, the application for SAP Central.

VILLAGE CENTER

Goal

The Villebois Village shall include a mixed-use Village Center that will be the core of the community.

Policies

1. The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.
2. The Village Center shall encourage multi-modal transportation system opportunities with good access by vehicular, pedestrian, bicycle and transit traffic.
3. The Village Center shall include a civic plaza to serve as a community gathering space, along with a main street environment establishing a social atmosphere that encourages residents and visitors to linger and interact.
4. Connectivity to the Village Center from adjacent neighborhoods shall ensure that services are centralized and convenient to pedestrian-oriented shopping.
5. The core area of the Village Center shall provide for mixed-use residential, retail, and employment areas that may include office uses and live-work housing opportunities.
6. The Villebois Village shall allow redevelopment of the former Dammasch State Hospital building provided that it does not create conflicts with the overall development plan.

Implementation Measures

1. Establish a review process for the Village Center with the implementing Village zone ordinances. This review process shall guide development in the Village Center and recognize that uses may evolve over time as this area matures.
2. Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

- *Consumer Goods*: bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
- *Food & Sundries*: bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
- *General Office*: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- *Service Commercial*: bank, day care center, photo processing, telecommunications, upholstery shop.
- *Lifestyle & Recreation*: hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- *Hospitality*: hotel, bed and breakfast, conference center.
- *Light Manufacturing/Research and Development*.
- *Civic/Institutional*: meeting hall, library, museum, churches, farmer's market, community center.
- *Residential*: condominiums, apartments, and townhouses.

ELEMENTARY SCHOOL

Goal

The *Villebois Village Master Plan* shall provide for an elementary school within the Villebois Village portion of the *Villebois Village Concept Plan*.

Policies

1. The Plan for Villebois Village shall provide an elementary school site in a location that provides safe and convenient access and complements the surrounding neighborhood.
2. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school.

Implementation Measure

1. The school site shall be developed in the location noted on *Figure 1 – Land Use Plan*.
2. Architectural and community elements associated with the school shall be addressed in the forthcoming SAP East application. If these details are not available at the time of SAP East application, a SAP amendment may be filed to address these elements when the school is ready to develop.

CHAPTER 3 – PARKS & OPEN SPACE / OFF-STREET TRAILS & PATHWAYS

3.1 INTRODUCTION / PROPOSAL

The parks and open space plan is designed to provide a range of experiences for residents and visitors to Villebois. The goal is to offer a variety of opportunities that are engaging to all senses, through the provision of programming elements that allow for a wide variety of experiences. For example, sports fields and courts providing for organized play such as soccer, bocce ball, basketball and tennis are provided as well as numerous lawn areas for informal play, such as tag football, Frisbee or catch.

Parks and open spaces in Villebois will offer a wide variety of experience intensities. Experiences can be highly active, such as three-on-three basketball, or highly passive, such as reading on the grass in Hilltop Park. Areas of tranquility and areas of intense activity are distributed throughout the community, with care taken to minimize conflict between the two. On any given day, a resident or visitor to Villebois can choose to join the game of basketball going on near West Park or just as easily take a quiet walk through a wooded area.

Park experiences are connected to one another through an interconnected trail and pathway system within Villebois. Residents and visitors to Villebois can easily access miles of trails, pathways, sidewalks and bike lanes throughout the community, as shown on Figure 5. Paths and trails connect through developed parks, meander along natural areas and connect destination points within Villebois and connect to the larger Wilsonville community.

Existing natural features are celebrated in the parks, and enhanced through tree planting, wetland improvements, and the establishment of plantings as wildlife forage and habitat. Many of the edges of Villebois abut preserved natural areas, such as Coffee Lake Natural Area and the Graham Oaks Natural Area. Trails along and into these areas are provided as well as overlook points with seating for opportunities to stop and appreciate the natural areas.

Many different uses and goals are continually competing within Villebois for limited space. Some of these competing factors include the obligation to achieve at least 2,300 units within Villebois, the emphasis on connectivity resulting in an increase in the number of streets and paths provided, the provision of a mixed-use center, the protection of natural resources, stormwater detention and water quality as well as rainwater components and park space. In balancing all of these factors, choices must often be made between them. In preparation of this Master Plan, City guidance has emphasized a value on the provision of usable park spaces.

The provision of active or usable park spaces within Villebois has been balanced with the provision of rainwater features within the parks. In general, conceptual planning for the parks has placed greater value on the provision of active or usable park spaces, reducing opportunities for rainwater compliance. Detention and water quality facilities are integrated into the parks where required and rainwater components are provided where they will not interfere with possible usable park spaces.

On-street parking will be available for the parks, typically across the street or away from the immediate frontage of the park itself when views into and out of the park are to be preserved. There are some locations where on-street parking spaces are provided directly adjacent to the parks. This occurs in places where parking is necessary to serve the park and when important view corridors will not be compromised. Areas where on-street parking will be allowed around the parks can be seen on the Parks Capacity Analysis Drawings located in the Villebois Village Master Plan Technical Appendix as Appendix F.

The park and trail descriptions that follow generally describe each park space and provide details about the specific uses in each park. These park descriptions work in tandem with Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming to detail the recreational experiences located throughout Villebois.

PARK DESCRIPTIONS: Since design of each park occurs later in the development process (at the PDP/FDP application), dimensions are approximate and quantities of park features listed below are at a minimum level of development and subject to refinement. Determination of funding of parks is pending review of the Finance Plan and Development Agreements by the City and the Developers.

Neighborhood Parks (PRMP Category)

Neighborhood parks are typically smaller than five acres and serve the surrounding neighborhood. They generally consist of both active and passive recreational activities.

NP-1: Oak Park (1.53 acres)

This park includes active and passive uses, and preserves several large oak trees. The Villebois Loop Trail runs along its southern edge. An open lawn area (110'x260') provides for informal play opportunities. The park will include a creative play area, paved walks, benches, and a picnic table. The park may also incorporate a stormwater/ rainwater feature into its design. Several houses will front on the park, benefiting from the amenity but also, providing a sense of security for the park.

NP-2: Cedar Park (1.00 acres)

Located at a prominent gateway to the Villebois Village Center, this park preserves seven incense cedars and emphasizes the space they create. The park routes the Villebois Loop Trail on its eastern side (Costa Circle East) and will include an open lawn area (290'x80') for informal active play. The park will also provide a child creative play area, benches and picnic tables. Several homes will front on Cedar Park providing open space outside the front doors and giving a sense of security (neighborhood/visibility) to the park.

NP-3: West Neighborhood Park (1.80 acres)

This park is the pivotal link between the Villebois Greenway and the Village Center Promenade, which leads to the Central Plaza. It also hosts a section of the Tonquin Trail. The southeast corner of the park will feature a neighborhood commons plaza space with a transit stop, restrooms, a drinking fountain, and a shelter with a barbeque, all adjacent to a large pond which will serve as an amenity for the park. The plaza will support seating (with benches located on the plaza and around the pond) and gathering spaces. The western side of the park will have two play structures, a water jet play fountain, picnic tables, a large open lawn area (160'x150') with views both north up the Greenway and southeast down the Greenway. This area will support informal active play areas as well as providing an opportunity for larger gatherings and may incorporate a rainwater feature.

NP-4: Hilltop Park (2.90 acres)

Existing healthy cedars and firs will be incorporated into the park design. The park features a bowled space easily adapted to an amphitheater, which can be used as a gathering and neighborhood performance space. An open lawn area (180'x140') will accommodate both active and passive use while providing views of Mt. Hood. Hilltop Park will be developed as an urban park with a restroom and potential features such as a water feature, a putting green, a play structure, an overlook shelter with a barbeque and drinking fountain, paved walks, benches, picnic tables, and may incorporate a stormwater/rainwater feature.

Figure 5 – Parks and Open Space Plan



Figure 5A – Recreational Experiences Plan

Figure 5B – Parks and Open Space Categories

Table 1 – Parks Programming Matrix

NP-5: Fir Park (1.00 acres)

This park is situated along two minor pathways, providing connections to the Eastside Neighborhood Park to the southeast, Hilltop Park to the southwest, and the Villebois Greenway / Coffee Lake Natural Area to the north. This park will include areas for both active and passive recreation. Preliminary design includes a 100'x100' community garden, a lawn area (240'x50'), benches, a picnic table, drinking fountains, a multi-purpose court, and a horseshoe pit. This park will preserve two existing trees, one of them a 44" diameter Douglas fir.

NP-6: East Neighborhood Park (1.60 acres)

This park space is centrally located in the Village's east neighborhood. The Villebois Loop Trail will pass around this park providing connections to the Coffee Lake Natural Area to the east and to the Villebois Greenway and the Graham Oaks Natural Area to the southwest. Additionally, minor pathways provide connections to Brown Road to the south, and the Village Center to the west and to Fir Park to the north and to the elementary school to the south. This park will be characterized by a neighborhood commons area and will include such things as a plaza, a transit stop, a generally level lawn area (110'x230') for informal play, a water feature, benches, picnic tables, a shelter, a barbeque, a drinking fountain, and may include a stormwater/rainwater feature. A play structure, a creative play feature, a basketball court, and a multipurpose sport court will be provided for active recreation opportunities.

NP-7: Village Center Plaza (0.52 acres)

The plaza will be the heart of Villebois. The plaza is intended to promote community activities, such as festivals, outdoor movies, music and dining, children playing and people watching, all things that bring a mix of age groups together in public, and thus contribute to a greater sense of community. The plaza design will provide such elements as benches, shelter-covered tables, a drinking fountain, a water feature, a creative play area, bocce ball court, a transit stop, restrooms, and may include a stormwater/rainwater feature. A prominent architectural feature such as a bell tower with an overlook located on the opposite side of Barber Street will be a visual focal point from the plaza. The plaza design will help support pedestrian-scaled forms of retail and restaurants, with tables and display carts spread into the square. The plans for the plaza allow for the streets surrounding the plaza to be closed off, allowing large festivals or events to spill over into the streets, making the adjacent streets become a part of the plaza area. During such events, the functional size of this plaza space will be greatly expanded.

Pocket Parks

Small open spaces, or pocket parks, will be interspersed throughout the Villebois community. These spaces will incorporate important existing trees and provide recreational opportunities for residents. These open spaces will provide areas for community use that are convenient while helping to serve as a buffer between adjoining uses.

PP-1 & 2 (0.51 & 0.40 acres)

Pocket Parks 1 and 2 serve as extensions of Oak Park (NP-1). These pocket parks provide several lawn areas (100'x40', 50'x60' and 140'x80') for active play as well as benches, and a picnic table. Each of the pocket parks may include a rainwater feature in their design.

PP-3: South Pocket Park (0.51 acres)

South Pocket Park provides a neighborhood focal point and gathering spot. This pocket park provides an open lawn area (100'x130'), paved paths, a picnic table, benches, a play structure(s), and may incorporate rainwater features.

PP-4, PP-5, PP-14, PP-15 (0.18, 0.18, 0.25 & 0.13 acres)

These four small pocket parks serve as green space in front of the homes and apartments that will surround them. Pocket Park 5 serves as a connection between West Park (NP-3) and the Village Center Promenade (LG-5A/B/C) and includes a lawn play area (100'x25'). These pocket parks provide trails, benches, landscaping, and may incorporate stormwater/rainwater features.

PP-6 (0.43 acres)

This triangular shaped park will provide two lawn areas (80'x45' and 50'x80') for active play as well as a swing set, a play structure, and benches.

PP-7 (0.41 acres)

Pocket Park 7 is located across from Oak Park and Cedar Park. This pocket park adds to the aesthetic appeal of the roundabout intersection including green space with lawn (230'x35') and large shade trees.

PP-8 (0.32 acres)

Pocket Park 8 is located in the far southeastern corner of Villebois. This space includes a picnic table, benches, a play structure, and an open lawn area (30'x130').

PP-9 (0.21 acres)

Pocket Park 9 serves as one of a series of stepping-stones between Fir Park and the Villebois Greenway with linear green spaces connecting these three parks. It also preserves a large existing oak tree. This small pocket park will provide creative play as well as benches and a pathway.

PP-10 & 11: Garden Parks (0.68 & 0.34 acres)

Garden Park South (PP-10) and Garden Park North (PP-11) are pocket parks located along pathways leading to and from East Neighborhood Park (NP-6). These parks will provide spaces for recreation and informal play. Garden Park South includes swings, a play structure, picnic tables, benches, lawn plan (70'x60'), and may incorporate a rainwater element. These small parks serve the adjacent neighborhood, providing a continuous linear green connecting East Neighborhood Park with Fir Park to the north and the Villebois Loop Trail to the south.

PP-12 (0.60 acres)

Pocket Park 12 is located east of Hilltop Park. This park space includes a swing set, a play structure, benches, and existing trees.

PP-13 (0.42 acres)

Pocket Park 13 provides space with both passive and active recreation opportunities. This park includes a play structure, an open lawn area (115'x70'), game tables, and benches.

PP-16 (0.26 acres)

Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. This pocket park provides nature paths, a picnic table, benches, and a play structure.

Linear Greens

Linear Greens are small park areas that provide connectivity among parks and through blocks. Linear Greens include trails.

LG-5A/B/C: Village Center Promenade (0.69 acres)

This linear green will link the Village Center Plaza with West Neighborhood Park and the Villebois Greenway. This Promenade will provide benches along the walkway and may provide stormwater/rainwater elements. Homes will front onto the Promenade, continuing the "eyes on

the street” concept that occurs in the Village Center and other more urban areas. The Promenade will thus become an extension or ‘spur’ of the Tonquin Trail in the Villebois Greenway leading pedestrians into the Village Center.

Miscellaneous Linear Greens (LG-1 through LG-4 and LG-6 through LG-22) (Total 4.81 acres)

These linear green spaces provide important pedestrian connectivity through small appealing “back routes” strategically located around the community. They highlight the locations of important pathways like the Villebois Loop Trail and other trails that connect through the middle of blocks into surrounding neighborhoods and open spaces. Some linear green spaces include lawn areas, benches, drinking fountains, and may include rainwater elements. Some of these spaces will incorporate existing trees and rainwater features into their designs.

Miscellaneous Linear Greens (Future Study Area) (Total 0.29 acres)

These linear greens offer visual and physical linkages to open space areas and areas adjacent to existing landscaping. Some linear green spaces include lawn areas, benches, and existing trees where feasible.

Community Parks (PRMP Category)

The only Community Park within Villebois is associated with the elementary school and is expected to serve the greater community around Villebois. This park provides the most formal active recreation space within Villebois.

CP-1: Elementary School Community Park (Minimum 3.00 acres)

This Community Park facility will be a minimum of 3 acres and will be provided at the elementary school site in Specific Area Plan East. The elementary school and Community Park will be built out by the West Linn/Wilsonville School District, who is in review of the Master Plan. This facility will include space for soccer fields that could be arranged to include one adult sized field (U-12 to adult) and one youth field (U-10 to U-12) or alternately three youth fields (U-9) and one youth field (U-10 to U-12) or two youth fields (U-10) and one youth field (U-10 to U-12). There is also a youth softball/little league baseball field (200'x200'), benches, picnic tables, a drinking fountain, and appropriately landscaped areas. A play structure and a multipurpose sport court will be located with the school. Potential community use of the school gym and classrooms and restrooms is under discussion and pending a cooperative agreement with the school district.

Regional Park (PRMP Category) (Total 33.45 acres)

The only regional park within Villebois is the Villebois Greenway. This park is expected to draw people from outside of Villebois. Villebois Greenway is made up of a series of eight contiguous areas, including West Neighborhood Park (NP-3, described above). The Villebois Greenway Regional Park provides a continuous band of park space, providing a significant portion of the park space within Villebois. The Greenway will include many of the major community recreation areas as described in each of the individual parks below. The Greenway will also serve as an important community link between the Tonquin Geologic area, a regionally significant open space to the north, Coffee Lake Natural Area (OS-4/5/6) to the east, and Graham Oaks Natural Area to the southwest of Villebois by way of the regional trail.

RP-1 (0.59 acres)

Regional Park component 1 provides a direct connection to the Graham Oaks Natural Area in the southwest quadrant of Villebois. This facility includes picnic tables, benches, a large stormwater detention pond (Pond F – the area of which is not included in the acreage of the park), and an overlook into the natural area.

RP-2 (2.33 acres)

Regional Park component 2 includes two stormwater detention ponds that serve as active recreational area during dry weather. The northerly stormwater/recreation facility will have a lawn area (270'x90') during dry weather. The southerly stormwater/recreation facility will have a sport court with half-court basketball, badminton, four-square, hopscotch, tetherball a tike track and child creative play. This park also includes a segment of the Tonquin Trail, preservation of existing trees, benches, a drinking fountain and picnic tables. This park provides a connection to the neighborhood commons facilities located immediately north in West Neighborhood Park (NP-3).

RP-3 (4.01 acres)

Regional Park component 3 includes a private recreation facility (owned by the Homeowners Association) with an outdoor pool, at shelter, benches and tables, a weight room, and a meeting room. This facility will be approximately 5,000 square feet in size. This otherwise public park also provides a child play structure, a creative play area, a volleyball court, a large lawn area (200'x140'), benches, picnic tables, and may have stormwater / rainwater features. This park provides a connection to the neighborhood commons located immediately south in West Neighborhood Park (NP-3).

RP-4 (6.14 acres)

Regional Park component 4 is contiguous to the Upland Forest Preserve (OS-2). The Villebois Loop Trail traverses the park. This park includes a creative play area, a basketball court, a multipurpose sport court, a horseshoe pit, and a large lawn area (160'x300'). In addition, the park includes a shelter with a barbeque, benches, picnic tables, a drinking fountain, and may have stormwater / rainwater features.

RP-5 (2.24 acres)

Regional Park component 5 is located south of the approximately 10-acre City-owned parcel where a number of active recreation fields are located. Planning for the park includes a neighborhood commons area with a skate plaza, a transit stop, restrooms, picnic tables, benches, a barbeque, shelter, play structure, an overlook view to Mt. Hood, a drinking fountain, water feature, a lawn area (100'x500'), and may include a stormwater/ rainwater feature.

RP-6 (5.93 acres)

Regional Park component 6 preserves several large groves of trees while also providing active and passive recreation opportunities. The park includes a two tennis court facility, a child play structure, a dog park, picnic tables, benches, a minor water feature and may include stormwater/rainwater features.

RP-7 (3.01 acres)

Regional Park component 7 provides a connection to the Coffee Lake Natural Area. This area includes benches, a shelter, lawn area (100'x60'), picnic tables, and may include stormwater/ rainwater features.

RP-8 North/Middle/South (9.20 acres)

Regional Park component 8 provides a continuation of the Villebois Greenway and a transition area between the residential areas of Villebois, the Coffee Lake Natural Area, and the Tonquin Geologic Area to the north. The eastern side of the Villebois Loop Trail will run through the park and connect to the Tonquin Trail in the north end of the park. This park will provide opportunities for both passive and active recreation. A basketball court, play structures and creative play, an adult recreation soccer field (100yds. x 50yds.) and lawn play areas (130'x430') will be available for active play. An interpretive area will be located within this park with

numerous overlooks (several of which are shelters), benches, tables, and drinking fountains providing opportunities for seating and informal gatherings. There will also be restrooms associated with the interpretive area and porta-potties associated with the soccer field for convenience. The design of this park will incorporate 2 wetlands with boardwalks as well as a series of stormwater/ rainwater features.

Open Spaces

The Villebois land use plan incorporates abundant natural features, identified as nature preserves, covering over 101 acres of the site, including wetlands, forests and grasslands. These natural features are not considered “park” area, but will feature functional trails, bike paths and bridges, as permitted in Section 4.139.04 of the Wilsonville Code. These natural areas are integrated into Villebois and are recognized as significant assets to the community, providing opportunities for activities such as bird watching and nature walks.

The Villebois site’s natural systems have been carefully inventoried and several areas are placed under the protection of the City’s Significant Resource Overlay Zone (SROZ) regulations and incorporated into the plan to minimize impacts from development.

OS-1: Forested Wetland Preserve (5.07 acres)

This natural preserve contains intact and functioning wetlands within the forested portion of the area and farmed wetlands to the north (any work or impacts within the forested wetland preserve shall comply with the SROZ regulations). The Villebois plan includes restoration of the farmed wetlands. The wetlands in this area may be expanded to mitigate for other small wetlands throughout the site, which will be lost as drainage patterns are changed. Walking trails will be provided on the upland perimeter of the wetland area. This open space will also include child creative play, benches, picnic tables, and may include stormwater/rainwater features.

OS-2: Upland Forest Preserve (10.60 acres)

This site is dominated by a large grove of conifer with some deciduous trees mixed in. The Villebois plan advocates removal of invasive species within this area (any work or impacts within the upland forest area shall comply with SROZ regulations). The forest is contiguous with the Villebois Greenway and the Villebois Loop Trail’s Tonquin segment. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This second-growth forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Along the nature trails two benches for wildlife viewing and quiet contemplation will complement the undeveloped nature of this open space. Picnic tables, and a child play structure will provide recreation opportunities while complementing the existing site features.

OS-3: Forested Wetland Preserve (Future Study Area SROZ) (~~23.20~~ 23.05 acres)

~~This area will be further defined by the developer of the Future Study Area during future planning for that property. This site contains intact and functioning wetlands within forested areas. While the plan does not include restoration or expansion of the wetlands in this site, any work or impacts within the forested wetland preserve shall comply with SROZ regulations as applicable. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Benches will be located along nature trails in forested areas, and will be distanced from residential areas and play areas. These areas will offer opportunity for wildlife viewing and quiet contemplation that complements the undeveloped nature of this open space. This open space will also include a creative child play area, benches, and picnic tables. Additionally, connections to trails in Graham Oaks Natural Area will be provided.~~

OS-4/5/6: Coffee Lake Natural Area (62.59 acres)

Implementation Directive 11 of the *Villebois Village Concept Plan* (City File 02PC06) calls for development of “a wetland naturalization and enhancement plan” for the Coffee Lake wetland complex. The *Villebois Village Master Plan* includes Policy 7 and Implementation Measure 12 of Chapter 3 to encourage development of a naturalization and enhancement plan for the Coffee Lake wetland complex. Within Villebois, the Coffee Lake Wetland Complex is owned by a patchwork of different owners that include private individuals and developers, Metro and the Trust for Public Lands. Portions of the Coffee Lake Wetland Complex are also subject to a conservation easement for the wetland conservancy. The Coffee Lake Natural Area will eventually be linked via the Tonquin Trail, to Metro’s Tonquin Geologic Area and the Tualatin River National Wildlife Refuge to the north, one of ten urban refuges in the National Wildlife Refuge System. Refuge habitats consist of emergent, shrub, and forested, wetlands; riparian forests; oak and pine grassland; meadows; and mixed deciduous/coniferous forests common to Western Oregon prior to settlement.

Parts of the Coffee Lake area west of the SROZ will provide for recreational opportunities such as hiking, bicycling, picnicking and wildlife viewing. These areas are categorized and described as Regional Park - 8 North/Middle/South that runs along the western edge of the Natural Area.

Trails and Pathways***Nature Trails***

Nature Trails will be located within two of the large natural open spaces at Villebois. There are approximately 1.85 ~~0.71~~ miles of nature trails within Villebois. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections.

Upland Forested Preserve (OS-2): The *Villebois Village Master Plan* includes 2,300 lineal feet of nature trails through the forested area connecting neighborhoods to the north and south as well as linking to the multi-use trail in the greenway.

Forested Wetland Preserve (OS-3, 4, 5 and 6): The *Villebois Village Master Plan* includes ~~700~~ 5,998 lineal feet of nature trails around the edge of the forested wetland, connecting the Future Study Area with the West Neighborhood Park and Greenway via a short sidewalk.

Minor Pathways

Minor pathways serve as pedestrian and bike connections between neighborhoods, traversing parks and linear greens. There are approximately 1.2 miles of minor pathways throughout Villebois. These are important contributors to the walkability and connectivity of Villebois. Minor pathways between neighborhoods are often accompanied by pocket parks, which are described above. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections - B.

Major Pathways***Tonquin Trail / Villebois Loop Trail / Coffee Lake-Wood Trail***

There are several major pathways planned for Villebois: the Tonquin Trail, the Villebois Loop Trail and the Coffee Lake-Wood Trail. There are approximately 2.9 miles of major pathways throughout Villebois. These trails will have a 12 foot paved surface, or alternately a 10 foot paved section with a 3-foot soft path adjacent. The Villebois Loop Trail provides connections between the Tonquin Trail and the Coffee Lake-Wood Trail. The locations of these trails can be seen on Figure 5B.

In addition to providing an important linkage between the regionally significant Tonquin Geologic Region to the north and the Graham Oaks Natural Area to the south, the combined trails create a loop that links the major parks and open spaces in Villebois. The Villebois Loop Trail, comprised of the Tonquin Trail, and the Coffee Lake-Wood Trail, passes through the heart of each of the neighborhoods linking them. The trail provides an important function for school children, providing future access to both Boones Ferry Primary and Wood Middle Schools (through the future trail in the Graham Oaks Natural Area), as well as to the proposed elementary school in Villebois.

Sidewalks and Bike Lanes

Sidewalks are provided on all streets throughout Villebois and bike lanes are provided where appropriate to street function. These elements constitute approximately 42.70 miles of travel way, allowing for safe connections between all points within Villebois.

3.2 PARKS & RECREATION MASTER PLAN COMPLIANCE ANALYSIS

The park areas in Villebois have been evolving since 1997, the time of DATELUP (Dammasch Area Transportation-Efficient Land Use Plan). At that time, the park area for the 520 acre study area included 12 acres of Neighborhood Parks, 100 acres in the Coffee Lake Greenway and 13 acres of a Wildlife Corridor. The park areas totaled approximately 25% of the gross project area. In 2003, the Villebois Village Concept Plan was approved. This plan furthered the parks planning effort started with DATELUP, further defining specific park spaces and increasing the overall acreage of park areas to approximately 32% of the gross project area. In August of 2003, the Villebois Village Master Plan was approved. This plan maintained approximately 32% of the gross Villebois planning area in parks and open spaces and expanded upon the park detail that had been provided in the Concept Plan.

The Villebois Village Master Plan originally included an analysis of the parks and open space areas in comparison to the 1994 Wilsonville Parks and Recreation Master Plan. The City's Parks and Recreation Master Plan did not include the Villebois planning area, therefore the compliance analysis relied on standards of park acreage per population. This analysis determined that the Villebois Village Master Plan satisfied the recommended standards contained in the City's 1994 Parks and Recreation Master Plan for the categories of neighborhood parks, minor limited use/minor multi use recreation centers, nature trails, and minor and major pathways but did not fully satisfy the recommended standards for community parks, regional parks, major limited use and major multi use recreation centers. In 2005/2006, the City has been working on a Parks and Recreation Master Plan update that will address the categories that were not fully satisfied.

After adoption of the original Master Plan, an effort began to further detail and define the park and open space areas. This effort reflects the desire of all parties involved to have greater clarity regarding parks and amenity requirements. Through a collaborative process between the Master Planner, City, Developers and various consultants, the focus shifted away from categorizing and comparing the park areas to those in the City's existing Parks and Recreation Master Plan, as originally done, to an experiential approach to the unique Villebois parks system. The experiential approach focuses on the park user, in an effort to create park spaces that are engaging to all of their senses and provide a broad range of intensities of activity, through the provision of programming elements that allow for a myriad of different experiences. With this change in approach, it was no longer logical to continue to use the standards in the 1994 Parks and Recreation Master Plan as guidelines to determine the adequacy of the park spaces in Villebois, although the plan uses some of the City's 1994 Parks and Recreation Master Plan terminology and categories.

3.3 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.

Policies

1. Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.
2. An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.
3. Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.
4. Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.
5. Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).
6. Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.
7. Naturalization and enhancement of the Coffee Lake wetland complex is desirable to be achieved overtime. This land is currently under a combination of public and private ownership.
8. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City, and affected property owners throughout subsequent planning and development stages relating to the elementary school to ensure the establishment of 3 acres of community park that includes sports fields, within the 10-acre elementary school site and to discuss the possibility of a joint school/community facility at the school site.
9. Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.
10. Integrated pest management practices, and other similar measures, shall be specified for the operation and maintenance of sports fields and other park uses in and adjacent to the floodplain.

11. On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.

Implementation Measures

1. Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).
2. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 3 – Parks and Open Space of the Villebois Village Master Plan related to the detailed indoor and outdoor parks and recreation programming, and amenity package no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approvals.
3. Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.
4. Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.
5. Artwork is encouraged to be incorporated into parks.
6. The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.
7. The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.
8. Indoor/outdoor recreation areas and facilities associated with apartments and condominiums will be specified with each Preliminary Development Plan that includes apartments and/or condominiums and shall comply with the requirements of the Village zone.
9. The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” and “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.

10. Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.
11. Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan.
12. Through time, the Developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake wetland complex. These wetlands are adjacent to Coffee Creek and within the boundary of Villebois. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village.
13. The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.
14. A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).
15. Each child play area shall include uses suitable for a range of age groups.
16. Storage for seasonal activity equipment, as appropriate to the HOA, will be located with the Community Center, Homeowners Association buildings, or with restroom facilities in or near the Neighborhood Commons.
17. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school. Recreational amenities associated with the school shall be addressed in the SAP East application. If these details are not available at the time of SAP East application, a SAP amendment may be filed to address these elements when the school is ready to develop.
18. The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.
19. Include the Villebois Master Plan area in all future updates of the 1994 Parks Master Plan.
20. The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.
21. In the Central SAP, the estimated cost of parks not within a PDP that are required to serve a PDP shall be bonded or otherwise secured on a pro rata, dwelling unit basis.

22. The location of the Pocket Park in the general vicinity of Barber Street and Grahams Ferry Road in SAP North shall be further defined in the SAP North application. The park shall be located in the general vicinity of the child play icon on Figure 5A - Recreational Experiences Plan and be at least 0.50 acres in area.
23. The half-court basketball facility located in Regional Park 2 will be subject to review one year after construction is complete on the facility. With this review, the Parks Board will assess, with input from the applicable Homeowners Association, the suitability of this facility within the neighborhood, taking into consideration use patterns, noise, and other issues as identified.

CHAPTER 4 – UTILITIES

4.1 SANITARY SEWER

4.1.1 INTRODUCTION / PROPOSAL

On Figure 4-1 of the “City of Wilsonville Wastewater Collection System Master Plan” (hereafter referred to as the City Wastewater System Master Plan), the Villebois Village project is comprised of the Dammasch State Hospital site, the area designated as “UPA-2” and a small portion of the area designated as “SD-6”. The ultimate build-out of the Future Study Area will add some additional flows to the system. The site currently generates 158 gpm through its pump station, and an analysis of potential new uses within the site, determined that the maximum flow should not exceed the 158 gpm already included in the City Wastewater Master Plan for this site. City Wastewater Master Plan Table 4.3, Note 4, collectively refers to UPA-2 as including the Dammasch site, as well as the Future Study Area facility. Hereafter, UPA-2 is used to designate only this proposal.

Figure 6 – Conceptual Composite Utilities Plan conceptually depicts the proposed sanitary system for Villebois and shows its points of connection into the City’s United Disposal Interceptor system. The larger portion of the project site will discharge sanitary wastewater to the United Disposal Interceptor (UDI) at or near its intersection with Barber Street through a proposed trunk sewer line identified in the City Wastewater System Master Plan as CIP-UD2. A smaller portion will discharge to the existing line in Evergreen Drive, and thence to the UDI. The remaining very small portion of the site is physically too low in elevation to reach either of the two other locations and must be discharged through existing facilities in the Park at Merryfield, and thence to the Wood School Interceptor.

While not specifically identified in the City Wastewater Collection System Master Plan, the City of Wilsonville has indicated that certain properties located along the west side of Grahams Ferry Road, south of Tooze Road and adjacent to UPA-2, are to be included in sanitary service planning for this project.

The City has indicated that flow from this area, subsequent to a future expansion of the Urban Growth Boundary, should be discharged through existing facilities in the Park at Merryfield. This project proposes that future service to the this area, as well as the Future Study Area, be through the Barber Main on the Villebois site, in exchange for the small portion of Villebois which must be discharged through Park at Merryfield.

As a part of the development of Villebois, sanitary facilities will be extended along Tooze Road to serve the UPA-3 area north of Tooze Road.

4.1.2 WASTEWATER COLLECTION SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville updated its Wastewater Collection System Master Plan in January 2001. A Master Plan for the Villebois Village Project has been prepared which shows:

- The existing conveyance system in the immediate area.
- The proposed conveyance system.

This compliance analysis has been prepared to determine the state of compliance between the City Wastewater Collection System Master Plan and the Villebois Sanitary Sewer plan as proposed.

Figure 6 – Conceptual Composite Utility Map

RELEVANT DOCUMENTS

The referenced City Wastewater Collection System Master Plan is titled “City of Wilsonville Wastewater Collection System Master Plan – Ordinance No. 531, January 2001.” The Villebois Sanitary Sewer Master Plan is a portion of *Figure 6 – Conceptual Composite Utilities Plan*, which is a part of the submittal documents for the *Villebois Village Master Plan*.

METHODOLOGY

Relevant documents have been reviewed to determine compliance in terms of:

- (1) Wastewater flows
- (2) Points of Discharge
- (3) Flow Routing
- (4) Impacts
- (5) If the Villebois Sanitary Sewer Plan meets or exceeds the requirements of the City Wastewater System Master Plan.
- (6) What revisions to the City Wastewater Collection System Master Plan will be necessary to accommodate the Villebois Sanitary Sewer Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 1-4

Wastewater flows

When fully built-out, estimations shown in City Wastewater Collection System Master Plan Table 4-6 anticipate that UPA-2 will generate an average wastewater flow of 0.59 million gallons per day (mgd) and that UPA-3 will generate an average flow of 0.20 mgd. When combined, with peaking factor and Infiltration/Inflow (I/I) amounts added, the total flow from these areas is estimated to be 2.36 mgd, or about 1,641 gallons per minute (gpm).

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates that 122 gpm is to be anticipated from future development of the area west of Grahams Ferry Road, that 99 gpm is currently discharged into Evergreen Road and 81 gpm from Park at Merryfield. In addition, the City has requested capacity in the Barber main be provided for the 158 gpm from the Future Study Area (formerly LEC). Therefore, the total flow anticipated in the Study Area is 2002 gpm.

Points of Discharge

The following points of discharge have been identified for the above flows:

1. A new line in the extension of Barber Road (CIP-UD2).
2. The existing system in Evergreen Drive.
3. The existing system in the Park at Merryfield.

Flow Routing

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates anticipated flow routing as follows:

Barber Street:	1,294 gpm (from UPA-2 & 3)
Evergreen Road:	347 gpm (from UPA-2)
Park at Merryfield:	<u>361 gpm</u> (158 from Future Study Area + 122 from west
	2,002 gpm of Grahams Ferry + 81 from Park at Merryfield)

Proposed routing:

Barber Street:	1,829 gpm (minimum from UPA-2 & 3 + 158 from Future Study Area + 122 from Grahams Ferry area)
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Evergreen Road: 114gpm (maximum = 99 existing flows + 15 from UPA-2)

Park at Merryfield: $\frac{129 \text{ gpm}}{2,072 \text{ gpm}}$ (81 from Park at Merryfield + 48 from UPA-2)

Impacts

UDI system:

All discharge points, described above, ultimately connect into the UDI, in which the City Wastewater Collection System Master Plan has identified deficiencies under build-out conditions at UD_5,9,11,12,14,15,18 and 28. Because build-out will occur over an unknown length of time, most of the required remedial improvements can be deferred, and completed on an as needed basis. Some of these improvements are already funded or under construction. The Finance Plan will reflect planned project phasing and address the timing and sequence of specific improvements.

Barber Street:

This system will connect directly to the UDI, and is addressed by the UDI discussion above.

Evergreen Road:

The existing system has a limiting capacity of 537 gpm, in one reach, which is downstream of the planned connection point at about Brown Road. The system has an existing flow of 99 gpm at this location; thus, the addition of the 15 gpm identified above will not exceed existing capacity.

Park at Merryfield:

The supplemental City Wastewater Collection System Master Plan information, previously described, identifies 3 downstream reaches where existing capacity would be exceeded by the 45 gpm additional discharge anticipated at total build-out of the tributary properties. Directing flows from the Future Study Area and the area west of Grahams Ferry Road to the Barber Street sewer extensions of the UDI will eliminate the anticipated surcharging of the system.

COMPLIANCE ANALYSIS CONCLUSION

The Villebois Village Sanitary Sewer Plan meets or exceeds the requirements of the City of Wilsonville Wastewater Collection System Master Plan.

4.1.3 WASTEWATER COLLECTION SYSTEM MASTER PLAN POLICY ANALYSIS

The City's stated goal is: *"To provide a functioning wastewater conveyance system at a reasonable cost."*

Policy 1: "The City of Wilsonville shall prevent sanitary sewer overflows (SSO) in accordance with Oregon Administrative Rules (OAR) 340-041-120 which prohibits SSOs during the winter season (November 1 through May 21) except during a storm event greater than the five-year, 24-hour duration storm."

Implementation Measure 1.1: "The City will undertake an assessment of its current wastewater collection system as an update to the Master Plan. This assessment will include the use of engineering tools, maintenance logs, and flow monitoring. The assessment will result in identifying capacity restrictions within the conveyance system. Improvements to alleviate the identified capacity restrictions will be recommended in order of priority. These improvements will become part of the Capital Improvements Program (CIP) in order to allocate funds for these projects or addressed through the City's Maintenance Program."

Response: No system capacity deficiency has been identified which would result in this occurrence. Participation in the City wide build-out capacity needs will be addressed in the Finance Plan.

Implementation Measure 1.2: "Sewers within natural or environmentally sensitive areas shall be inspected on a regular basis to determine pipe condition with a goal of minimizing inflow/infiltration and identifying structural defects that may lead to SSOs."

Response: All sanitary sewers in the project will be public lines and included in the City's inspection program.

City Policy 2: "The City of Wilsonville shall maximize the use of the existing wastewater collection system to minimize the need for improvements and extend the life of the existing system."

Implementation Measure 2.1: "The City will allow limited surcharge to increase pipe capacities. These levels of surcharge will provide a sufficient factor of safety to prevent sewer backups in basements and surface overflows for the conditions stated in OAR 340-041-120."

Response: All proposed systems will operate within acceptable performance standards as defined in the City Wastewater Collection System Master Plan.

Implementation Measure 2.2: "The City will divert wastewater flow to interceptors with excess capacity from interceptors with capacity limitations through the use of diversion manholes. This will reduce or eliminate the need to improve capacity in the capacity-limited interceptors."

Response: No such opportunities have been identified.

Implementation Measure 2.3: "The City will use appropriate engineering tools to analyze the wastewater collection system, such as spreadsheet models, fully dynamic models, flow monitoring devices, maintenance logs, etc."

Response: This proposal uses the modeling techniques described in the City Wastewater Collection System Master Plan.

Policy 3: "The City of Wilsonville shall provide adequate wastewater collection system capacity for future growth at build-out development conditions."

Implementation Measure 3.1: "The City will use appropriate land use projections to determine future growth. These projections will be based on best available information provided by the Planning Department. In order to maximize the planning efforts for the wastewater conveyance system, the future growth scenario will be that which is expected at ultimate build-out."

Response: This proposal assumes ultimate build-out conditions for the study area.

Implementation Measure 3.2: "The City will include Urban Planning Areas (UPA). Rather than use a completely separate and independent conveyance system, wastewater flows from the UPAs will flow through interceptors which currently convey flows from within the existing service area."

Response: This proposal will serve UPA-2 and UPA-3 from existing interceptors within the existing service area.

Policy 4: "The City of Wilsonville shall use appropriate unit flow factors to account for actual and anticipated conditions in order to assure an adequately sized wastewater conveyance system."

Implementation Measure 4.1: "The City will assess current system conditions according to current water usage in order to provide an accurate picture of current average dry weather flows. The current conditions unit flow factors will be determined by water usage according to

broad categories, i.e. residential, commercial, and industrial. These unit flow factors will be verified based on flow monitoring results."

Response: This criteria has been met and documented in the City Wastewater Collection System Master Plan, June 2001.

Implementation Measure 4.2: "As part of the analysis under future build-out development, the City will increase the build-out unit flow factors. This will allow proper planning for future water-intensive industrial and commercial enterprises that may locate to Wilsonville when water usage restrictions are no longer in place."

Response: No such uses are anticipated within the Villebois Village.

Implementation Measure 4.3: "The City will continue flow monitoring during wet and dry weather conditions to verify unit sanitary flow rates and infiltration/inflow (I/I) rates."

Response: This requirement continues to be met by the City Public Works Department.

Policy 5: "The City of Wilsonville shall fund the capital improvements with monies collected in accordance with existing laws, rules, and regulations."

Implementation Measure 5.1: "The City will fund projects related to current capacity limitations with system development charges (SDC) within the existing service area. New development is prohibited by State Law from funding projects to alleviate current system problems."

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

Implementation Measure 5.2: "The City will fund projects related to growth with SDCs, both within the current service area and in urban planning areas as development occurs in areas needing improvements."

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

Policy 6: "The City of Wilsonville shall coordinate conveyance system improvements with other CIP projects, such as roads, water, storm sewer, to save construction costs and minimize public impacts during construction."

Response: All projects will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction.

Policy 7: "The City of Wilsonville shall allow for wastewater collection system basin boundary revisions and out-of-basin flow transfers."

"General. Wastewater flows developed in the master planning process is based on the land use contained within the sub-basin boundaries. Flow from each sub-basin is then conveyed by a specific interceptor sewer. There are five major interceptors in the City's collection system. Similarly, there are five major basins with 24 sub-basins contributing wastewater flow to the interceptors. However, wastewater flow can be transferred between major basins by flow diversions or pump stations. These out-of-basin transfers impact the planning assumptions used to evaluate the capacity of the interceptors by essentially revising the sub-basin or basin boundaries. At a minimum, the following items need to be addressed when evaluating the viability of an out-of-basin transfer:

Implementation Measure 7.1: Flow Generation

- *Land Use in the affected areas.*
- *Unit flow factors for the various land use categories and I/I contributions.*

- *Peak Flow and peaking factor.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.2: Hydraulic Evaluation

- *Identify the effect of peak flow on the existing collection system using the current condition spreadsheet model.*
- *Identify the percent capacity and HGL status of the affected pipes.*
- *Identify the effect of peak flow on the existing collection system with revised build-out flows using the build-out condition spreadsheet model.*
- *Identify the percent capacity and HGL status of the affected pipes.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.3: Evaluate Recommended System Improvements

- *Determine if the recommended system improvements noted in the Master Plan are developed to convey the increased (transferred) flows.*
- *Determine if the flow removed from the original basin removes the need for any of the system improvements recommended in the 2001 Master Plan.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.4: Identify Needed System Improvements

- *Based on the Hydraulic Evaluation and the impact on the Recommended System Improvements noted in this Master Plan, develop system improvement recommendations to convey the transferred flows. System improvement recommendations will also identify Master Plan improvements that can be removed as a result of the basin transfer.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.5: Prepare Addendum to the Master Plan

- *Summarize the flow generation, hydraulic analysis and system improvement recommendations to convey the out-of-basin flow transfer.*
- *Digitally revise the sub-basin and basin boundaries.*
- *Update the Build-out Condition and Recommended System Improvement spreadsheet models.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.6: Planning Commission Approval

- *The Addendum must be approved by the Planning Commission as an Amendment to the Master Plan and as a component of the Comprehensive Plan.*

Response: No out-of basin transfers have been proposed.

Implementation Measure 7.7: City Council Approval

- *Upon Planning Commission approval, City staff will take the addendum before the City Council for its approval.*

Response: No out-of basin transfers have been proposed.

4.1.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION**Goal**

The Villebois Village shall include adequate sanitary sewer service.

Policy

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

Implementation Measures

1. Implement the following list of policies and projects of the City of Wilsonville Wastewater Master Plan:
 - Policies: 1-7; and
 - Projects: CIP-UD2.
2. Incorporate the construction of CIP-UD2 into the Finance Plan.
3. Insure the 537 gpm capacity of the Evergreen Road sewer line is not exceeded with Specific Area Plan – South application.
4. Insure the 340 gpm capacity of the Park at Merryfield sewer line is not exceeded with Specific Area Plan – South application.

4.2 WATER

4.2.1 INTRODUCTION / PROPOSAL

The Villebois Village project is comprised of the Dammasch State Hospital site and that portion of Urban Planning Area 41 south of Tooze Road as shown on Figure 2-2 in the City of Wilsonville Water System Master Plan (hereafter referred to as the City Water System Master Plan).

Figure 6 – Conceptual Composite Utilities Plan conceptually depicts the proposed water system for Villebois and shows its points of connection to the City's existing system. It consists of a network of 12-inch to 48-inch transmission mains, which will deliver water for domestic and fire protection purposes for the Villebois Village and adjacent areas.

4.2.2 WATER SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville updated its Water System Master Plan (City Water System Master Plan) on January 24, 2002. A Villebois Village Water Plan has been prepared which shows:

- The existing transmission water line system in the immediate area
- The proposed water transmission lines.

This Compliance analysis has been prepared to determine the state of compliance between the City Water System Master Plan and the Villebois Village Water Plan as proposed.

RELEVANT DOCUMENTS

The referenced City Water System Master Plan is titled "Water System Master Plan – Ordinance No. 531, adopted January 24, 2002" including Sections 1 through 10, and the Executive Summary. The Villebois Water Plan is a portion of *Figure 6 – Conceptual Composite Utilities Plan*, which is a part of the submittal documents for the Villebois Village Water Master Plan.

METHODOLOGY

Relevant documents have been reviewed to determine compliance in terms of:

- (1) Alignment
- (2) Capacity (main size)
- (3) Points of connection
- (4) Water quality
- (5) Fire flow adequacy
- (6) Materials of construction
- (7) Right-of-Way acquisition needs
- (8) Construction Methods, including traffic control, construction safety (including trench safety (OSHA)), noise control (time of construction), dust abatement, and general aesthetic considerations (tree removal and replacement, etc.)
- (9) Future maintenance requirements for the City
- (10) Water storage capacities, pumping capacities, system design (pressure zone arrangement).
- (11) Water production capacity
- (12) If the Villebois Village Water Plan meets or exceeds the requirements of the City Water System Master Plan.
- (13) What revisions to the City Water System Master Plan will be necessary to accommodate the Villebois Village Water Plan.

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 1 & 2 CAPITAL IMPROVEMENT PROJECTS

The City Water System Master Plan is a very broad brushed master plan dealing with city wide, and semi-regional water issues and supply options. This master plan does not deal with distribution water mains, except in very general terms. The master plan deals with transmission water mains in terms of Capital Improvement Programs (CIP) at five-year intervals from 2005 to 2020. These CIP projects are tabled and delineated on Table ES-4 and Figure ES-3 in the Executive Summary in the City's Water System Master Plan. These are duplicates of Table 9-1 and Figure 9-1 in section 9 of the City's Water System Master Plan, "Summary of the Capital Improvement Program." These plans and tables deal only with transmission line alignment and capacity in terms of pipe diameter. This comparison will deal only with those issues, on a CIP by CIP basis.

2005 CIP

Capital improvement projects in the City Water System Master Plan includes:

- 18-inch main in Evergreen from Kinsman Road to Brown Road
- 48-inch main from WTP in Kinsman Road from Barber Street to Boeckman Road / 95th Avenue.

The main within Kinsman Road has already been constructed as a 48-inch main from Wilsonville Road to Barber Street.

The Villebois proposed water plan includes:

- 18-inch main in Barber St. from Kinsman Road to Brown Road
- 48-inch main from WTP in Kinsman Road from Barber Street to Boeckman Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2005 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2010 CIP

Capital improvement projects in the City Water System Master Plan includes:

- 24-inch main in Boeckman Road from Kinsman Road to 110th Avenue
- 18-inch main in 110th Avenue from Boeckman Road to Evergreen Avenue
- 18-inch main from 110th Avenue to Grahams Ferry Road
- 18-inch main in Grahams Ferry Road

The Villebois proposed water plan:

- 24-inch main in Boeckman Road from Kinsman Avenue to Villebois Drive
- 18-inch main in Villebois Drive from Boeckman Road to Barber Street
- 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
- 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road
- 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
- 12-inch main in Grahams Ferry from the Future Study Area to Barber Street
- 12-inch main connections from Barber Street to Evergreen Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2010 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2015 CIP

Capital improvement projects in the City Water System Master Plan includes:

- 30-inch main in Tooze Road from 110th Avenue to Grahams Ferry Road

The Villebois proposed water plan:

- 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2015 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2020 CIP

There are no mains in the 2020 Capital Improvement Program that are within project boundaries. Therefore, nothing is required of this project to bring it into compliance with the City Water System Master Plan for the 2020 Capital Improvement Program.

SUMMARY - CAPITAL IMPROVEMENT PROJECTS

The proposed Water Plan for Villebois Village will meet or exceed all requirements of the City Water System Master Plan, in terms of water transmission main size and location, for all four Capital Improvement Project years listed in the City Water System Master Plan. This completes our analysis of points 1 and 2 under "Methodology" above.

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 3 THROUGH 10

Concerning "Methodology" Item 3, adequate water supply points of connection are available to accommodate our project based on system modeling done with the City Water System Master Plan. Connection points proposed by our project meet the requirements of the City Water System Master Plan based on location and pipe size.

For the current elementary school site (City property) in SAP-North (proposed to be converted into residential) and for the proposed elementary school site in SAP-East, "Methodology" Items 6, 8, and 9, "materials of construction, construction methods, and future maintenance requirements for the City," these items are not addressed directly by the City Water System Master Plan. However, these items will be addressed and accommodated by the construction plans and specifications, which will be prepared to the satisfaction of the City and in accordance with the City's Public Work Standards. Therefore, by virtue of the City's plan check and permitting procedures being in compliance with the City Water System Master Plan, the project will meet or exceed all requirements of the City Water System Master Plan.

Concerning "Methodology" Items 4, 5, 7, and 10, "Water quality, Fire flow adequacy, right-of-way acquisition, and Water storage capacities, pumping capacities, system design (pressure zone arrangement)," the City of Wilsonville Water System Master Plan anticipated land uses for the project area which match the demand resulting from the proposed project. Therefore; water quality, fire flow adequacy, right-of-way acquisition, water storage capacities, pumping capacities, system design (pressure zone arrangement), have not been affected. Consequently, the project will meet or exceed all requirements of the City Water System Master Plan.

The current elementary school site in SAP-North and for the proposed elementary school site in SAP-East, concerning "Methodology" Item 11, there will be no change in overall City production capacity requirements. The planned expansion of the Water Treatment Plant is anticipated in 2012, and the City will analyze that during evaluation of the infrastructure required with each phase of Villebois development.

COMPLIANCE ANALYSIS CONCLUSION

The *Villebois Village Master Plan* meets or exceeds the requirements of the City of Wilsonville Water System Master Plan.

4.2.3 WATER SYSTEM MASTER PLAN POLICY ANALYSIS

Implementation measures are specified in the City of Wilsonville Water System Master Plan on pages ES-11 through ES-14 in the Executive Summary. Pages 10-2 through 10-4 in Section 10 - "Conclusions and Recommendations" are exact duplicates of ES-11 through ES-14, with one very minor inconsequential exception. This report will address implementation measures on a policy-by-policy basis.

Policy 1: "The City of Wilsonville shall continue a comprehensive water conservation program to make effective use of the water infrastructure, source water supply and treatment processes."

Response: The City Water System Master Plan, which incorporates existing City codes, establishes criteria for water conservation, water infrastructure and source supply that were used as the basis for those provisions in this project.

Policy 2: "The City of Wilsonville shall make effective use of the existing water system facilities to reduce the need for improvements and extend the life of the existing system."

Response: The City Water System Master Plan, specifically Figure ES-3 and Figure 9-1, titled "Capital Improvement Program Pipelines" specify a pipe layout of proposed transmission water mains, and existing transmission and distribution water mains, which comprise an integrated plan of existing and proposed water pipeline systems. The *Villebois Village Master Plan* for this project complies with the requirements of the City Water System Master Plan. Therefore, this project meets the requirements of Policy 2.

Policy 3: "The City of Wilsonville shall provide adequate treated water supply and distribution system capacity for future growth to build-out development conditions."

Response: The City of Wilsonville Water System Master Plan includes proposed transmission water mains transmitting treated water, connected to existing water mains outside this project, through this project, and extending out the far side of our project to serve the farthest reaches of the service area, with provisions to serve areas outside the present service area that may possibly be annexed into the service area in the future. The City's Water System Master Plan has been used as the basis of the project Water Plan, and, therefore, this project meets the requirements of Policy 3.

Policy 4: "The City of Wilsonville shall maintain an accurate user demand profile to account for actual and anticipated demand conditions in order to assure an adequately sized water system."

Response: The City Water System Master Plan has generated appropriate demand patterns based on historical data, which have been used as the basis for the projected demands of this project.

Policy 5: "The City of Wilsonville shall fund the capital improvements with monies collected in accordance with existing laws, rules, and regulations."

Response: This project will participate in the SDC program, and overall funding will be addressed in the Finance Plan.

Policy 6, "The City of Wilsonville shall coordinate distribution system improvements with other CIP projects, such as roads, wastewater, storm sewer, to save construction costs and minimize public impacts during construction."

Response: All projects will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction.

Policy 7, "The City shall have a master plan that can be adjusted for changes in water requirements."

Response: The Water System Master Plan proposed for Villebois Village has not proposed changes in planning areas, service areas or main sizes.

4.2.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Implementation Measures

1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:
 - Policies: 1-7
 - Projects:
 - 1) 18-inch main in Barber Street from Kinsman Road to Brown Road
 - 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road
 - 3) 24-inch main in Boeckman Road from Kinsman Road to Villebois Drive
 - 4) 18-inch main in Villebois Drive from Boeckman Road to Barber Street
 - 5) 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
 - 6) 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road.
 - 7) 12-inch main in Grahams Ferry Road from the Future Study Area to Barber Street
 - 8) 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road
 - 9) 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
 - 10) 12-inch main connections from Barber Street to Evergreen Road
2. Incorporate the construction of the above referenced projects into the Finance Plan.

4.3 STORM DRAINAGE

4.3.1 INTRODUCTION / PROPOSAL

The *Villebois Village Master Plan* is designed to minimize impacts from this development on the three watersheds into which the site historically drains. The following four components, incorporated into the design of Villebois, are derived from and are in conformance with the City of Wilsonville Stormwater Master Plan:

- 1) Onsite water quality and onsite stormwater detention facilities to provide treatment and maintain predevelopment runoff levels up to the 25 year storm for the Arrowhead Creek and Mill Creek basins;
- 2) Onsite water quality facilities to provide treatment for stormwater for the Coffee Lake Creek basin;
- 3) Stormwater release without detention for the Coffee Lake Creek basin, and
- 4) Construction of Project CLC-10 within the Graham Oaks Natural Area.

The onsite water quality and onsite detention facilities required will perform at or above all performance standards of the City of Wilsonville Stormwater Master Plan, and will not require offsite facilities to meet this standard requirement. Per the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR for the City on October 25, 2005, the memorandum from HDR dated November 13, 2005, and the Technical Memorandum from inter-fluve, inc., dated November 3, 2005, onsite detention facilities for Villebois are not required for the Coffee Lake Creek basin. These documents conclude that releasing stormwater from Villebois without detention will have no significant impact on water levels in Coffee Lake Creek or downstream facilities and may actually have a negative impact on the wetlands due to lower magnitude, longer duration flows.

Implementation Measure 9.5.2.2 from the City of Wilsonville Stormwater Master Plan states that “exemptions to the on-site detention requirements could be considered for situations in which properties discharge directly to the Willamette River, properties discharge directly to open water bodies that have no capacity limitations, areas where detention in downstream reaches could increase peak stormwater flow rates, and other areas or unique circumstances as identified by the City Engineer.” The reports specified above support removal of detention in Coffee Lake Creek under the second exemption listed in this implementation measure, “properties which discharge directly to open water bodies that have no capacity limitations”.

Project CLC-10 was included in the City of Wilsonville Stormwater Master Plan, and is included in the design of Villebois, solely to reduce flows currently being discharged by the existing 36-inch outfall pipe down to periodic overflows only occurring in large storm events. This is a partial correction of the basin area diversion caused by the Dammasch State Hospital construction many years ago.

A third component incorporated into the design seeks to further reduce impacts from this development for smaller storms not addressed in the City of Wilsonville Stormwater Master Plan. Rainfall data indicates that 90% of all storms in this area have a 24-hour rainfall total of less than 0.50 inches. These storms are easily conveyed by standard storm drainage facilities designed for much larger storm events, but the incremental increase in runoff is detrimental to natural drainage courses. Evidence suggests that the increased runoff during these frequent small rains has a detrimental effect on streambed health and aquatic habitat. A Rainwater Management Program has been incorporated into the project to minimize this impact, and the facilities and programs will be constructed onsite.

Villebois Village is that area identified on Figure 2-1 in the City of Wilsonville Stormwater Master Plan as the Dammasch Basin and the area directly east including Seely Ditch (hereafter referred to as Coffee Lake Creek). *Figure 6 – Conceptual Composite Utilities Plan* shows the improvements to the headwaters of Arrowhead Creek and the outfall reconstruction and partial flow redirection for the drainage from the former Dammasch State Hospital. This work is identified as Capital Improvement Project CLC-10 and is the only improvement directly related to Villebois Village addressed in the City Stormwater Master Plan. *Figure 6A – Onsite Stormwater Facilities* shows the location of the onsite water quality and stormwater facilities.

Figure 6A – Onsite Stormwater Facilities

Figure 6B- Onsite Rainwater Management

Figure 6B – Onsite Rainwater Management shows the area included in the Villebois Village Rainwater Management Program.

4.3.2 STORMWATER MASTER PLAN COMPLIANCE ANALYSIS

The City of Wilsonville Stormwater Master Plan analyzes the City's existing watersheds and storm system to identify Capital Improvement Projects (CIP's) and prescribe stormwater management policies. The *Villebois Village Master Plan* will show compliance with site related CIP's and recommended policies.

RELEVANT DOCUMENTS

The *Villebois Village Master Plan* references the "City of Wilsonville Stormwater Master Plan, June 2001", including the Executive Summary and Sections 2-10. Section 1 addresses authorization and scope for the preparation of the City Stormwater Master Plan and is not related to the *Villebois Village Master Plan*. *Figure 6 – Conceptual Composite Utilities Plan*, is a part of the submittal documents for the *Villebois Village Master Plan* and depicts the location of CLC-10 in relation to the Villebois site. *Figure 6A – Onsite Stormwater Facilities* shows the location of the onsite water quality and stormwater facilities. *Figure 6B – Onsite Rainwater Management* shows the area included in the Villebois Village Rainwater Management Program.

METHODOLOGY

Relevant documents have been reviewed to determine compliance with relation to:

- (1) Study Area;
- (2) Study Methods;
- (3) Existing Stormwater System;
- (4) Basin Analysis;
- (5) Improvement Options;
- (6) Recommended System Improvements;
- (7) Capital Improvement Program;
- (8) If the Villebois Village Master Plan meets or exceeds the requirements of the City Stormwater Master Plan; and
- (9) What revisions to the City Stormwater Master Plan are necessary to bring it into compliance with the Villebois Village Master Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEM 1 THROUGH 5

Concerning "Methodology" Item 1, the study area for the City Stormwater Master Plan was determined using existing topography and boundaries. The Villebois site encompasses an area within the City limits and a designated Urban Growth Area for the City and was therefore included in the study area for the City's Stormwater Master Plan. This study identified drainage basins, wetlands and riparian corridors, geological hazards, soils and land uses. The existing natural conditions of the Villebois site remain the same today as at the time of the study. Land use designations for the site have evolved to the uses proposed with the *Villebois Village Master Plan*, but maintain the essential mix discussed in the City's Stormwater Master Plan. Therefore, the *Villebois Village Master Plan* is in compliance with this Methodology.

Concerning "Methodology" Item 2, the methods for hydrologic analysis, runoff modeling, conveyance system modeling and water quality analysis used by the City in developing the City Stormwater Master Plan remain standard in the industry. Thus, where the *Villebois Village Master Plan* draws conclusions based on these methods those conclusions are valid and inherently in compliance with the City's Stormwater Master Plan.

Concerning “Methodology” Item 3, the stormwater system around the Villebois site has not seen an appreciable change from the condition in which it was analyzed at the time the City Stormwater Master Plan was prepared. The drainage conveyance facilities, water quality facilities and problem areas affecting the Villebois site as presented in the City Master Plan will be complied with in the *Villebois Village Master Plan*.

Concerning “Methodology” Item 4, the proposed Villebois land uses are comparable to those used in the hydraulic analysis of the Coffee Lake Creek and Arrowhead Creek basins in the City’s Stormwater Master Plan. Therefore, the impacts of Villebois Village on the hydraulics analysis in these basins are consistent with those used in the calculations. The City of Wilsonville has commissioned a detailed study of Coffee Lake Creek as part of the Boeckman Road extension project. This study is referenced as the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004 and will be used in the design of stormwater facilities required as part of that road extension and with the detention and water quality design for areas draining into Coffee Lake Creek. A study of Arrowhead Creek capacity will be utilized in the evaluation of detention and water quality facilities for the Arrowhead and Mill Creek basins. The Arrowhead Creek capacity study will also be used in the evaluation of potential changes to CLC-10, which are further discussed in the Compliance Analysis for Methodology Items 5-7.

SUMMARY – METHODOLOGY ITEMS 1 THROUGH 4

The Villebois Village Stormwater Master Plan will meet or exceed the standards associated with this portion of the City Stormwater Master Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 5 THROUGH 7

The City Stormwater Master Plan evaluated numerous improvement options to alleviate problems identified with the analysis of Sections 1-4. These improvement options were broken down into two categories: Conveyance Improvement Options and Water Quality Improvement Options. There are no Water Quality Improvement Options with relevance to the Villebois site included in the City Master Plan. The Dammasch Basin/Arrowhead Creek Improvement Option is further addressed in Chapter 7, “Recommended System Improvements” as CLC-10.

Capital Improvement Project CLC-10 as discussed in the City Stormwater Master Plan consists of four elements:

- 1) Installation of a diversion structure on the 36” Dammasch outfall;
- 2) Expansion of the wetlands on the Metro Wilsonville Tract;
- 3) Installation of two-30” culverts at the bike path crossing; and
- 4) Repairs to Mill Creek Outfall.

Many decades ago, construction of the Dammasch State Hospital created a drainage basin transfer from Arrowhead Creek and Coffee Lake Creek to Mill Creek. CLC-10 partially corrects this transfer with the installation of a diversion structure on the existing 36” storm drain. This structure would return a portion of the runoff to its historic Arrowhead Creek drainage basin. This diversion would have the benefit of recharging the wetlands and reducing erosion in the Mill Creek basin.

At a minimum, the *Villebois Village Master Plan* will comply with CLC-10 as presented in the City Stormwater Master Plan. However, there are options that have the potential to improve upon the intent of CLC-10. The *Villebois Village Master Plan* proposes the following options to modify CLC-10 in Arrowhead Creek for further evaluation and consideration:

Option A would correct the basin transfer in full by redirecting the entire historic flow to Arrowhead Creek and Coffee Lake Creek drainage basins.

Option B, a blend of CLC-10 and Option A, seeks to restore as much of the historic flows as possible. Potential elements of this option include detention on the Graham Oaks Natural Area, additional detention within Villebois, and continued discharge at reduced rates to Mill Creek.

Prior to the consideration of Option A or B, supplemental analysis would be performed to further study impacts of restoring historic flows above those anticipated by CLC-10. This analysis would include areas identified in the initial study, including the pedestrian path crossing at Wood Middle School, the Wilsonville Road crossing and the Jobsey Lane crossing of Arrowhead Creek. Improvement projects and other implications resulting from this study will be coordinated with the City of Wilsonville and affected property owners. Neither option would move required onsite water quality and stormwater detention facilities onto offsite property, unless agreed to by the City, property owners and other applicable parties. Table 2 lists components of the options and Table 3 lists advantages and disadvantages of the options.

Table 2: Components of Basin Transfer			
	CLC-10 (minimum standard)	CLC-10 modified by Option A	CLC-10 modified by Option B
Location	Graham Oaks Natural Area	Graham Oaks Natural Area	Graham Oaks Natural Area,
Receiving Drainage Basin	Arrowhead Creek and Mill Creek	Arrowhead Creek and Coffee Lake Creek	Arrowhead Creek, Coffee Lake Creek and Mill Creek
Stormwater Improvements	Diversion structure for low flows to Arrowhead Creek; install two 30" culverts	Diversion structure not necessary due to redirection of full historic flows; install appropriate sized culverts downstream	Analyze need for diversion structure; detention basins on Graham Oaks Natural Area and/or Villebois; install appropriate sized culverts downstream
Expanded Wetlands	Expand wetlands with CLC-10 restoration project	Expand wetlands per CLC-10 restoration project	Expand wetlands per CLC-10 restoration project
Mill Creek Outfall	Restore surrounding area but do not remove outfall	Remove outfall and restore surrounding area	Analyze ability to remove outfall and restore surrounding area

Table 3: Analysis of Basin Transfer		
	Advantages	Disadvantages
CLC-10 (minimum standard)	<ul style="list-style-type: none"> <input type="checkbox"/> Project identified and analyzed in City's Stormwater Master Plan <input type="checkbox"/> Removes low flows from Mill Creek outfall, and includes repairs of outfall and minimizing erosion in Mill Creek <input type="checkbox"/> Project appears to be consistent with the wetland restoration goals for the proposed Graham Oaks Natural Area <input type="checkbox"/> Minimizes impacts to downstream properties on Arrowhead Creek 	<ul style="list-style-type: none"> <input type="checkbox"/> Out-of-basin transfer is not fully corrected with this project <input type="checkbox"/> Maintains peak flows to Mill Creek, which will require modifications of outfall to minimize future added degradation <input type="checkbox"/> No existing stormwater easement outside existing 30-foot easement
CLC-10 modified by Option A	<ul style="list-style-type: none"> <input type="checkbox"/> Out-of-basin transfer corrected with this project <input type="checkbox"/> Removes flows (low and peak) and outfall structure from Mill Creek, which will allow for full restoration of creek and outfall area <input type="checkbox"/> Expansion of wetlands may be consistent with the wetland restoration goals for the Graham Oaks Natural Area 	<ul style="list-style-type: none"> <input type="checkbox"/> Project not identified or analyzed in City's Stormwater Master Plan <input type="checkbox"/> Potentially significant impacts to downstream properties on Arrowhead Creek will require downstream improvements to mitigate <input type="checkbox"/> Potential impacts (i.e. increased water level) to existing wetlands from returning full historic flows <input type="checkbox"/> No existing stormwater easement outside existing 30-foot easement
CLC-10 modified by Option B	<ul style="list-style-type: none"> <input type="checkbox"/> Removes low flows and some peak flows from Mill Creek outfall, and includes repairs of outfall minimizing erosion in Mill Creek <input type="checkbox"/> Reduces flows to Mill Creek outfall <input type="checkbox"/> Expansion of wetlands may be consistent with the wetland restoration goals for the Graham Oaks Natural Area 	<ul style="list-style-type: none"> <input type="checkbox"/> Project not identified or analyzed in City's Stormwater Master Plan <input type="checkbox"/> Out-of-basin transfer is not fully corrected with this project <input type="checkbox"/> Potential impacts to downstream properties on Arrowhead Creek will require downstream improvements to mitigate <input type="checkbox"/> Potential impacts (i.e. increased water level) to existing wetlands from locating detention basin (discharge) on Graham Oaks Natural Area <input type="checkbox"/> No existing stormwater easement outside existing 30-foot easement

The *Villebois Village Master Plan* proposes to further analyze these options and determine their potential. The final determination will be coordinated with the City of Wilsonville/Villebois and Metro, will be made in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).

Concerning "Methodology" Item 7, the City Stormwater Master Plan rates the items recommended in Section 6 and estimates costs for these improvements. Project CLC-10 is established as a low priority and "Dammach Stormwater Improvements" are not included in the City's funding program. The *Villebois Village Master Plan* will comply with the City Stormwater Master Plan by implementing CLC-10 or one of the options outlined above.

SUMMARY – METHODOLOGY ITEMS 5 THROUGH 7

At a minimum, the *Villebois Village Master Plan* will implement CIP project CLC-10 as identified in the City Stormwater Master Plan, thereby complying with the City Stormwater Master Plan. A more complete restoration of historic drainage basins might be achieved through one of the proposed options. These options will be further evaluated in cooperation with the City and property owners and if selected, will be incorporated into the City Stormwater Master Plan during the City's next scheduled update.

COMPLIANCE ANALYSIS CONCLUSION

The *Villebois Village Master Plan* meets or exceeds the requirements of the City of Wilsonville Stormwater Master Plan.

4.3.3 STORMWATER MASTER PLAN POLICY ANALYSIS

Implementation measures for the City's Stormwater Master Plan are specified in Section 9 of the City's Master Plan. This report addresses these policies on a policy-by-policy basis.

9.1 Current Regional Standards

9.1.1 Metro Title 3: On June 18, 1998, the Metro Regional Council adopted the Stream and Floodplain Protection Plan (Ordinance 98-730). This plan is also known as Title 3 of Metro's Urban Growth Management Functional Plan (UGMFP). Title 3 addresses and sets standards for regional water quality in the Metro area. These standards include protection of floodplains, buffering of rivers, streams and wetlands with vegetation, erosion control and hazardous material storage. The City of Wilsonville has prepared a Natural Resources Plan which provides specific requirements for wetlands and riparian areas, meeting requirements of Statewide Planning Goal 5, Title 3 of the UGMFP, and the Endangered Species Act. Many of these are currently contained in Wilsonville's Public Works Standards.

Response: The *Villebois Village Master Plan* will follow all setback and buffer requirements, erosion control, vegetation of streams and wetlands and hazardous material storage standards as defined by the City's Significant Resource Overlay Zone (SROZ) and Public Works Standards in compliance with Title 3 and the Goal 5 program.

9.1.2 Federal Clean Water Act: The National Pollutant Discharge Elimination System (NPDES) was established in 1972 by the Clean Water Act. This program controls "point source" pollution and requires a permit from the Oregon Department of Environmental Quality (DEQ). The Clean Water Act was re-authorized in 1987 to address "nonpoint source" pollution, which subsequently required municipalities to obtain an NPDES permit. The City of Wilsonville currently has an active permit with several other jurisdictions issued in December 1995 and is awaiting approval on their renewal application submitted in 2000.

Response: The *Villebois Village Master Plan* will follow City guidelines and standards developed for compliance with the Clean Water Act and the NPDES permit and, therefore, is in compliance with this policy.

9.2 General Stormwater Management Policies

Policy 9.2.1: "The City of Wilsonville shall manage stormwater on or as close as is practical to the development site in order to mitigate water quantity and water quality discharge impacts near the source."

Response: Proposed stormwater facilities for water quality and detention for Arrowhead Creek and Mill Creek basins to achieve pre-developed levels will be within the Villebois project boundaries, except for Project CLC-10. The City of Wilsonville anticipated this project, therefore, the *Villebois Village Master Plan* complies with this policy.

Policy 9.2.2: "The City of Wilsonville shall assure that stormwater management has, to the maximum extent practicable, no negative impact on nearby streams, wetlands, groundwater or other water bodies."

Response: Stormwater management for this project will follow the City guidelines and standards set by the City of Wilsonville. In addition, Villebois will be undertaking a new development standard referred to as "Rainwater Management." The Rainwater Management Program will prescribe guidelines and goals for reducing the increase in runoff from the 90th percentile rain event, 0.50" in a 24-hr period. By addressing the 90th percentile storm event, Villebois Village will succeed in minimizing the development "footprint" on the hydrological cycle. The Villebois Rainwater Management Program will be defined and implemented as part of the Specific Area Plan. With these goals, the *Villebois Village Master Plan* meets and exceeds the requirements of this policy.

Policy 9.2.3: "The City of Wilsonville shall preserve existing open surface water facilities and encourage the expansion of surface facilities where practical."

Response: Surface water facilities, defined as stormwater conveyance facilities, onsite will be maintained and protected to the maximum extent practical. The only identified open surface water facility on Villebois Village is Coffee Lake Creek, which will remain a wetland.

Policy 9.2.4: "The City of Wilsonville shall require that the maintenance of water quality control facilities be the responsibility of the private or public owner."

Response: Water quality control facilities will be maintained by private owners, a homeowners association, or as arranged with the Finance Plan. The *Villebois Village Master Plan* is in compliance with this measure.

Policy 9.2.5: "The City of Wilsonville shall assure that all stormwater facilities receive adequate maintenance."

Response: The City of Wilsonville Stormwater Master Plan identifies several maintenance standards and performance measures for ensuring adequate maintenance of stormwater facilities. Since the stormwater facilities in Villebois Village will either be publicly maintained or held to public standards if a private system, the *Villebois Village Master Plan* is in compliance with this policy.

Fish Passage Culverts:

Policy 9.2.6: "The City of Wilsonville shall require the use of culvert designs that meet Oregon Department of Fish and Wildlife Guidelines and Criteria for Stream-Road Crossings."

Response: All culvert designs shall be reviewed by the City Engineer to determine their overall effectiveness in meeting the fish passage requirements specified by the State or Federal agencies.

Development Review:

Policy 9.2.7: "Based on the need to demonstrate protection of habitat and water quality and quantity for endangered species listed as threatened under section 4(d) of the ESA, design and construction of stormwater facilities shall be reviewed by the Planning Division through a Class II administrative review process, as may be amended. However, such administrative process shall be expedited when time is of the essence in planning and constructing necessary facilities. Review of a facility may also be accomplished as part of an application for development review by the Development Review Board (DRB) or City Council."

Response: Review of proposed stormwater quality facilities in Villebois Village will follow the planning guidelines developed in this policy, thereby complying with this policy.

Erosion Control Policies:

Erosion control is important in terms of both water quantity and quality. The City's Erosion Control Ordinance (Ordinance No. 482) was adopted in April 1997. Its requirements are based on the February 1994 Erosion Prevention and Sediment Control Plans – Technical Guidance Handbook, prepared by the City of Portland and the Unified Sewerage Agency.

Policy 9.2.8: "The City of Wilsonville shall take steps to minimize erosion resulting from land use and development activities."

Response: Construction on Villebois Village will conform to the City of Wilsonville Public Works Standards for erosion control and applicable DEQ 1200C permit, meeting the requirements of this policy.

9.3 Stormwater Quality Policies:

Policy 9.3.1: "The City of Wilsonville shall, as much as is practical, assure that the quality of stormwater leaving the site after development will be equal to or better than the quality of stormwater leaving the site before development."

Design Standards:

Wilsonville's current standards for stormwater facility construction are contained in the City's Public Works Standards. These standards provide construction details and design criteria for water quality facilities.

Response: Stormwater facilities in the Villebois Village are being given extra attention in the design process to create a facility that emulates a natural system both in function and appearance. The design of these facilities will meet or exceed the design criteria contained in the City's Public Works Standards and these facilities will comply with monitoring and enforcement policies developed by the City. Therefore, the *Villebois Village Master Plan* meets the requirements of this policy.

Onsite Water Quality Facilities:

Studies have shown that development increases the concentration in runoff of suspended sediment, oil and grease, and nutrients. Because existing development includes few or no water quality facilities, proposed regional facilities are targeted downstream of existing development where suitable to protect existing wetland and riparian areas.

Policy 9.3.2: "The City of Wilsonville shall use a combination of regional and onsite facilities to achieve the recommended pollution reduction outlined in this Stormwater Master Plan."

Response: The Villebois storm system will utilize a variety of onsite water quality facilities for treatment. Large greenway corridors are being master planned into the site for the purpose of providing treatment, detention and open space. In addition to these, smaller facilities will be dispersed throughout the site to provide more localized treatment. Facilities utilized by Villebois Village will range from elaborate "stream and pond" systems to more traditional swales and ponds to planter boxes and other new technologies. In addition, master planning for water quality treatment has been based on historic flow regimes for the site and will support restoration of historic flows to pre-development basins. This variety of treatment measures meets and exceeds the requirements of this policy.

Source Controls for Development

Policy 9.3.3: "The City of Wilsonville shall continue to require onsite facilities to serve new or expanding developments, subject to prescribed standards."

Response: Villebois Village will be providing onsite facilities to achieve water quality treatment. These facilities shall meet construction and maintenance standards developed by the City of Wilsonville, and shall comply with additional measures as required for discharge directly into wetlands or other sensitive areas. The *Villebois Village Master Plan* complies with this policy.

Shading of Water Bodies

Policy 9.3.4: "The City of Wilsonville shall require shading of surface facilities in order to reduce water temperatures in existing and new surface water facilities."

Response: Surface water quality facilities within Villebois Village will provide shading to meet City standards and, therefore, the *Villebois Village Master Plan* meets the requirements of this policy.

9.4 Landscaping Policies:

Policy 9.4.1: "The City of Wilsonville shall require landscaping in conjunction with stormwater facilities."

Response: The City Stormwater Master Plan identifies several implementation measures regarding landscaping. Stormwater systems for Villebois Village are master planned to be a prominent, attractive and unique asset to the site. Each system will be carefully designed to address these issues. Landscaping will provide the density and height necessary to shade shallow water quality facilities and provide treatment. Materials utilized in landscaping of these facilities will be native when possible and shall be maintained in compliance with this policy. Storm facilities will be designed to provide accessible slopes of 3:1 or greater, and where not possible, fencing will be considered only as necessary for safety. Access to the facilities will also be addressed on an individual basis while retaining the ability to create a unique facility. Adequate irrigation to assure survival will be provided. The *Villebois Village Master Plan* therefore meets the requirements of this policy.

9.5 Stormwater Quantity Policies***Design Standards:***

The City of Wilsonville's Public Works Standards provide standards for hydrology and hydraulic design, as well as construction details and design criteria for pipes and channels. The City's standards also address the conveyance design storm event and guidelines for determining upstream and downstream impacts.

Policy 9.5.1: "The City of Wilsonville shall continue to utilize Public Works Standards that provide a comprehensive set of requirements for surface water management facilities."

Response: Utilization of the "Santa Barbara Urban Hydrograph method" has become an accepted industry standard practice for hydrologic analysis. This method will be used on the Villebois site with the approval of the City Engineer. Stormwater quantity facilities in Villebois Village will utilize, as a minimum, the City of Wilsonville *Public Works Standards* for design and construction specifications. In addition, requirements for onsite detention will follow the guidelines established with this policy. The preliminary drainage report as prepared for the *Villebois Village Master Plan* will be in compliance with the design standards of the City's

Stormwater Master Plan and Public Works Standards. Therefore, the *Villebois Village Master Plan* is in compliance with this policy.

Onsite Stormwater Detention:

The proposed regional stormwater facilities were limited by geographical and financial constraints and will not by themselves be able to maintain future-condition flows at existing levels. As stream bank erosion is affected by both the frequency and magnitude of increased flows, runoff from both small and large storms must be controlled, managed on or as close as is practical to the development site in order to mitigate water quantity and water quality discharge impacts near the source. Consequently, onsite detention facilities for new development City-wide are recommended but financial participation in regional facilities will be considered as well as other creative alternatives to onsite detention facilities.

Policy 9.5.2: "The City of Wilsonville shall continue to require onsite detention facilities to serve new or expanding developments, subject to prescribed standards."

Response: Policy 9.5.2 includes two Implementation Measures regarding detention. Implementation Measure 9.5.2.1 specifies design standards for onsite detention facilities. The Arrowhead Creek and Mill Creek basins will provide onsite detention and will follow the design requirements identified in this policy. Implementation Measure 9.5.2.2 allows for exemptions to onsite detention for situations where properties discharge directly to open water bodies that have no capacity limitations, areas where detention in downstream reaches could increase peak stormwater flow rates, and other areas or unique circumstances as identified by the City Engineer. Per the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005, onsite detention facilities for Villebois are not required for the Coffee Lake Creek basin. These documents conclude that releasing stormwater from Villebois without detention will have no significant impact on water levels in Coffee Lake Creek or downstream facilities and may actually have a negative impact on the wetlands due to lower magnitude, longer duration flows. These conclusions meet the criteria identified in 9.5.2.2 to remove the requirement for onsite detention in the Coffee Lake Creek basin.

In addition to stormwater detention, the Rainwater Management Program will strive to reduce the increased runoff from the 90th percentile of rainfall. Villebois Villager will develop design guidelines for achieving this goal as part of each Specific Area Plan, thereby meeting and exceeding the requirements of this policy.

9.6 Property Acquisition Policies

Policy 9.6.1: "The City of Wilsonville shall continue to acquire property in fee or easement for stormwater facilities."

Response: Public stormwater facilities constructed within Villebois Village will be granted to the City of Wilsonville either in fee or easement. The developer shall obtain the necessary easements for the construction of any off-site facilities proposed. The *Villebois Village Master Plan* is therefore in compliance with this policy.

REVIEW OF IMPLEMENTATION PLAN CONCLUSION

The *Villebois Village Master Plan* addresses and complies with the policies and implementation measures of the City Stormwater Master Plan.

4.3.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

Policy

1. The onsite storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.
2. Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.
3. Villebois Village shall integrate rainwater management systems into parks and open space areas.

Implementation Measures

1. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 4 – Utilities of the Villebois Village Master Plan related to stormwater management and rainwater on the site no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analyses to address this issue as appropriate. Such amendments shall apply to pending and future SAP and PDP approvals.
2. Application for a revised SAP South rainwater management plan and program shall be submitted by March 1, 2006. The final plat for PDP 4 – South shall not be approved until said plan and program are approved by the City.
3. Implement the following list of City Stormwater Master Plan policies and facilities:
 - Policies: 9.1-9.6
 - Projects: CLC-10

At a minimum CIP Project CLC-10 shall be complied with. Alternatives to CLC-10 shall be explored to additional restoration of historic flows. These alternatives, Options A and B, seek to restore historic flows to Arrowhead Creek thereby correcting the out of basin transfer that occurred with the construction of the Dammasch State Hospital. Analysis of these alternatives will be coordinated with the City, METRO, and affected property owners.

4. Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality and detention into the site’s natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking pre-development hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.
5. Construct CLC-10 as defined or implement Option A or B as proposed. Construction of CLC-10, or selection of an option to modify CLC-10, is to occur in accordance with the

terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).

6. Incorporate the construction of CLC-10 or as modified by Option A or B into the Finance Plan.
7. Insure that on-going costs to maintain rainwater systems in public rights-of-way are included in Finance Plan.
8. The City shall prepare a study of Coffee Lake Creek drainage basin in conjunction with the Barber Street and Boeckman Road extension projects.
9. The City shall prepare design for fish passage culverts in the Barber Street and Boeckman Road extension projects.
10. Historic flows will be redirected to the Coffee Lake Creek basin without detention. This is supported by conclusions drawn in the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005. This requirement shall be addressed with the next SAP or PDP application that includes the Coffee Lake Creek basin.
11. Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village.
12. Complete the study of Options A and B with regard to CIP Project CLC-10 in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). The study shall consider at least the following actions, which are required to obtain approval of the City Engineer:
 - Coordinate design of culvert at Arrowhead Creek/ Wilsonville Road crossing with the Wilsonville Road Capital Improvement Project and the City of Wilsonville.
 - Prepare additional study of culvert at Jobsey Lane crossing of Arrowhead Creek and identify construction recommendations to mitigate capacity and erosion problems.
 - Design plan for removal, reconstruction or abandonment of Dammasch 36-inch outfall at Mill Creek.
 - Coordinate with and obtain approval of Metro and the City of Wilsonville for integration of a potential detention facility into the design of the Graham Oaks Natural Area. Obtain appropriate easements as required for said facility.
 - Prepare additional study of Arrowhead Creek to locate where Arrowhead Creek flows into Seely Ditch.
 - Prepare additional detailed study of impact of added flows on functioning of wetlands and prevention of overflow onto Wood Middle School and forested wetlands.
 - Obtain overall approval of drainage report.
13. The City shall include the *Villebois Village Master Plan*, including the finalized concept of CLC-10, in future updates of the City of Wilsonville Stormwater Master Plan.

CHAPTER 5 – CIRCULATION

5.1 INTRODUCTION / PROPOSAL

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a system of public and private streets and trails that will connect users of the various modes to the major activities inside and outside the community. All public streets are connected without dead-ends or cul-de-sacs, except in those rare cases where required by topography or natural features. The circulation plan will also meet all ADA requirements. *Figure 7 - Street Plan* shows the planned transportation system. *Figure 8 – Proposed Arterial & Collector System* shows the planned Arterial and Collector street system, and *Figures 9A & 9B – Street & Trail Sections* show the planned cross-sections for the streets and trails.

5.2 TRANSPORTATION SYSTEMS PLAN COMPLIANCE ANALYSIS

PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville recently adopted its Transportation Systems Plan (TSP). A Master Plan for Villebois has been prepared for evaluation under the TSP, which shows:

- The proposed street plan;
- The proposed Arterial/Collector system; and
- The proposed street sections.

RELEVANT DOCUMENTS

The referenced City transportation plan is titled “City of Wilsonville Transportation Systems Plan, June 2, 2003.” The *Villebois Village Master Plan* consists of *Figure 7 – Street Plan*, *Figure 8 – Proposed Arterial & Collector System*, and *Figures 9A & 9B – Street & Trail Sections*.

METHODOLOGY

Figure 7 - Street Plan of the *Villebois Village Master Plan* shows a system of Residential, Collector and Arterial streets that interconnect between modes and activities within and outside Villebois Village. The *Villebois Village Master Plan* is generally consistent with the Wilsonville TSP in that it:

- Retains the north-south Collector through the site in a modified alignment of Brown Road-110th Avenue;
- Retains the east-west Arterial connection on the northern boundary of the site by providing a through connection from Kinsman Road to Grahams Ferry Road;
- Maintains a hierarchy of streets within and adjacent to Villebois, while providing the TSP required spacing of Arterial, Collector, and Residential streets;
- Provides acceptable levels of service at all street intersections;
- Adheres to the City’s access spacing policy on all streets, with minor exceptions as discussed below; and
- Provides safe movements for all travel modes, by complying with City policies and standards including AASHTO standards.

Figure 7 – Street Plan

Figure 8 – Proposed Arterial/Collectors Street System

Figure 9A – Street and Trail Sections - A

Figure 9B – Street and Trail Sections - B

The following areas identified below are discussed in greater detail within this Section 5.2:

- Street designations;
- Roundabouts;
- Parking on Collectors;
- Access control on Minor Arterials;
- Continuity of streets and trails; and
- Curb Extensions.

COMPLIANCE ANALYSIS

Street Designations

The roadway classifications included in the *Villebois Village Master Plan* are generally consistent, with some variations from those in the Wilsonville TSP. As in the Wilsonville TSP, the *Villebois Village Master Plan* has streets classified as Arterials, Collectors and Residential streets. The *Villebois Village Master Plan* includes alternative cross-sections for the Collector and Residential street classifications, as defined in Table 5 in Section 5.3, below.

Implementation

The street designations and standards prepared for the Villebois Village generally meet the standards specified in the Wilsonville TSP. Alternative street sections allow use of a Residential street section with no parking, and widths to be exceeded for medians, planter strips and sidewalks on street sections as identified in Table 5 of Section 5.3, below.

Roundabouts

Roundabouts will be used at locations identified on *Figure 7 – Street Plan* and will be designed to effectively manage traffic at acceptable levels of service without the need for traffic control signals, as defined in the Wilsonville TSP. Accordingly, roundabout-controlled intersections would operate at LOS “D” or better during peak hours.

Implementation

Roundabouts will be used in the locations shown on *Figure 7 – Street Plan* of the *Villebois Village Master Plan*.

Parking on Collectors

On-street parking will be provided on all internal streets, with a few exceptions where adjacent land uses do not create the need for parking. Villebois Village will be developed with front doors facing the street. On-street parking is an important community characteristic for both visitors and residents when driveways are located at the back of the house since it encourages activity on the street and provides convenient access to homes. The presence of parking along Collector streets will encourage moderate travel speeds. These street sections have been designed to enable safe parking and unparking maneuvers so as not to adversely affect the safety of pedestrians and bicyclists or affect the function of a Collector street.

The TSP references a book whose basic principles should be a guide for Wilsonville. The referenced book, entitled *Creating Livable Streets: Street Design Guidelines for 2040* (Metro, June 2002), states that:

On-street parking is permitted and provided on many of the best streets. Proportionately, parking is provided on more good streets than not. At today's car ownership levels on-street parking cannot by itself meet all of the demand created by adjacent land use. Nevertheless, on-street parking:

1. *supports local economic activity of merchants, by providing access to local uses, as well as visitor needs in residential areas*
2. *increases pedestrian safety by providing a buffer for pedestrians from automobile traffic*
3. *increases pedestrian activity, in general, on the street. Since people rarely find parking in front of their destination, they walk, providing more exposure to ground floor retail and increasing opportunities for social interactions*
4. *increases local economic activity by increasing the visibility of storefronts and signs to motorists parking on street*
5. *supports local land use by reducing development costs for small business by reducing needs for onsite parking*
6. *provides space for on-street loading, increasing the economic activity of the street and supporting commercial uses*

The Villebois Village plan strives to meet these goals through its provision of on-street parking for Residential and Collector streets.

Implementation

Collector streets that allow on-street parking shall be designed in consideration of the safety of pedestrians and bicyclists and shall be reviewed by the City Engineer.

Access Control on Minor Arterials

Implementation

Requests for major alternatives to allow less than 600 foot access spacing on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). *(Note: This issue has been resolved. The approved SAP South street system reflects the appropriate access spacing on Grahams Ferry Road).*

Continuity of Streets and Trails

With the exception of situations where physical constraints prohibit, streets and trails are connected. The *Villebois Village Master Plan* provides vehicular connection to all existing streets that currently stub to the property (including Montebello Drive, Serenity Way, Brown Road and Yosemite Street) to assure neighborhood circulation and connectivity consistent with City and Metro requirements. As described in the Wilsonville TSP, all streets should connect except in situations where physical constraints do not permit.

Implementation

The *Villebois Village Master Plan* conforms to the connectivity and circulation standards prescribed in the Wilsonville TSP.

Curb Extensions

The Villebois Village circulation plan includes curb extensions in locations of high pedestrian activity. Curb extensions serve to minimize speeds and the length of exposure for pedestrians crossing streets, and also provide protection for on-street parked cars. It is recognized that curb extensions may restrict the ability for larger vehicles to turn at street corners. The following basic principles shall be used for the placement and design of curb extensions:

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb street width for public streets should be 22 feet, in order to accommodate delivery and garbage truck movements.

- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Implementation

By following these basic design standards, streets within the Villebois Village will be able to meet or exceed safety and capacity standards as prescribed in the Wilsonville TSP and AASHTO standards. Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

5.3 TRANSPORTATION SYSTEMS PLAN POLICY ANALYSIS

The Villebois circulation plan is generally consistent with the policies and implementation measures of the Wilsonville TSP and AASHTO standards. The following section describes many of the policies and implementation measures that the Villebois plan either supports or proposes to alter.

TSP Goal 4.1: To provide an interconnected motor vehicle system that will safely and efficiently provide for vehicle circulation and enhanced mobility.

Response: The *Villebois Village Master Plan* provides enhanced mobility and connectivity for all travel modes. For motor vehicle circulation, all public streets are connected without dead-ends or cul-de-sac's except in those rare cases where required by topography or natural features. The *Villebois Village Master Plan* includes a hierarchical system of Arterial, Collector and Residential streets within and through the site that meets the intent and long-term needs of the Wilsonville TSP. The streets and intersections in Villebois will provide acceptable levels of service as defined in the Wilsonville TSP (LOS "D" or better).

TSP Section 4.4.6: Access Management and Table 4.0: Access Management Guidelines.

Response: The minimum access spacing for each functional classification and whether the *Villebois Village Master Plan* is in compliance is shown in the table below:

Table 4: Functional Classification Comparison

Functional Classification (Wilsonville TSP-April 2003 Public Draft)	Functional Classification (Figure 7 – Street Plan of the VVMP)	Minimum Access Spacing (Wilsonville TSP-April 2003 Public Draft)	VVMP Compliance (Yes or No)
<i>Major Arterial</i>	None	<i>1,000 ft.</i>	N/A
<i>Minor Arterial</i>	Minor Arterial	<i>600 ft.</i>	Yes*
<i>Major Collector</i>	Major Collector	<i>100 ft.</i>	Yes
<i>Minor Collector</i>	Minor Collector	<i>50 ft.</i>	Yes
<i>Residential Street</i>	Residential	<i>Access to each lot permitted</i>	Yes

* See Section 5.4 (Villebois Village Master Plan Implementation) Implementation Measure 4.

TSP Section 4.7 Implementation Measures

Implementation Measure 4.1.1.b Use the Roadway Design Standards (Section 4.4.1 and Figures 4.12 through 4.22) as the standard for designing all street improvements in the city.

The TSP provides (subsection 4.1.1.b.3):

For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include but are not limited to changing the number of lanes, moving a sidewalk from the property-line to the curb-line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include but are not limited to narrowing of lanes to moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

TSP Figures 4.12 through 4.22: Street Classification, Widths and Names.

Response: The *Villebois Village Master Plan* street classifications and widths are shown in Table 5 below, together with the appropriate TSP section. Proposed alternatives to the standards are described in detail following Table 5.

Table 5 provides a comparison of each relevant TSP figure with the correlating street sections proposed in the *Villebois Village Master Plan*. The TSP figures are noted by italics in the unshaded areas of Table 5. The *Villebois Village Master Plan* (VVMP) street sections are shown by standard text within the shaded areas of Table 5. The *Villebois Village Master Plan* street sections are depicted on *Figures 9A and 9B – Street & Trail Sections*. The locations where these street sections are planned to be used are illustrated on *Figure 7 – Street Plan*.

Table 5: Street Cross-Section Standards Comparison

Street Classification	Right-of-way	Face-of-Curb to Face-of-Curb Section	Sidewalk Width (ft)	Planter Strip Width (ft)	Parking Width (ft)	Bike lane Width (ft)	Travel Lane Width (ft)	Center Median/Turn Lane Width (ft)
Minor Arterial (TSP Figure 4.20)	71-77	50	5	8 ½	-	6	12	14
Minor Arterial w/ Median (VVMP Section A)	78	50	5	8 ½	-	6	12	14 (continuous turn lane on Grahams Ferry Road)
Minor Arterial (VVMP Section B)	77	50	5	8 ½	-	6	12	14
Major Collector (TSP Figure 4.18)	71-77	50	5	8 ½	-	6	12	14
Major Collector (VVMP Section C)	77	50	5	8 ½	-	6	12	14
Major Collector w/ On-Street Parking (TSP Figure 4.19)	85-87	64	5	6 ½	8	5	12	14
Major Collector w/ Median (VVMP Section D)	92	65	5	8	7	6	12	15
Minor Collector w/ On-Street Parking (TSP Figure 4.17)	69-73	50	5	6 ½	8	5	12	None
Minor Collector Standard (VVMP Section E)	76 ¹	50 ³	5 ^{3,7}	7 ½ ³	7	6	12	None
Residential Street (TSP Figure 4.14)	47-51	28-32	5	4 ½	Not striped	Shared w/ cars	Not striped	None
Residential Village Loop (VVMP Section G)	76 ¹	50 ²	5 ³	7 ½ ³	7	6	12	None
Residential Village Center (VVMP Section H)	55-67	34	5 ½-13 ½	4 ½ ^{3,7}	Not striped	Shared w/ cars ⁸	Not striped	None
Residential Village Center w/ Swale (VVMP Section I)	62	34	5	6 ½-10 ½	Not striped	Shared w/ cars	Not striped	None
Residential Standard (VVMP Section J)	59	20-34	5-8	5-14	Not striped	Shared w/ cars	Not striped ⁶	None
Residential Minimum (VVMP Section K)	55	20-32	5-6	5-12	Not striped	Shared w/ cars	Not striped ⁶	None
Residential Parking One Side (VVMP Section L)	49-55 ¹	28 ²	5 ³	5-8 ³	Not striped	Shared w/ cars	Not striped	None
Residential No Parking (VVMP Section M)	32-43 ¹	20 ²	5 ³	6 ³	Not striped	Shared w/ cars	Not striped ⁶	None

- Notes:
1. The right-of-way shall be reduced to 12' behind face of curb where adjacent to open spaces.
 2. When adjacent to open space, parking on that side is optional.
 3. When adjacent to open space, planting strip and sidewalk are optional.
 4. The Villebois Village Master Plan depicts a proposed alternative to have a 13' wide median in lieu of planter strips. The Master Planner is evaluating this alternative. If this alternative is not utilized, another approved street section for Villebois will be used.
 5. When the 20' wide curb-to-curb section is used, no parking will be allowed.
 6. Villebois has a number of local street designations (refer to Figure 7 – Street Plan and Figures 9A & 9B – Street & Trail Sections). In all cases, each of these designations has a cross-section with a minimum of 32-ft. curb-to-curb section where parking is allowed on both sides; each section is a minimum of 28 feet where parking is allowed on one side, and those sections allowing no parking on either side are a minimum of 20 feet. A 20-ft. section is the minimum allowed for fire access purposes. All sections have a minimum 5-ft. sidewalk, minimum 5-ft. planter (except where adjacent to open space or park). Only the local streets - Village Loop and Village Center - with Median designations have striped bike lanes; in all other cases bike lanes are shared with motor vehicles and not explicitly striped for either travel lanes or bike lanes.
 7. In the Village Center, the sidewalk may be widened to include the plating area when adjacent to retail/commercial uses.
 8. 6' bike lanes on Villebois Drive from Costa Circle to Ravenna Loop.

Implementation

Pursuant to TSP Implementation Measure 4.1.1.b(3), the following major alterations are included in the *Villebois Village Master Plan*. A brief description of the major alteration is also provided below.

- On-street parking on Major Collector (VVMP Street Section D) and Minor Collector (VVMP Street Section E).

On-street parking will be provided on Barber Street (Major Collector & Minor Collector), the portion of the Loop Road (Minor Collector) between Barber Street and Villebois Drive, and the portion of Villebois Drive (Major Collector) between the Loop Road and Boeckman Road. Villebois Village will be developed with front doors facing the street. On-street parking is an important community characteristic for both visitors and residents when driveways are located at the back of the house, since it encourages activity on the street and provides convenient access to homes. These street sections have been designed to enable safe parking and unparking maneuvers so as not to adversely affect the function of a Collector street.

- Increase planter to 8' and median to 15' on Major Collector (VVMP Street Section D), which increase right-of-way to 92' and curb-to-curb to 65'.

Planter strip and median widths are increased on the portion of Barber Street between 110th Avenue and Coffee Lake Creek Drive and on Villebois Drive between the Loop Road and Coffee Lake Creek Drive. The wider planter strips and medians will allow larger canopied trees to be planted throughout the Village. Larger canopied trees will contribute to reductions in "heat island effect." Wider planter areas also will allow for greater variety in street trees by increasing size options. Thus, wider planter strips will contribute to the sustainability and diversity of the community.

- Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP Street Section G), which increases curb-to-curb and right-of-way widths.

The wider planter strip will allow larger canopied trees to be planted (see above discussion). Parking and bike lanes will be striped due to the high level of activity expected along this street.

- Increase sidewalk widths on Residential Streets (VVMP Street Sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP Street Sections I, J, K and L).

Sidewalk widths on these streets will be increased due to the higher levels of pedestrian activity anticipated on these streets. The wider planter strips will allow larger canopied trees to be planted (see above discussion).

- Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP Street Sections J, K and M).

This street section will be used where abutting land uses do not require on-street parking. The reduced street widths will minimize impervious areas, increase park areas and protect trees.

TSP Figure 4.8 through 4.12: Major Street System Improvements.

Response: *Figure 8 – Proposed Arterial/Collector Street System* shows the proposed street system in Villebois. This street system provides the east-west and north-south Arterials and

Collectors as is prescribed in the TSP Figure 4.8, with the following additions. The alignment of Barber Street (Major Collector) between Brown Road and 110th Avenue is slightly altered with the *Villebois Village Master Plan* and the link between 110th Avenue and Grahams Ferry Road (Minor Collector) is shown. The alignment of Villebois Drive (Major Collector) between 110th Avenue and Boeckman/Tooze Road is slightly altered with the *Villebois Village Master Plan*.

Proposed lanes on all Villebois Streets and intersections will provide acceptable traffic operations and safety as required in the Wilsonville TSP. Therefore, the planned capacity and connectivity of the Wilsonville TSP is retained in the proposed *Villebois Village Master Plan*.

The Wilsonville TSP mentions many of the street treatments that are included in the Villebois Village, and are the fundamental premise upon which the Villebois Village circulation plan is based. Particular discussion about these street types is quoted directly below from the City's TSP:

“Green Street”, “Livable Street”, “Skinny Street” or similar concepts are viable alternatives to the roadway standards that follow. Green streets specifically address stormwater runoff issues. Though narrow in scope, the concept has an overall effect on transportation planning and road design by focusing attention on the protection, enhancement, and restoration of the environment. Livable streets are those that promote community livability by considering all modes of transportation, the surrounding land uses, and economic growth when designing transportation facilities. Skinny streets are those that seek to reduce the overall width of the street section in order to decrease the amount of impervious surface and enhance the livability of the urban environment.”

Implementation

Future amendments to the TSP will include the new alignments for Barber Street, west of Brown Road and Villebois Drive, between 110th Avenue and Boeckman/Tooze Road as shown on *Figure 8 – Proposed Arterial/Collector System* of the *Villebois Village Master Plan*.

TSP Figure 5.3a 2002 Bicycle Map & Proposed Bicycle/Pedestrian Projects

Response: *Figure 5 – Parks & Open Space Plan* shows the proposed pathway system in Villebois. *Figures 9A* and *9B* illustrate the proposed cross-sections for pathways and streets with bike lanes. This bicycle and pedestrian system provides alignments that are slightly altered from those shown in the TSP and add alignments to those shown in the TSP. The proposed system provides connectivity for pedestrians and bicyclists among the neighborhoods of Villebois and the surrounding area.

Implementation

Future amendments to the TSP will include the new Bicycle/Pedestrian pathways as shown of *Figure 5 – Parks & Open Space Plan* and *Figures 9A and 9B – Street and Trail Sections* of the *Villebois Village Master Plan*.

5.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Policy

1. The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

Implementing Measures

1. Include the *Villebois Village Master Plan* Arterial and Collector street system (*Figure 8*) and bicycle/pedestrian system (*Figure 5*) in future updates of the 2003 TSP.
2. The *Villebois Village Master Plan* includes the following alternative street sections. Any proposed alternative street sections not included in the list below shall follow the review procedure established in the 2003 TSP.
 - On-street parking on Major Collector (VVMP street section D) and Minor Collector (VVMP street section E).
 - Increase planter to 8' and median to 15' on Major Collector (VVMP street section D), which increase right-of-way to 65' and curb-to-curb to 92'.
 - Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP street section G), which increases curb-to-curb and right-of-way widths.
 - Increase sidewalk widths on Residential Streets (VVMP street sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP street sections I, J, K and L).
 - Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP street sections J, K and M).
3. Roundabout options at intersections not already identified on *Figure 7 – Street Plan* of the *Villebois Village Master Plan* shall be reviewed through the major alternative process.
4. Requests for major alternatives for access spacing less than 600 feet on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). If this major alternative request is approved, access standards shall be resolved. For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include, but are not limited to, changing the number of lanes, moving a sidewalk from the property line to the curb line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include, but are not limited to, moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

(Note: This issue has been resolved. The approved SAP South street system reflects the appropriate access spacing on Grahams Ferry Road).

5. Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb public street width should be 22 feet, in order to accommodate delivery and garbage truck movements.
- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

6. Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans.
7. Pedestrian and bicycle connectivity shall be provided between public and private street termination points and adjacent trails/pathways at the discretion of the City Engineer.
8. Along Villebois Drive between Ravenna Loop and Barber Street is where the "bicycle boulevard" street section will be located:
- 1) The on-street bicycle striping is omitted with proper signage at the beginning and ending of the removed section as required.
 - 2) The smooth asphalt street surface is replaced with a modified street texture providing the following:
 - a. 20-year minimum design life;
 - b. Adequate bicycle "ride" without resulting in an unsafe operating condition.

GLOSSARY

Glossary

Circulation Framework:

The system for pedestrian and vehicular movement including streets, alleys, lanes, walks and multi-use trails.

Community Elements Book:

A planning document prepared by the Master Planner in conjunction with a Specific Area Plan (SAP) that is used to establish the type and location of community elements within the SAP. Community elements include the following: lighting, street trees, site furnishings and tree protection standards.

Community Housing:

Property and related equipment that are used or could be used to house chronically mentally ill persons as defined and required by ORS 426.508.

Connectivity:

Physical connections between neighbors, within the village itself, and into other parts of the region and the world, that foster social interaction and facilitate ease of travel through a variety of transportation methods.

DATELUP:

The Dammasch Area Transportation-Efficient Land Use Plan dated January 31, 1997 is a conceptual master plan for the 520-acre site that is now the subject of the *Villebois Village Concept Plan*.

Design:

The conceptualization of the built environment in response to specific sets of human needs and desires.

Design Principles:

The fundamental concepts that support the objectives of the *Villebois Village Master Plan* and determine the intrinsic qualities of the built environment within the Village Zone. Design Principles are enacted through conformance with the Design Standards of the Village Zone.

Design Standards:

Criterion established for use in the initial design or construction of buildings to guide the selection and arrangement of common building elements to achieve a minimum level of quality and consistency in the finished product. Design Standards are applied through the Village Zone.

Development Standards:

Criterion established for initial planning of any change to improved or unimproved real estate that determines the relative size and arrangement of common building elements in order to achieve a certain level of quality and consistency in the built environment. Development Standards are applied through the Village Zone.

Diversity:

A vibrant choice of housing styles, types and levels of affordability, a healthy mixture of employment opportunities and offices, and a variety of available goods and services.

Environmental Sustainability:

Using, developing, and protecting natural resources at a rate and in a manner that enables people to meet their current needs while providing that future generations can meet their own needs.

Estate:

This land use accommodates large detached houses with private yards. Garages will be front-loaded or by alley, as per location.

Flex-Space:

Ground floor units of a multi-family or mixed-use building that can be converted to office/retail or residential uses.

Future Study Area:

The area of the former Living Enrichment Center. Future Study Area label replaced by land use plan and additional plan information provided with 2013 Master Plan Amendment.

Governor's Quality Development Objectives:

Signed into executive order December 1997 and amended August 2000, *Use of State Resources to Encourage the Development of Quality Communities*, articulates seven "quality development objectives" (QDOs) that serve to guide and coordinate state agency actions and investments in community development for increased livability and for efficient use of public resources.

Integrated Pest Management:

An ecologically based pest-control strategy that relies on natural mortality factors, such as natural enemies, weather, cultural control methods, and carefully applied doses of pesticides.

Large:

This land use accommodates large detached houses with large private yards. Located at the periphery of Villebois, these homes will often have front-loaded garages.

Little League Baseball/Youth Softball field:

This facility is designed with a 200-foot foul line length. This dimension will accommodate Little League Baseball as well as youth Softball (U12 through U18 league classifications). (Source: Eric Graves, Program Coordinator with Tualatin Hills Park and Recreation District)

Master Planner:

Villebois LLC; selected by the City of Wilsonville and the State of Oregon in accordance with ORS 426.508 to master plan the area prescribed in DATELUP.

Major Water Feature:

A water feature in the form of a fountain and/or basin (naturalistic or urban). Major water features differ from minor water features by their larger scale and have water present year-round. Examples include re-circulating pools, entry fountain features, swimming pools, and large scale play fountains.

Medium Detached:

This land use accommodates modestly sized detached houses with small private yards and alley parking access.

Minor Water Feature:

A water feature in the form of a small fountain or sculpted element functioning in an aesthetic and/or interactive form of water play. Minor water features may range from a continuous trickling of water to an intermittent/user generated flow evoking play. Examples may include: water generated from a hand pump or water cycling in a fountain feature.

Mixed-use Development:

Development characterized by buildings that combine more than one use; for example, commercial and residential.

Multi-Modal Transportation:

A circulation system that accommodates a wide range of user groups including bicycles, vehicles, pedestrians and buses.

Neighborhood Apartments:

This land use designation is intended to provide for-rent multi-family units in a neighborhood setting. Buildings will be mostly two or three stories and of a character compatible with detached homes. In designated locations, this land use provides for neighborhood commercial uses at ground level.

Neighborhood Center:

An area of commercial uses at or near the center of a neighborhood, not exceeding 3,500 SF to provide nearby residents with convenient access to goods and services. Neighborhood Centers may only be located within a Neighborhood Commons.

Neighborhood Commons:

A site at or near the center of a neighborhood for use by the local residents which includes a Neighborhood Center, a transit shelter and a tract of open public land. Meant to provide a social gathering place and a safe waiting place for transit riders.

Open Space:

Land that is not covered by buildings, paving, or other hard surfaces, unless such hard surfaces are part of an approved landscape plan.

ORS 426.508:

Oregon Revised Statute authorized the sale of F. H. Dammasch State Hospital including its fair market value, the redevelopment of the property and the reservation of property for community housing. Passed in 1999 by the Oregon legislature, the statute requires redevelopment of the property to be consistent with the DATELUP adopted concept plan.

Pattern Book:

An illustrative document that depicts the architectural character of a proposed development, submitted as proof of compliance with the Design Principles and Design Standards. A Pattern Book is prepared by the Master Planner in conjunction with a Specific Area Plan (SAP).

Plaza:

As located and described in the *Villebois Village Master Plan*, the plaza is a public space at the intersection of important streets set aside for civic purposes and commercial activity.

Power of Ten:

A concept originated by the Project For Public Spaces. This is a place-making concept that encourages the provision of at least ten different uses and activities within or near gathering places with the goal of promoting sociability and an active and thriving space.

Rainwater Management Systems:

Infrastructure and procedures for the collection, filtration, and conveyance of rainwater within the Villebois Village Master Plan area.

Residential-Village (R-V) Comprehensive Plan Designation:

The area within which the *Villebois Village Master Plan* applies.

Row House:

A form of Single Family Dwelling where fee-simple, for-sale multi-story units are arranged in an unbroken row with no side yards and with or without an accessory dwelling unit or building.

Significant Resource Overlay Zone (SROZ):

An overlay zone within the City of Wilsonville that is intended to implement the goals and policies of the City's Comprehensive Plan relating to natural resources, open space, environment, flood hazard and the Willamette River Greenway (see Section 4.139 of the City's Planning and Land Development Ordinance).

Specific Area Plan (SAP):

A series of detailed plans covering distinct portions of the *Villebois Village Master Plan* (VVMP) area. These plans provide a higher level of analysis and detail than the *Villebois Village Master Plan* within a specified area of the *Villebois Village Master Plan*.

Small Detached:

This land use accommodates small, detached houses with alley parking access. In some instances, houses may be arranged around a central yard or parking court.

Standard Detached:

This land use accommodates detached houses with private yards and alley parking access.

Stormwater/Water Quality/Rainwater Element (Features, Ponds and Swales):

A basin or swale that serves a functional purpose of conveying, detaining, and/or treating onsite stormwater and/or rainwater. Water quality/rainwater features typically function in conjunction with plant material. These are typically naturalistic water features that blend into the designed landscape and may function as an educational element on water quality. Stormwater features can function with or without a plant material component.

Sustainability:

Developing and protecting resources at a rate and in a manner that enables people to meet their current needs and also provides that future generations can meet their own needs. Sustainability requires simultaneously meeting environmental, economic and community needs.

Village Center:

An area located on the *Villebois Village Concept Plan* and *Villebois Village Master Plan*, characterized by the relative increased density of both residential and commercial uses. The Village Center occurs at the intersection of three neighborhoods and is the focal point of civic and commercial activity in Villebois.

Village (V) Zone:

The zoning district that is applied to areas designated Residential Village on the Wilsonville Comprehensive Plan map. The Village zone implements the Residential-Village designation and the *Villebois Village Master Plan*.

Villebois Village Concept Plan (VVCP):

A plan that depicts the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for Villebois. This plan, while not completely engineered, includes detail sufficient to illustrate the inherent features of the site and the probable development pattern for a community that will develop in successive stages or subdivisions. This plan replaced DATELUP as the conceptual plan for the plan area.

Villebois Village Master Plan (VVMP):

The document depicting the general organizational structure and concepts of the Residential-Village Comprehensive Plan designation, including but not limited to the form and location of public open spaces, types and alignment of the various thoroughfares, and land use types and locations. The Master Plan will serve as a basis for Village zone development standards.

LIST OF REFERENCE DOCUMENTS

City of Wilsonville Final Draft Wastewater Collection System Master Plan, June 2001.

City of Wilsonville Final Draft Wastewater Collection System Appendix, June 2001.

City of Wilsonville Parks & Recreation Master Plan, Final Report, December 1994.

City of Wilsonville Stormwater Master Plan, June 2001.

City of Wilsonville Transportation Systems Plan (TSP), April 17, 2003 Public Draft.

City of Wilsonville Water System Master Plan – Ordinance No. 531, Adopted January 24, 2001.

Creating Livable Streets: Street Design Guidelines for 2040, Metro, and June 2002.

Memorandum to Eldon Johansen, City of Wilsonville from Ransford S. McCourt, P.E., DKS Associates, April 6, 2004.

Villebois Village Master Plan Technical Appendix, December 19, 2005

Appendix A: Capital Improvement List and Cost Estimate

Appendix B: DKS Memorandums dated:

February 28, 2003

January 6, 2003

April 6, 2004

June 15, 2005

Appendix C: Memorandum of Understanding between Villebois/City of Wilsonville and Metro, Metro Contract #926225

Appendix D: Bus Stop Exhibit

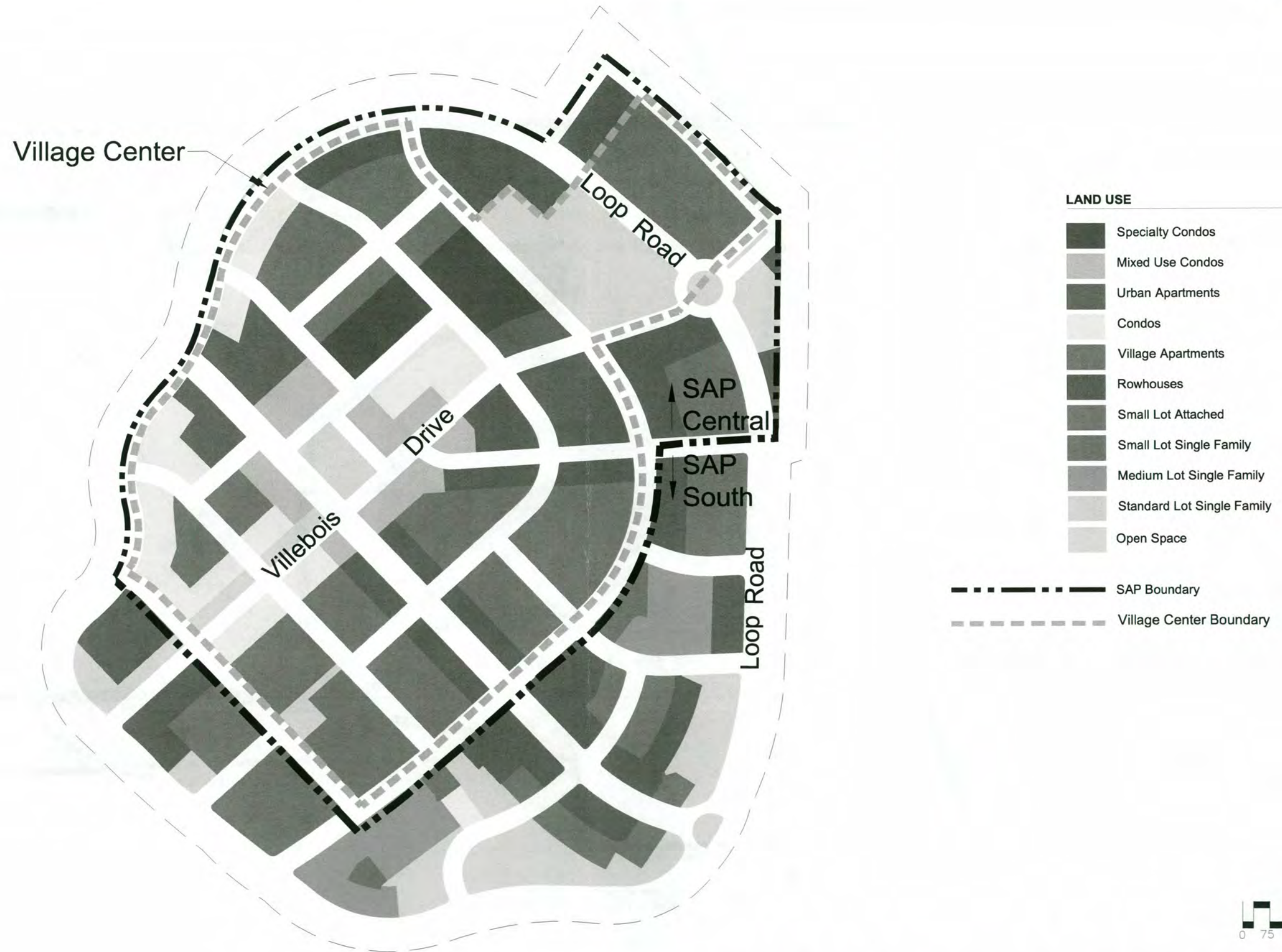
Appendix E: Memorandums regarding 100-year Flood Plan and Stormwater from HDR and inter-fluve

Appendix F: Parks Capacity Analysis Drawings

Appendix G: Parks PowerPoint Print-out

Table 1: Park Programming Matrix (**revised** May 12, 2010 July 26, 2013 DRAFT Amendment)

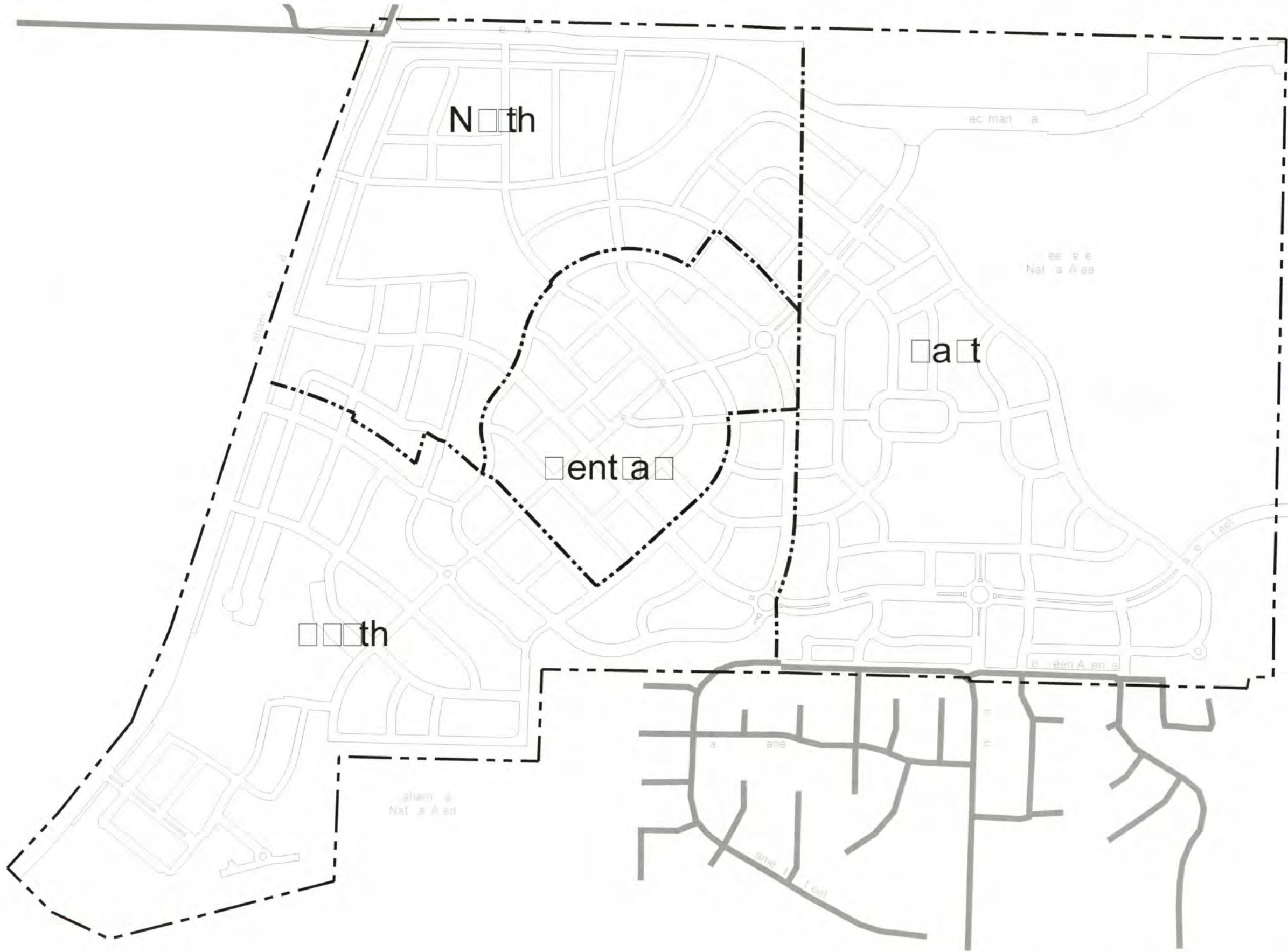
7/14/2006		NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Collina Park	NP 5 - Fir Park	NP 6 - East Neighborhood Park	NP 7 - Piazza Villebois	PP 1	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various	PP 16	LG 5 A,B,C - The Promenade	CP 1 - School Community Park ***	RP 1 - Villebois Greenway	RP 2 - Palermo Park	RP 3 - Villebois Greenway	RP 4 - Villebois Greenway	RP 5 - Villebois Greenway	RP 6 - Villebois Greenway	RP 7 - Villebois Greenway	RP 8 - Villebois Greenway	OS 1 - Forested Wetland Preserve	OS 2 - Upland Forest Preserve	OS 3 - Forested Wetland Preserve Study Area SROZ)	OS 4, 5, 6 - Coffee Lake Natural Area	TOTAL AMENITIES (dots represent presence, not quantities)	Units			
Park Area (acres)		1.53	1.00	1.80	2.90	1.00	1.60	0.52	0.51	0.51	0.43	0.32	0.68	0.42	2.70	0.26	0.69	4.84-5.10	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	23.20-23.05	62.59	-159.33-159.73	Acres		
Amphitheater					.																										1				
Barbeque				.	.		.														.	.									5	
Child Play:																																			
	structure				19			
	creative		-10 12			
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			.			.													.															
* 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.																																			



Village Center Boundary and Land Use Plan

AUGUST 15, 2005

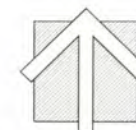
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Legend

- All National
- National Area
- Community

Note:
National Area has been added to the National Area.



North

Intersecting Area and National Area

□□□□□□□□

Legend

- Light gray: General Use
- Medium gray: Medium Density Residential
- Dark gray: High Density Residential

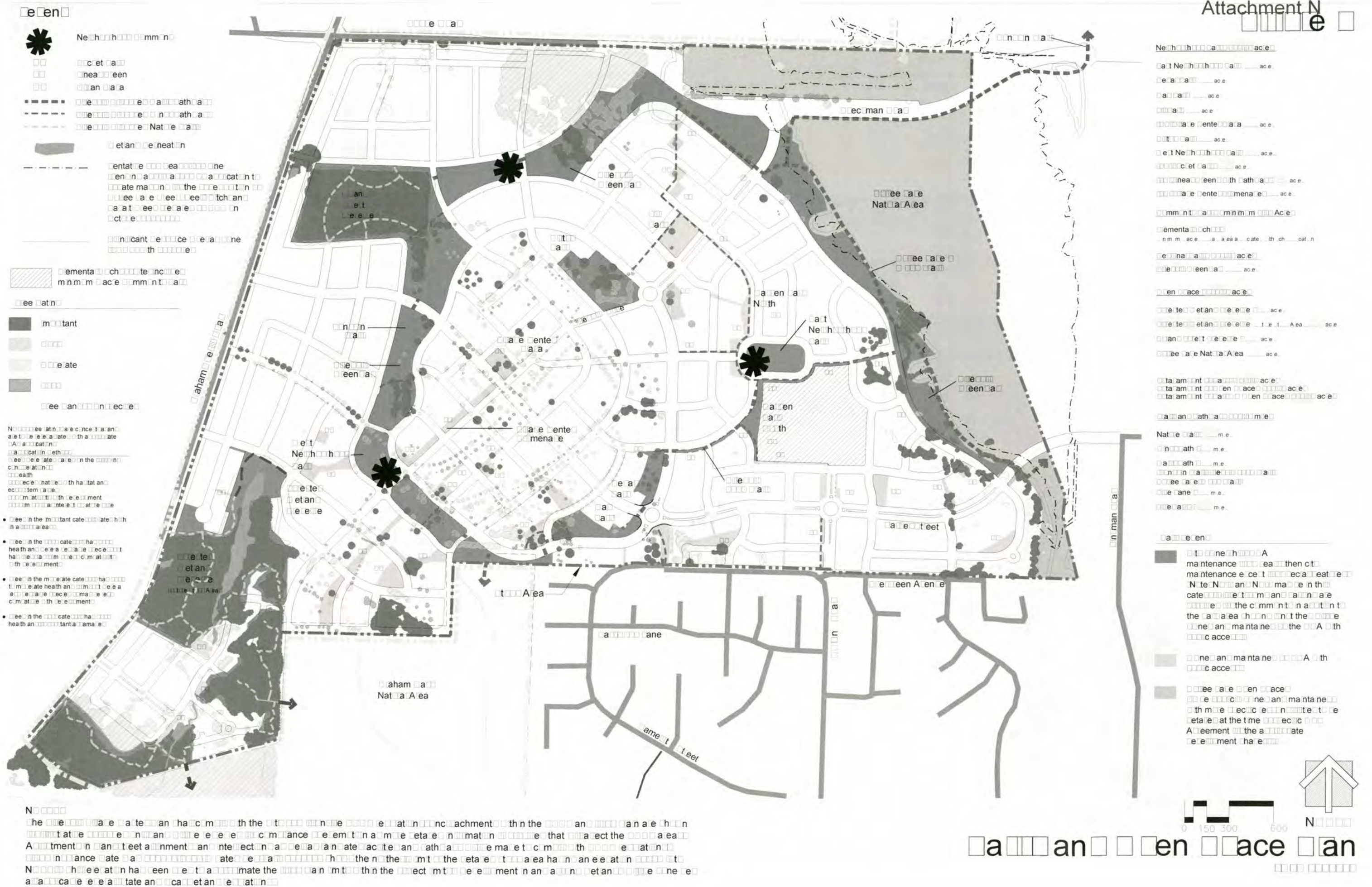
--- Boundary Line

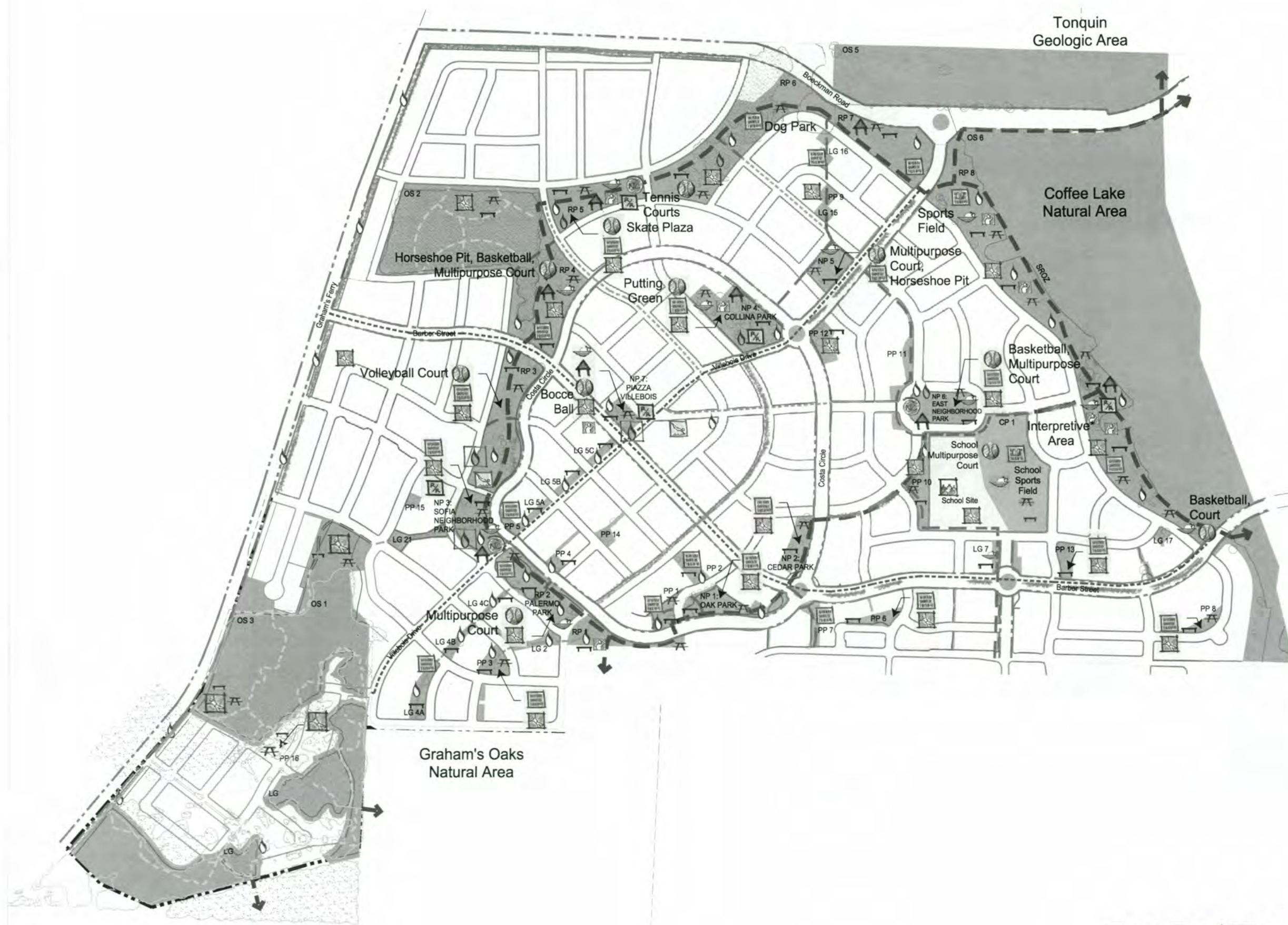
--- Main Arterial Road
--- Arterial Road



City of San Francisco Department of Planning and Economic Development

Map of the City of San Francisco





- Legend**
- Stormwater/Rainwater Feature: Pond, Swale
 - Minor Water Feature
 - Major Water Feature
 - Shelter
 - Restrooms
 - Overlook
 - Interpretive Center
 - Private Recreation: Pool, Weight Room, Meeting Room
 - School Gym: Meeting Room
 - Drinking Fountain
 - Bench
 - Picnic Table
 - Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
 - Child Play: Creative Play, Play Structures
 - Lawn Play: Lawn Areas, Dog Park
 - Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
 - Neighborhood Commons: Transit Stop, Plaza/Gathering
 - Existing Trees
 - Parks & Open Space
 - SROZ
- Circulation**
- Major Path
 - Minor Path
 - Nature Trail
 - Major Pedestrian Connections
 - Minor Pedestrian Connections
 - Sidewalks

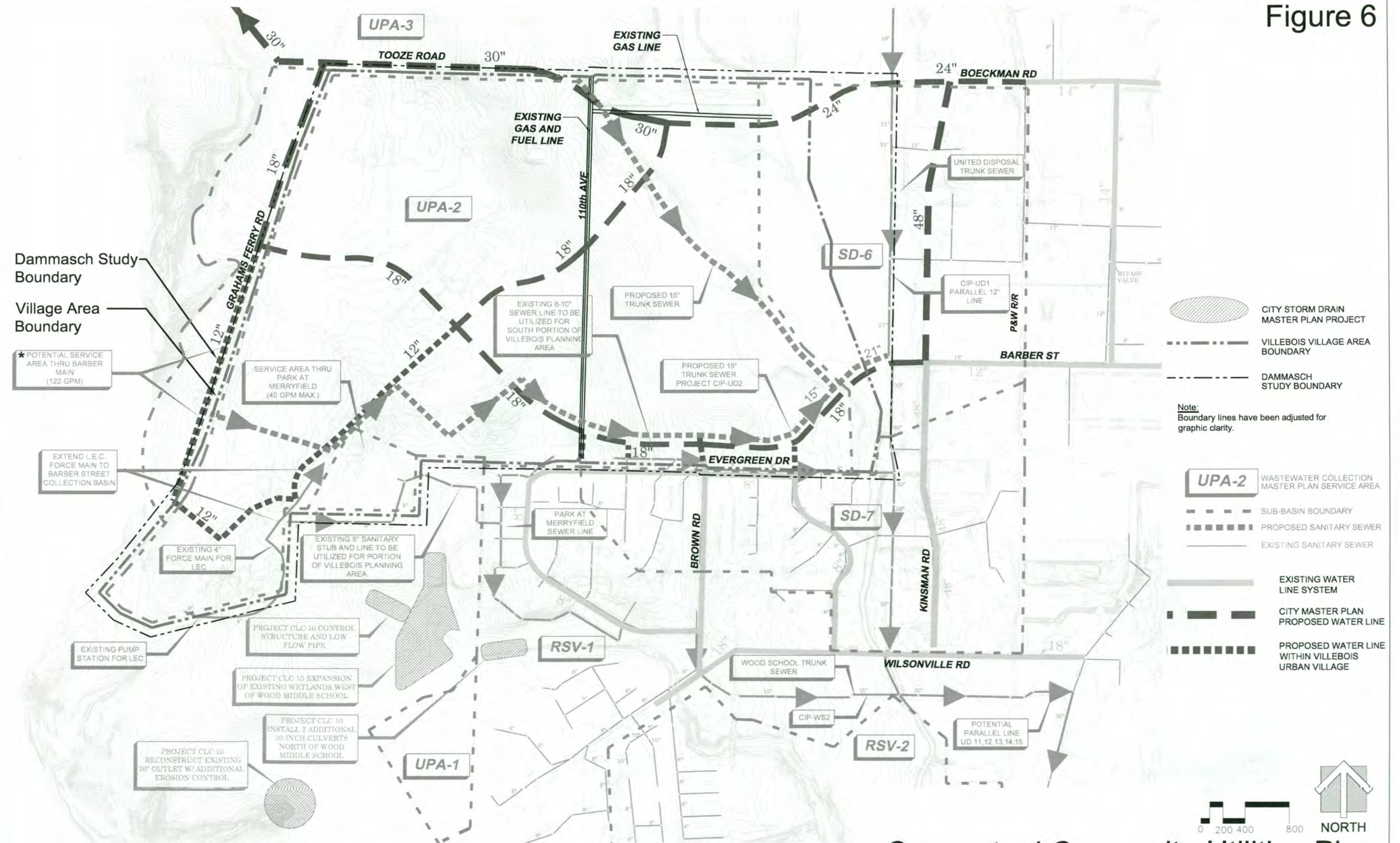


LEGEND

- NP Neighborhood Parks
- PP Pocket Parks
- LG Linear Green
- RP Regional Parks
- OS Open Space
- CP Community Park
- Major Trail
- Significant Resource Overlay Zone (SROZ) with 25' Buffer

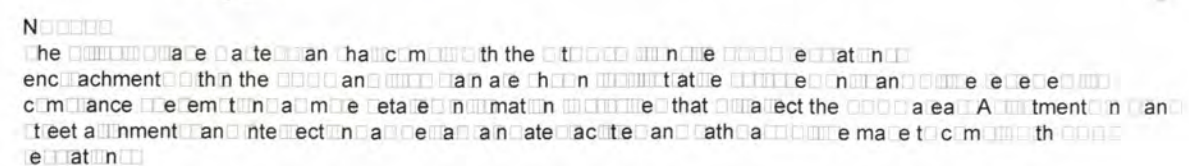


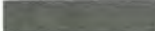







Attachment N
Figure 6



* City will not serve these areas until the UGB expands to cover these properties and they are annexed into the City.

□ □ □ □ e □ A



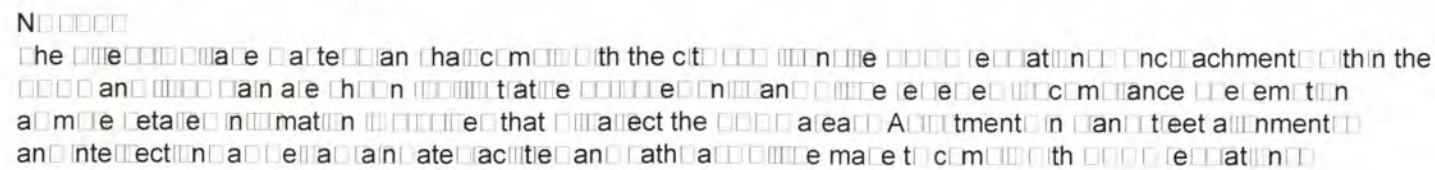
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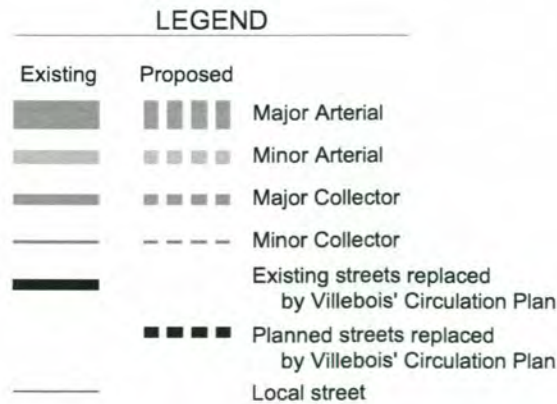


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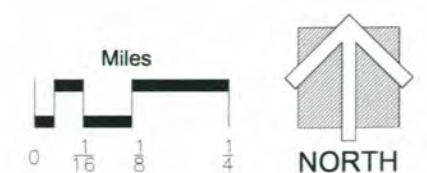
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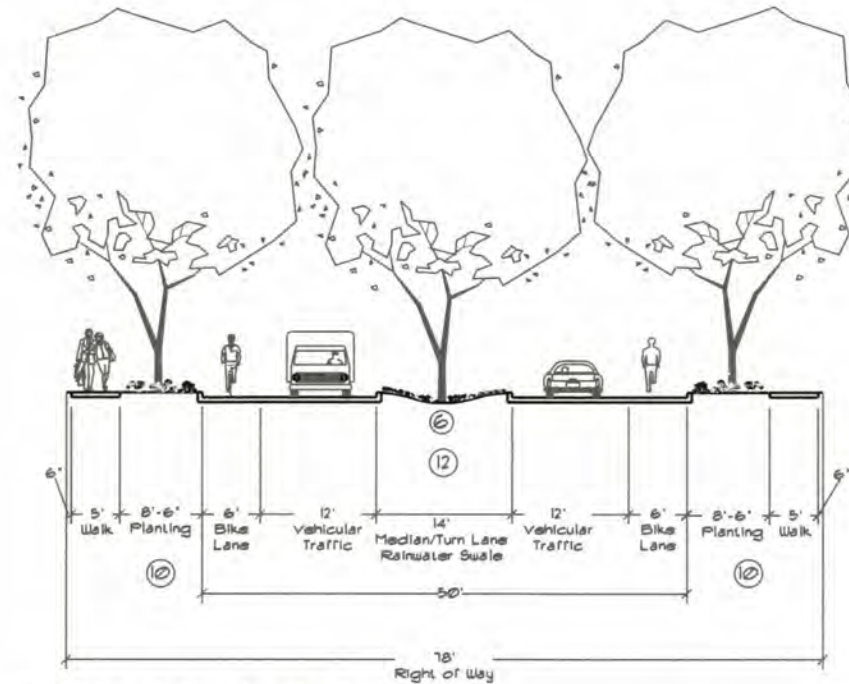
Note:
See Villebois Street Sections for specific Collector / Arterial configurations

(Source: 2003 TSP and Villebios Village Plan)



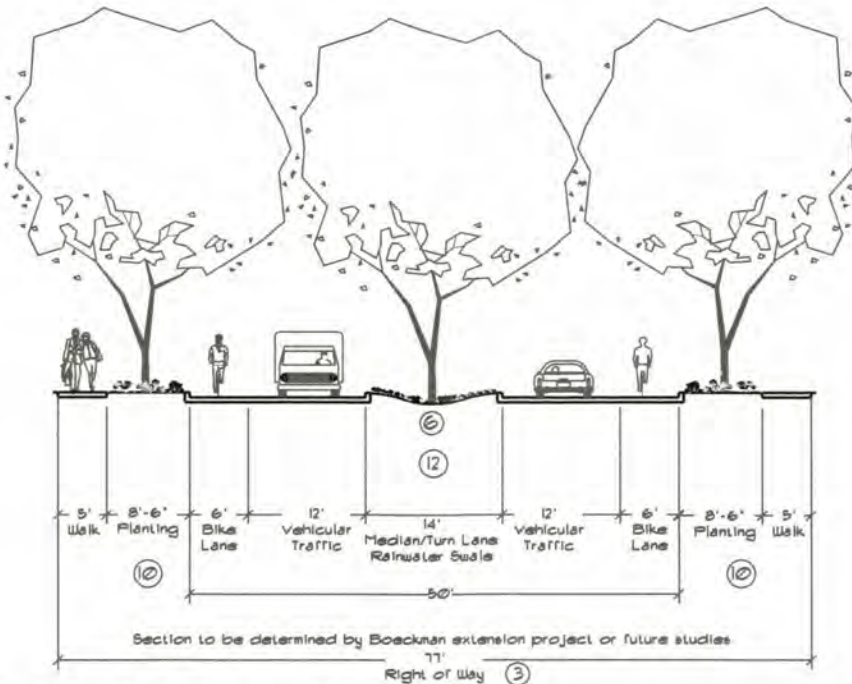
Proposed Arterial/Collectors Street System

FEBRUARY 23, 2005



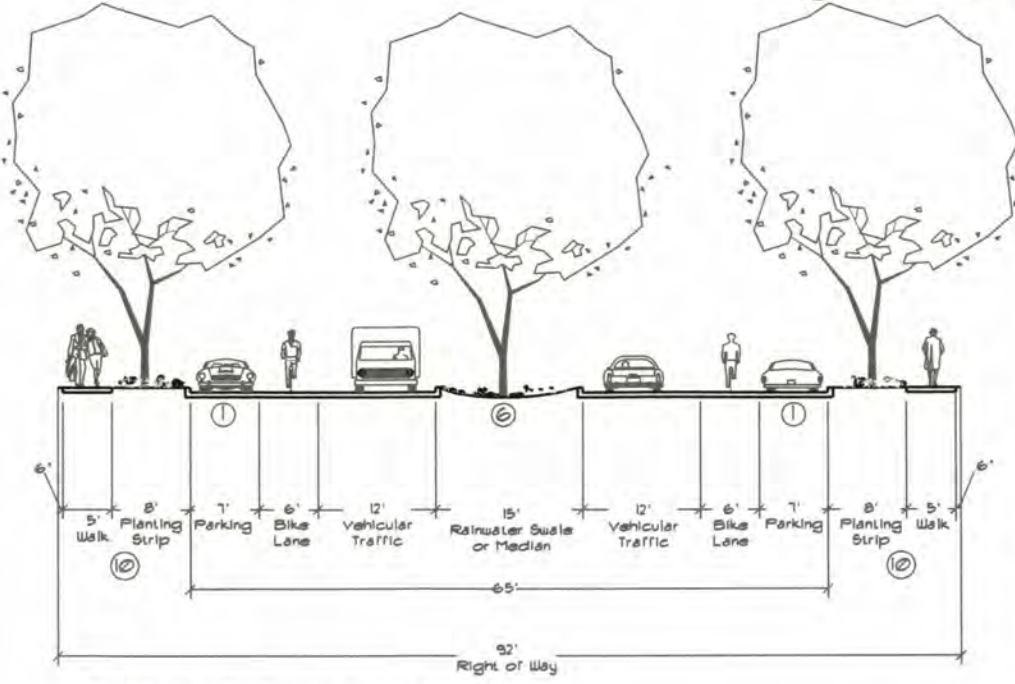
A. Minor Arterial with Median

Scale: 1" = 20'
(TSP Figure 4.20)



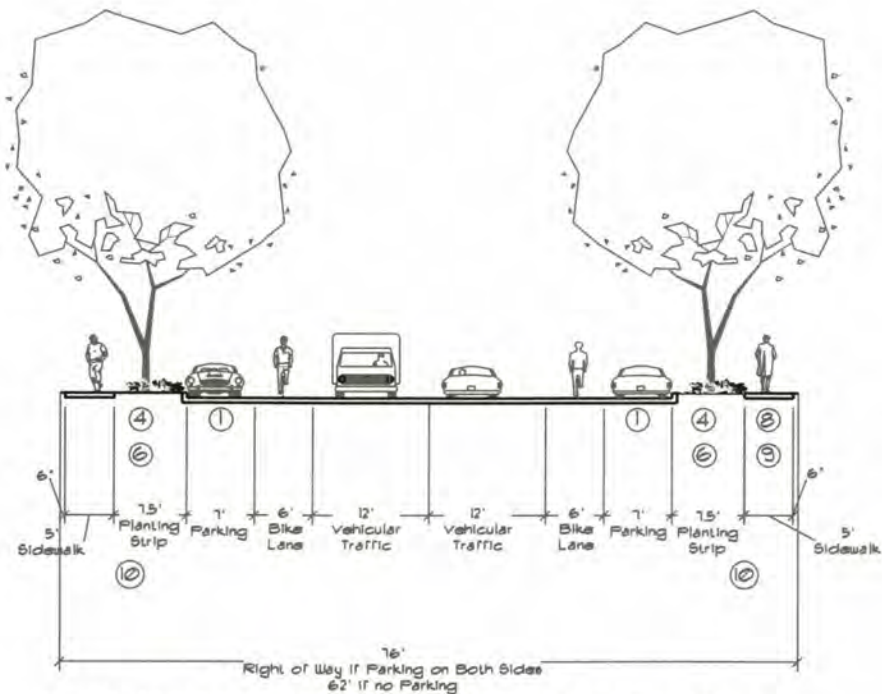
B. & C. Minor Arterial / Major Collector

Scale: 1" = 20'
(TSP Figure 4.20 / 4.18)
Minor Arterial at Boeckman Road
Major Collector at Barber Street



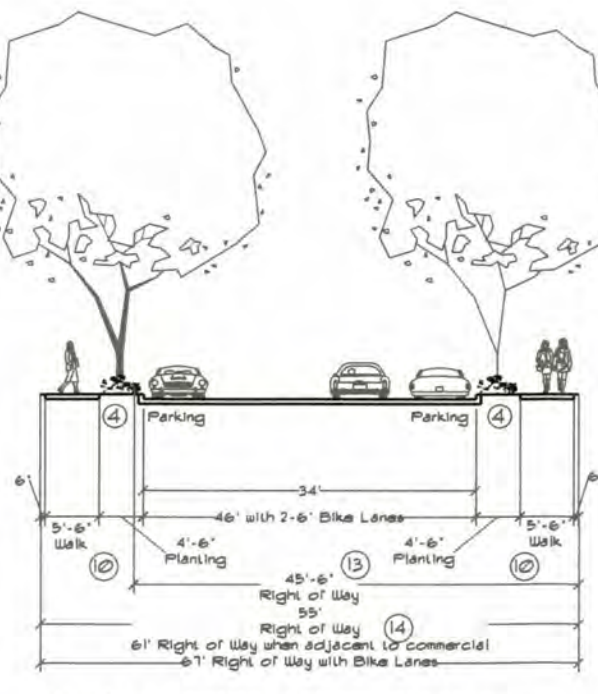
D. Major Collector with Median

Scale: 1" = 20'
(TSP Figure 4.19)



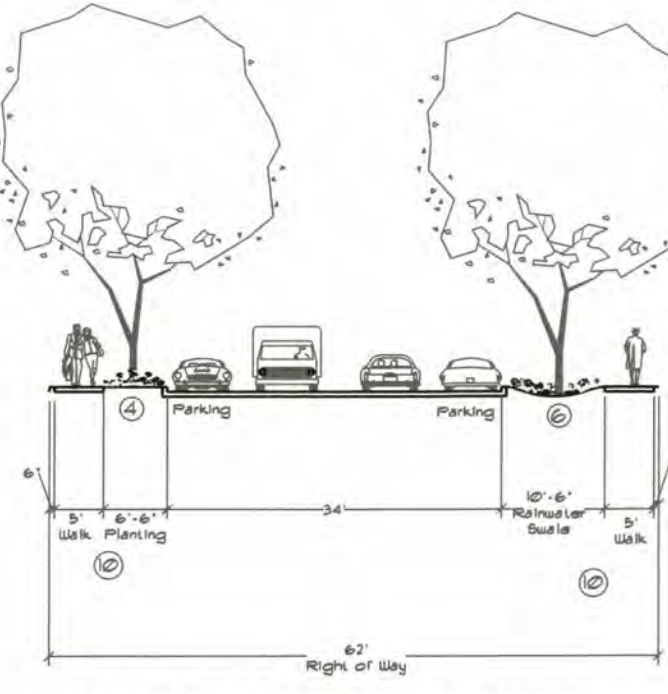
E. & G. Minor Collector Standard / Residential - Village Loop

Scale: 1" = 20'
(TSP Figure 4.17)
(TSP Figure 4.14)
Residential Village Loop - same street section as
Minor Collector - Standard but is a Residential Street



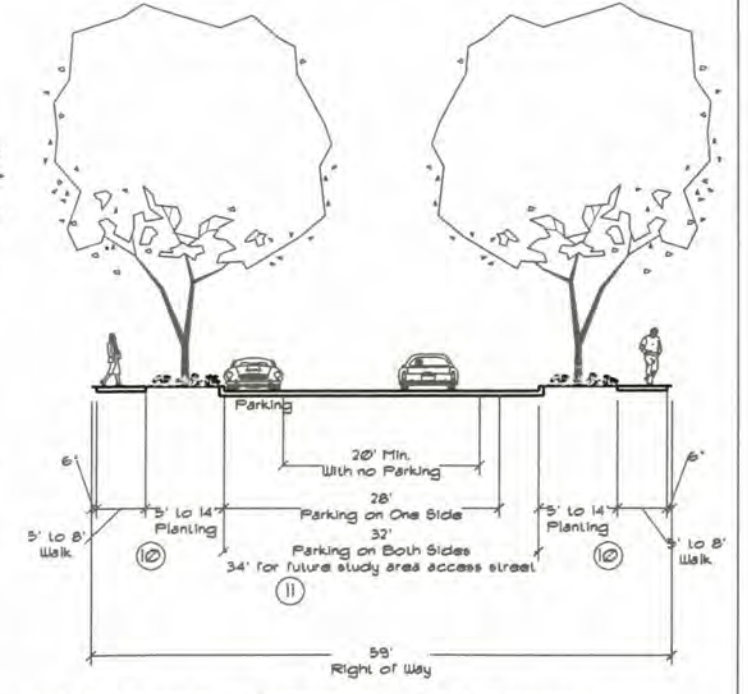
H. Residential - Village Center

Scale: 1" = 20'
(TSP Figure 4.14)



I. Residential - Village Center w/ swale

Scale: 1" = 20'
(TSP Figure 4.14)

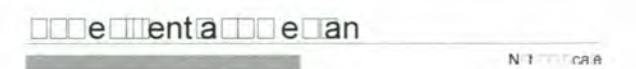
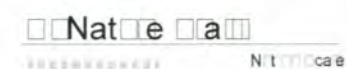
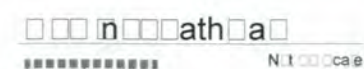
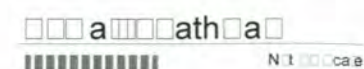
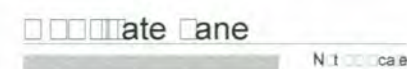
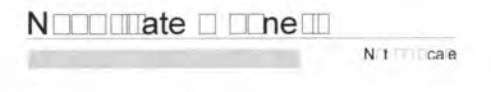
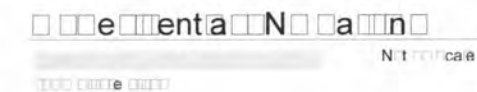
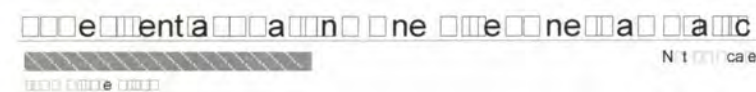
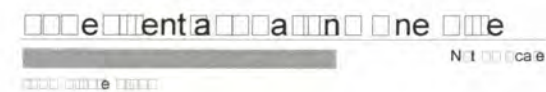
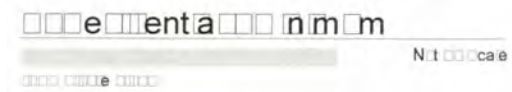


J. Residential - Standard - FSA Access

Scale: 1" = 20'
(TSP Figure 4.14)

NOTES:

1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Rainwater swales are not required for streets with grades in excess of 8%.
3. Section to be determined by Boeckman extension project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
5. Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20' feet clear for vehicle passing on Queuing streets.
6. See D&A Submission for swale locations.
7. No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
8. Walkway and planting strip optional when adjacent to multi-use trail.
9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
11. 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 46' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5'; planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section N deleted and replaced with Sections N1 & N2.

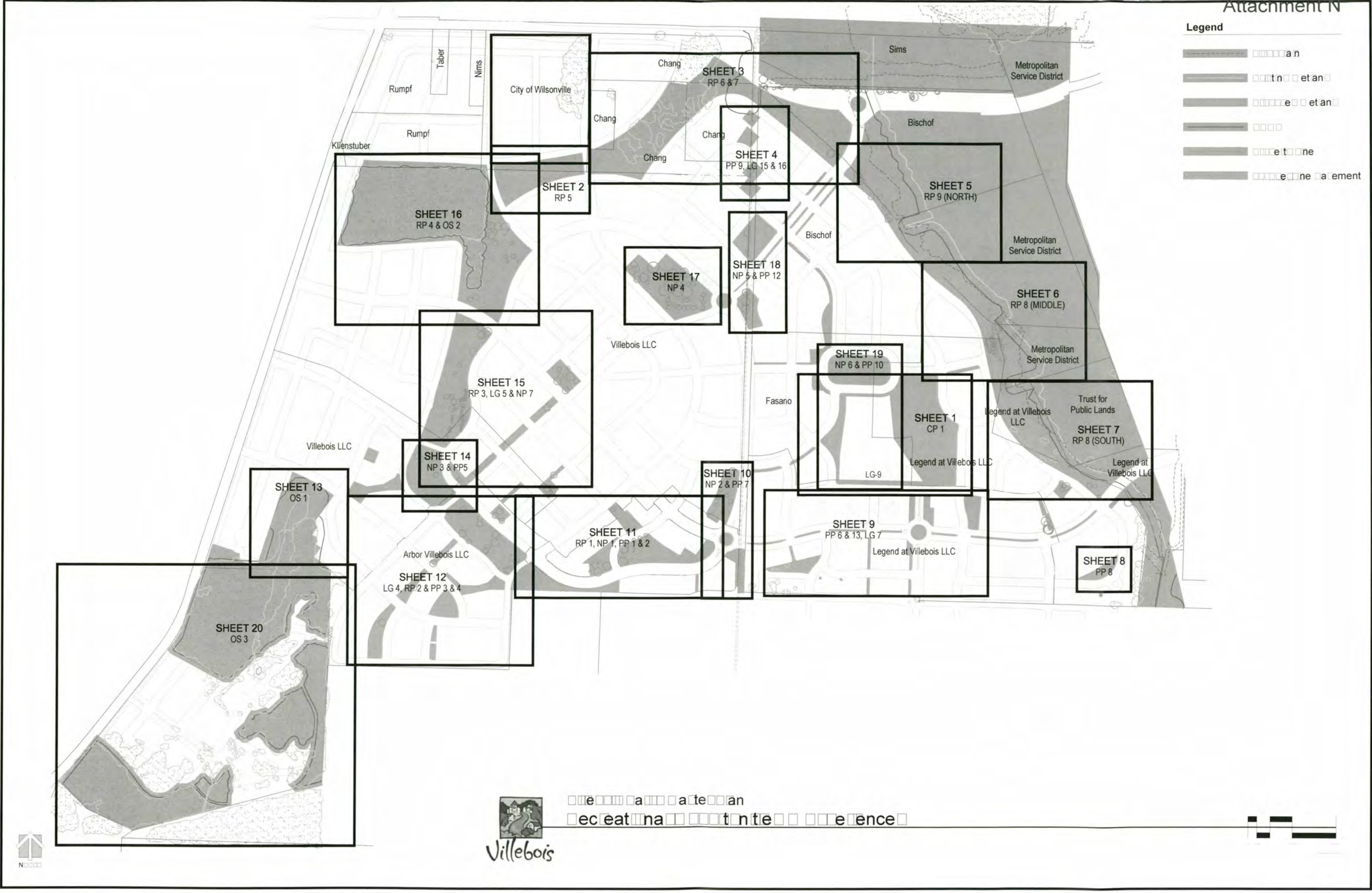
[illegible]

meet an abstract

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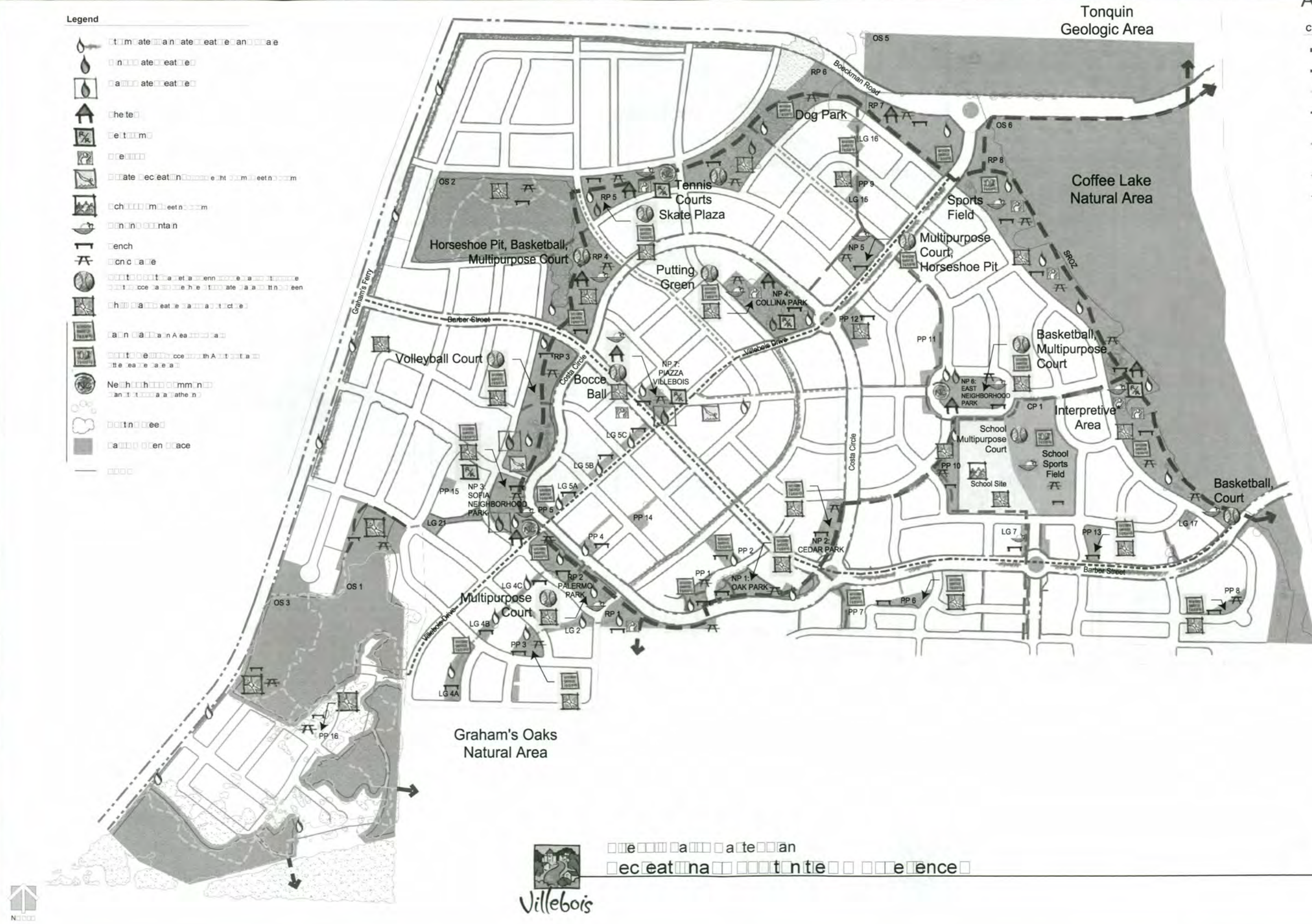
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Legend

- Water
- Shrub
- Tree
- House
- Fence
- Pond
- Path
- Gate
- Light
- Fountain
- Tennis Court
- Basketball Court
- Baseball Field
- Softball Field
- Horse
- Dog
- Person
- Bicycle
- Car
- Bus
- Tram
- Train
- Ship
- Plane
- Helicopter
- Boat
- Submarine
- Space Shuttle
- Satellite
- Weather
- Map
- Compass
- Scale Bar

- Circulation
- Path
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 - Nature Trail
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Villebois

ec eat na t nte e ence

Open Space 3 (22.40 AC)

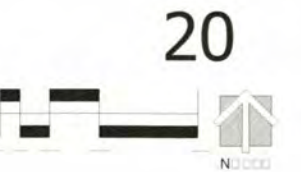
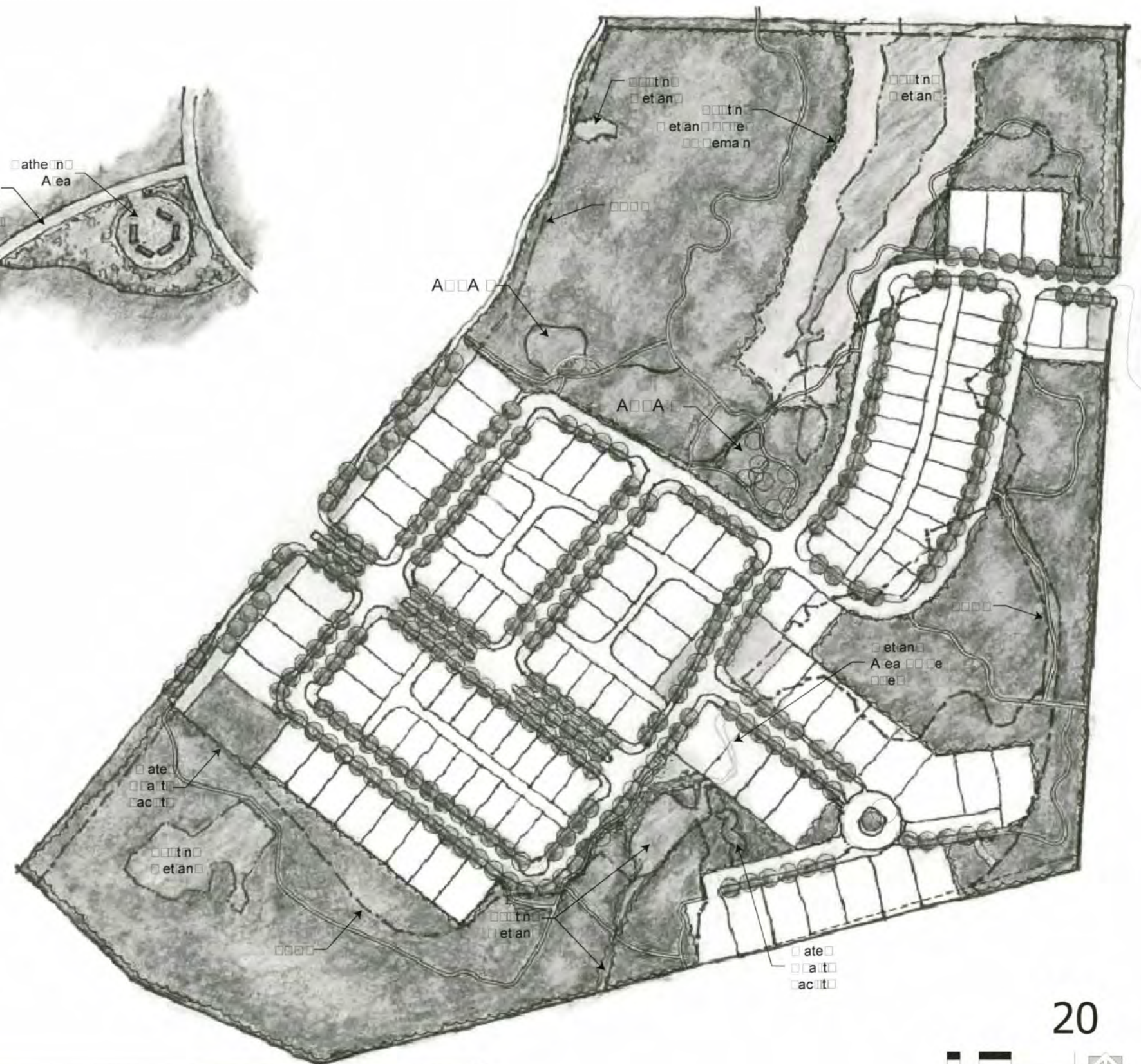
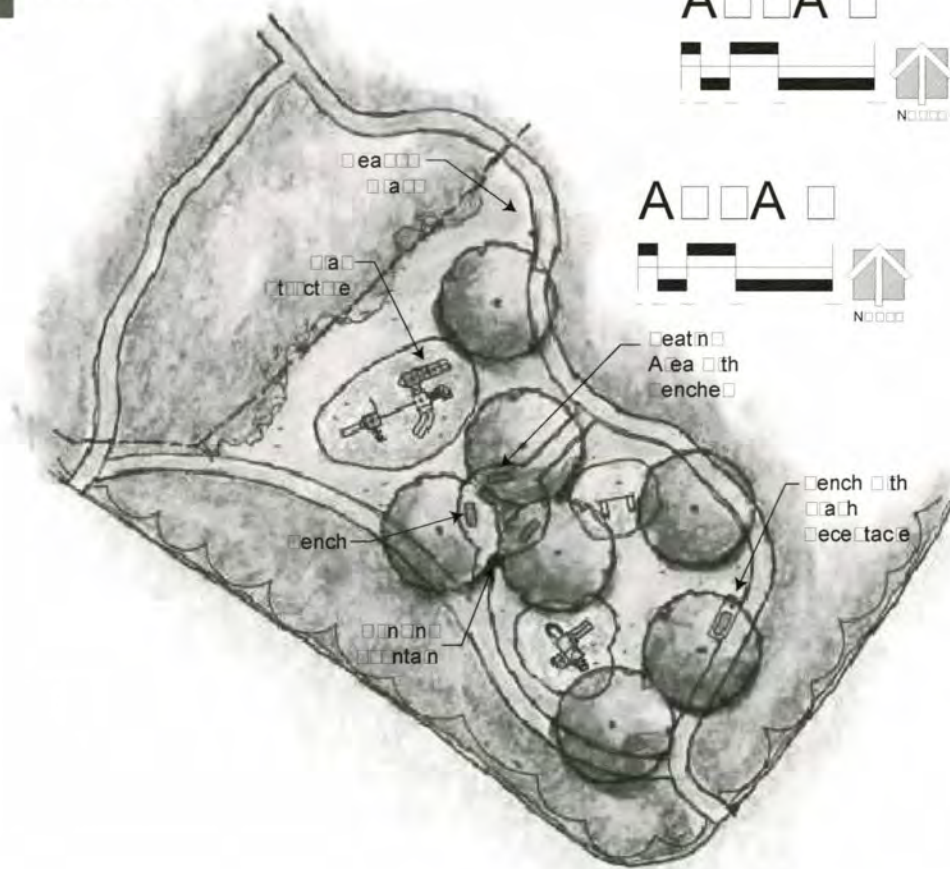
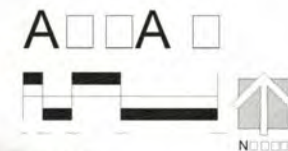
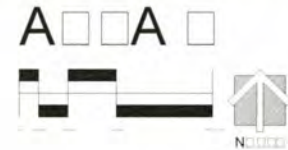
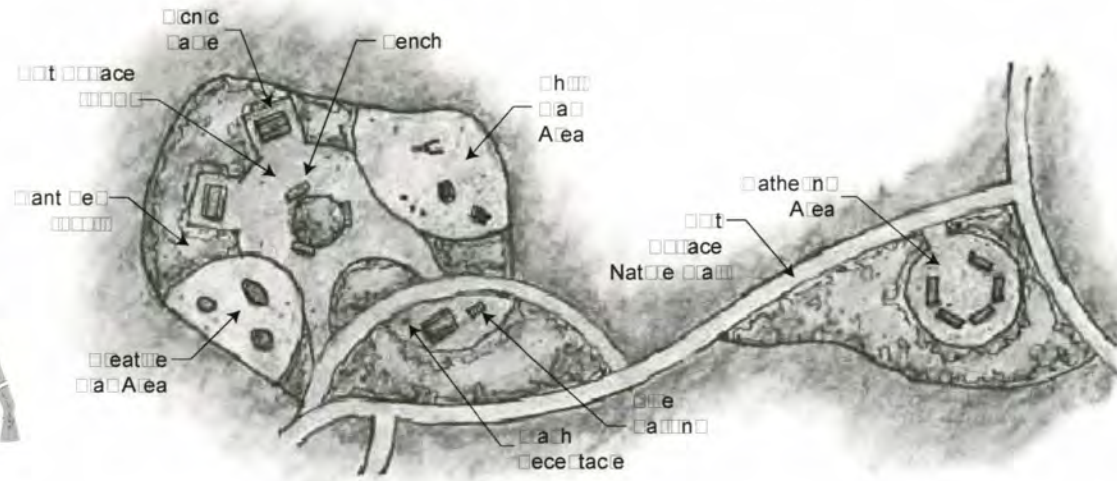
Pocket Park 16 (0.26 AC)

Benches
Children's play area
Habitat for Humanity

Benches
Children's play area
Habitat for Humanity



VICINITY MAP



20

LP13-0005
Villebois Village Master Plan Amendment for Future Study Area
Planning Commission
Record Index

August 14, 2013 Planning Commission Public Hearing Documents:

- Planning Commission Meeting Minutes
- Planning Commission Motion to continue meeting.
- Attachment F1. Email from Andy James, dated August 6, 2013, left out of initial published version of Attachment F.
- Attachment I. Revised Figure 1. Land Use Plan
- Attachment J. Letter dated August 9, 2013, from Nancy Kraushaar sent to Wilsonville residents clarifying the scope of the proposed Villebois Village Master Plan Amendment in response to citizen comments to City Council.
- Attachment K. Online petition submitted by Jeff Williams with 207 signatures and 7 comments.
- Attachment L. Comments received between 12:00 p.m., August 7, the deadline for the meeting packet, and 2:00 p.m., August 14, the deadline for the meeting..
- Attachment M. Staff's PowerPoint presentation shown at August 14, 2013 Planning Commission Public Hearing.

Staff Report for August 14, 2013 Planning Commission Public Hearing including the following attachments:

- A. Applicant's Notebook (*Located separately after Attachment H*)
 - Section I) General Information
 - IA) Introductory Narrative
 - IB) Signed Application Form
 - IC) Copy of Check for Application Fee
 - ID) Copy of Mailing List for Public Notice *staff note: later revised*
 - Section II) Proposed Master Plan Amendments
 - IIA) Amendments to Master Plan Text & Tables
 - IIB) Amendments to Master Plan Figures
 - IIC) Amendments to Master Plan Technical Appendix F-Parks Capacity Analysis Drawings
 - Section III) Supporting Findings
- A1. Application Form Signed by Bo Oswald for Northwest Wilsonville Properties, LLC.
- B. Draft Minutes from July 10, 2013 Work Session
- C. Additional changes to Master Plan suggested by City Staff including recommended new Appendix I to the Master Plan, "Sanitary Sewer Pump Station Requirements"
- D. Existing Master Plan Figures and Proposed Master Plan Figures for Comparison
- E. DKS Memorandum dated August 7, 2013 (recommendations to be included in amended Master Plan, Memorandum to be added to Appendix B of the Master Plan)
- F. Comments Received by Staff, Planning Commission and City Council through 12 p.m. on August 7, 2013. Additional comments received prior to 2 p.m. on August 14th will be made available at the Public Hearing.
- G. Minutes and Available Materials from Past Planning Commission Meetings Regarding the Future Study Area (*Located separately after Attachment H and Attachment A*), including at <http://www.ci.wilsonville.or.us/swvillebois>.
- H. Neighborhood Meeting Notes prepared by Pacific Community Design.

**PLANNING COMMISSION
WEDNESDAY, AUGUST 14, 2013
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

Approved
September 11, 2013

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Altman called the meeting to order at 6:02 p.m. Those present:

Planning Commission: Ben Altman, Eric Postma, Ray Phelps, Marta McGuire, Peter Hurley, Al Levit, Phyllis Millan, and City Councilor Julie Fitzgerald.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, Kirstin Retherford, Kerry Rappold, Katie Mangle, Steve Adams, and Daniel Pauly.

VII. PUBLIC HEARING

A. LP13-0005 - Villebois Village Master Plan amendment relating to Future Study Area (Polygon NW, applicant) (Pauly)

Chair Altman explained that a legislative public hearing had a different format than a typical quasi-judicial hearing that the Development Review Board (DRB) held on a regular basis. All that would be done at the Planning Commission level was recommending to the City Council the land use classification for the Master Plan for the subject property. He read the legislative hearing procedure for the record and called on Staff for comment.

Chris Neamtzu, Planning Director, noted that the letter by Community Development Director Nancy Kraushaar was an attempt to explain the planning process in Wilsonville, and the difference between legislative and quasi-judicial land use processes, both of which would occur over time regarding the subject property.

- As a legislative body, the Planning Commission operates a higher level than the DRBs, which review the site specific, detailed information of a developmental proposal. The Planning Commission was guided by more general, higher-level policies in the form of City's Comprehensive Plan and sub element plans. The Villebois Village Master Plan is a sub element of the Comprehensive Plan and an important guiding document for the community.
- Tonight, the Planning Commission's review was somewhat narrower than a lot of the testimony that the City has received on the application. Much of the testimony submitted to City Council had been about site specific development details. However, the Commission was reviewing an assignment of a land use type to the Future Study Area property: a single-family detached land use type, a medium, standard and large category land use type consistent with the categories found in the Villebois Village Master Plan. The Commission was not reviewing tree removal, architectural compatibility, court yards, specific traffic impacts, etc. as such detailed elements would be part of subsequent processes before the DRB.
- The testimony the Commission would be compelled by and that would be helpful and effective would be focused on Comprehensive Plan policies, legislative policies, and State and Metro requirements. The Commission was hard pressed to deal with detailed, development-related comments because the process was not yet at the point where there were enough details to answer many of those questions.

Barbara Jacobson, Assistant City Attorney, instructed those in the audience who had not received Ms. Kraushaar's letter, which was very thorough in explaining what was and was not happening tonight, to obtain copies of the letter at the side of the room.

Chair Altman opened the public hearing for LP13-0005 at 7:25 p.m.

Daniel Pauly, AICP, Associate Planner, presented the Staff report via PowerPoint with his additional comments and responses to comments and questions from the Commission as noted.

- He briefly reviewed the various levels of the Villebois specific planning process, noting that the review process gets more detailed as the process moves forward.
- He noted the changes proposed by the Villebois Village Master Plan Amendment and the items to be addressed in later land use applications. (Slides 4-6)
- He described the proposed changes to the Villebois Master Plan by comparing the Current and Proposed Figure 1 Land Use Plans, noting that Figure 1 has two main components: a land use map and table.
 - Currently, the 19.6 acres shown in violet in the southwest portion of Figure 1 represented a series of uses requested in a letter the Living Enrichment Center (LEC) in 2003. The area, identified as Future Study Area, was incorporated into the Master Plan in 2003.
 - He confirmed that the Current Figure 1 being displayed did not reflect today's existing conditions. Many of the approvals in the north and eastern part over the past couple of years were not reflected, nor were some changes to streets, parks or linear spaces. However, the nature of the Master Plan was to be conceptual and to be refined over time. The southwest portion of Figure 1 was fairly accurate.
 - The proposal requested single-family residential for the Future Study Area, which was consistent with the Residential Village designation given for the entirety of Villebois on the Comprehensive Plan Map. Property being developed and rezoned must be rezoned consistent with the Comprehensive Plan. When rezoning from residential village, the only zone option is Village, and both the current and proposed uses were listed as allowed uses in the Village Zone with single-family being the first listed allowed use.
- The land use map on Figure 1 is color coded to identify the different land uses from apartments to single-family. Except near the Coffee Lake Wetlands, most lots on the edges of Villebois were large and standard lots.
- The same pattern established on the northwest and southeast edges was the same pattern now shown in the southwest, the Future Study Area. A whole mixture of lot sizes were seen moving toward the center, from estates to small-attached in SAP-East, and a mixture of large, standard and medium were proposed in the Future Study Area. Conceptually, on the Master Plan level, the pattern around the entire edge of Villebois would remain consistent
 - Attachment I, Figure 1, which was distributed to the Commission, was different from what was in the packet. The Applicant had updated some of the acreage numbers in the table. However, the colors on the map were the same. A road connection that had been on a previous version had been removed, which was updated as well.
 - He confirmed that the only estate lots were in the northern section of Villebois. At one point, there were some along Grahams Ferry Rd but they had been subsequently refined and removed.
- With regard to subsequent changes or refinements in the quasi-judicial process or development review process, the different colors on the Master Plan map were lumped into essentially two categories: Category 1 included the small lots and all the attached products and Category 2 included the medium single-family and above.
 - He confirmed that larger lots had the potential to be refined into smaller lots; however, the criteria for refinement in the Development Code have quantitative and qualitative requirements. There was flexibility, but a number of considerations are involved.
 - In terms of quantitative requirements, mixing for example, standard and large lots a little bit, especially in the second ring in, would be allowed because the formers of the Master Plan did

- not want to have to come back for changes like going from a row house to a detached unit, or to change a condominium to an apartment.
- On the other hand, qualitative requirements still had to be met regarding some of the Master Plan concepts. For example, although in the same land use category, changing a condo to a small lot, single-family in the Village Center was counter to qualitative policies about having the urban design for certain addresses in the Village Center.
- Although the proposed Figure 1 displayed specific colors or land uses, the exact location of those uses was not being approved. Rather than understanding the map as acreage for each of the different lots, it should be considered as acreage for that lot-type category, or the larger single-family lot type, which was 12.4 acres.

Chair Altman noted that if the Commission recommended a designation in Category 2, which was proposed, Category 1 could not be done in the future.

- Mr. Pauly responded that as written, the Code provided the possibility for a small percentage of change, 10 percent, from one category to the other, but he did not expect that would occur, nor that Staff would support it. If there was an expressed policy that the Future Study Area be made the larger single-family, then that would be a qualitative policy that any refinements would be measured against.

Commissioner McGuire recognized it was conceptual, but believed designating different lot sizes set the threshold for future decisions and what the DRB would consider when reviewing a development application. She asked for clarification on the aggregate land use category and whether it meant that it did not matter the land use, medium, large, or standard, when going to the DRB, or would some criteria require a change from a large to a medium would have to go through, and if there was a certain margin of allowance.

- Mr. Pauly explained no quantitative criteria exist that would define if it could go to a large lot, such as 10 percent of large can go to medium. Qualitative policy criteria in the Master Plan and at the SAP level would have to be relied upon and the idea was that the overall pattern around the edges of Villebois was to be followed. That expressed policy would continue as the proposal is reviewed in subsequent processes.

Commissioner Hurley asked for the defined square footages of the standard, large and estate lots.

- Mr. Pauly replied that was an important point because the Villebois Master Plan did not define each of the lot sizes. Lot sizes were defined in the Architectural Pattern Book, which is adopted with the SAP, and shows a range of lot widths and lot depths, the standards that determine if a lot is a medium, standard or large.

Commissioner McGuire:

- Confirmed that an adopted measure within the SAP had the lot sizes in it.
 - Mr. Pauly added the assumption was that an existing Architectural Pattern Book would be used.
- Asked if making the Future Study Area part of SAP-5 was included the proposed amendment.
 - Mr. Pauly answered the SAP boundaries in the Master Plan were conceptual. Changing the SAP boundaries would be a subsequent quasi-judicial decision.

Commissioner Millan understood the Future Study Area would be the same as SAP South; therefore a similar architectural plan would be adopted.

- Mr. Pauly replied the Commission was conceptually setting the basis for that, but the actual decision to change the SAP boundary would be made the DRB. The Master Plan contained conceptual SAP boundaries; the actual adoption of the SAP boundaries was a part of the DRB process.

Commissioner McGuire:

- Asked if approving the amendment would conceptually make the Future Study Area part of SAP-S.
 - Mr. Pauly answered it would be conceptually part of SAP South, so the same lot sizes as SAP South would be used.
- Asked if the 113 lots included in the amendment would be included in the Master Plan.

- Mr. Pauly replied Staff had not actually looked at the lot sizes to ensure medium lots would fit into the blocks shown as medium based on the standards in SAP South. No documents had been received from Polygon to make that determination. He assumed the Applicant's consultant had figured that out, but the Commission was not reviewing that at this time. He would next review the table in Figure 1, which addressed whether the 113 lots would be included in the Master Plan.

Commissioner Hurley asked about the lot sizes in SAP-5.

- Mr. Pauly answered his calculations did not include alleys, etc., and were only assumptions because making every single house the minimum size it would not work with block sizes. According to the SAP South Pattern Book and using the minimum width and depth for each designation, a medium lot was 2,900 sq. ft; a standard lot was 4,500 sq. ft, and a large lot was 5,400 sq. ft. These were not the actual lot sizes Polygon was proposing, but assumed that the SAP South Pattern Book, which was being shown conceptually, was used.
- He noted the discussion was probably getting too much into the quasi-judicial, but in short, the Master Plan did not mention the size of lots.

Chair Altman understood it was possible that a new SAP could be created moving forward.

- Mr. Pauly replied it was possible and would result in separate pattern books; however Staff did not recommend creating a new SAP for a few reasons. He assumed Staff would recommend that the lot sizes be similar to the other SAPs during the quasi-judicial process.

Commissioner Postma reiterated that the lot sizes were only contextual. The Commission would not be making that decision tonight, but could reasonably expect that the lot sizes would land in that neighborhood.

- Mr. Pauly replied that was correct, adding those lot sizes would be the minimum for the different categories using the SAP South Pattern Book.

Mr. Pauly continued with the Staff report by reviewing the tables of the Current and Proposed Figure 1 Land Use Plans, noting the difference between residential unit totals was 145 units.

- The unit count incorporated what would be in the Future Study Area as well as changes through refinements over the last few years. The total number of standards had been reduced in the Master Plan even though additional standards were being proposed in the Future Study Area.
- The acreage had not been updated, except for moving the 19.6 acres shown in the Master Plan as the developable portion of the Future Study Area. The additional 12.4 acres for medium, standard and large lots combined with the additional 7.2 acres for right-of-way equaled the 19.6 acres of the Future Study Area shown in purple on Figure 1 of the current Master Plan.
 - The Current chart on Slide 14 was a part of Figure 1 currently in the Master Plan and displayed the total count from the map. He clarified what had been adopted in 2010 was under Current and the proposal was reflected under Proposed.
 - He confirmed there was substantially more small lot single-family and small-attached, which was probably due to the row houses being converted to single-family detached.
- Slide 14 showed a decrease from 194 to 138 standard, single-family and an increase in acreage. He clarified that the acreage was not updated for the refinements, but only for what was being moved from the Future Study Area into residential development. The colors on the Land Use Maps had not been updated; the acreage still reflected the colors on the map, rather than the location of the actual units approved through the PDPs.

Commissioner McGuire:

- Understood it was conceptual, but noted it did have a count of land use type and was setting a pattern.
- Asked how the 113 lots put in this specific area would be used in future decision-making. She believed the Commission was setting a threshold for future decisions and wanted to be thoughtful about what that would mean and how it would be used.

- Mr. Pauly explained that in those future decisions, there was opportunity to refine the 113 number; however, the Master Plan Land Use Map did not necessarily define the location of the 113 lots that correlation could not be drawn from Figure 1.
- Stated part of the way it was being cast was that it was not relevant, like the number could be zero and it did not matter because it would be sited in the future. She believed it was relevant because the Planning Commission was setting a standard or threshold, if she understood the process correctly.
- Barbara Jacobson, Assistant City Attorney, explained the Applicant had proposed 113 lots. However, Staff had not reviewed that to see whether that would actually be feasible. When making the decision, Commission could specifically say they were approving the Master Plan change to reflect larger size lots, or Category 2, but were not recommending 113 or any other number of lots which the Commission expected would be determined based on further analysis at a later time.
 - Tonight, the Planning Commission was only recommending a designation for land in the Master Plan. When an actual development application came in, then the zone would actually be changed, the layout approved, and Staff would have to review what was presented and make a recommendation regarding the number of lots proposed.
 - The 113 was a number because the Applicant had to put in something. If the 113 lots made the Commission uncomfortable, they could specifically state in their decision that they were not recommending or approving that number of lots and expected Staff to come up with the right proposal to the DRB. If City Council was not pleased with the DRB decision, there was the call-up procedure as well. Many steps would occur after tonight. She reiterated the Commission could make it very clear that they were not recommending any set number of lots, but were recommending the largest designation of lots, or Category 2, as opposed to the smalls.
- Asked if the numbers in the undeveloped portions of the land that were included, like near Tooze Rd, had been done within the master planning process between Staff and the developers.
 - Mr. Pauly responded some SAP work had been done in that area. He had not been involved in the SAP, but knew some specific SAPs were not that specific.

Chair Altman asked if, not counting the numbers but focusing on the acres, it was appropriate that 12.5 acres were being designated for Category 2.

- Mr. Pauly answered yes, but clarified it was approximately 12.5 acres because the acreage could change during the quasi-judicial process when the SROZ refinements were actually done; slight right-of-way changes or adjustments to the SAP or SROZ boundaries could take more acreage.

Commissioner Levit stated it seemed that Staff had spread the 12.4 acres over the three lot sizes, medium, standard and large, because it equaled the difference in the current and proposed acreage and explained why the proposed acreage was larger. If the 12.4 acres was changed by evaluation of the SROZ, the numbers should change and any mix would change the ratios of the actual specific areas.

Mr. Pauly continued with the Staff report via PowerPoint with responses to Commissioners questions as noted:

- The Current and Proposed Figure 2 Neighborhood Concept Diagram showed the removal of the Future Study Area label and replacing the now-demolished building footprints with the Master Plan conceptual level street layout. The Future Study Area label would also be removed from Figure 4.
- Staff supported changing the SAP boundary to be part of SAP-South because the numbers made sense. No SAP had 100 or so units; most had 500 units and SAP-Central had more than 1,000 units. If the subject area had been included as housing in the original Master Plan, it probably would have been a part of SAP South. Subsequently, the same pattern and community elements books would be used in order to have the same design standards of the adjacent development. (Figure 3) The Pattern Book did not show specific architectural designs, but different massing and elements that must be incorporated, and then based on those standards, the City's contract architect would review the designs to ensure that the specific home designs met the standards in the pattern book.
 - The developer would use the same Pattern Book, but would develop the designs for the architecture of the individual homes, which would be reviewed by the third-party architect. It would not be a public

process review. In the subsequent development review process, the Applicant would be required to show conceptual elevations as part of the public process with the DRB.

- Several maps, tables and figures in the Master Plan addressed parks and open space.
 - Proposed Figure 5 removed the Future Study Area label and better delineated the wetlands, which were part of the open space. Subsequent figures indicated the alignment of conceptual trails, a new pocket park, and linear greens for other play areas and meeting spaces in the neighborhood.
 - He confirmed the drawings would be corrected to show the entrance to Graham Oaks Rd off Normandy Ln.
 - He clarified that a creative play feature already exists at the corner of Grenoble St and Lausanne St, addressing a concern about a symbol for a play area in the upper area of the SROZ that was not shown in some of the other maps.
 - He explained that a good way to view the parks would be as the minimum. Many developers put in additional linear greens. Even when looking at what had been approved and not built by Polygon, there were a number of additional linear greens and pocket parks.
 - A table in the Master Plan identified the park and open space amenities proposed for the development, which included the child play structures for range of ages as well as seating areas and a small gathering area.
 - The conceptual drawings of park designs, located in the Master Plan in the Technical Appendix, were intended to show that essentially what was in the table could be designed and put into the space on the ground. No sheets exist to show these conceptual drawings, so an additional sheet was developed to show that the child play areas and seating areas could fit in the proposed park areas.
 - One pocket park and two linear greens were proposed, but no neighborhood parks. The proposed development was not considered a neighborhood in the Villebois Master Plan. Many of the amenities seen in the three neighborhood parks were more scaled to the hundreds of units within walking distance or in close proximity to the other neighborhood parks.

Chair Altman said there seemed to be a difference in this specific property, in terms of the amount of SROZ, compared to the other areas of Villebois.

- Mr. Pauly agreed, adding there were many trails and some proposed amenities in the open space that were not necessarily reflected in the displayed map. (Slide 29)

Commissioner McGuire:

- Believed open space was different than a neighborhood park. Open space was a backdrop and an amenity that was provided within the neighborhood. Parks were commonplace for gathering and for sharing, which was a different experience than the open spaces. The Master Plan spoke a lot in regards to experiential parks and having different opportunities.
- Understood the proposed development was not considered a neighborhood because it was designated a Future Study Area, but it was proposed to be zoned residential.
 - Mr. Pauly responded that was consistent with the Comprehensive Plan, adding was a neighborhood with a lowercase 'n', not a neighborhood with an uppercase 'N'.
- Asked if the development could have a medium neighborhood park or a light green neighborhood park.
 - He reiterated the proposal did have meeting spaces, picnic tables, a gathering area, etc. He noted they were probably getting too much into the specifics.
- Stated that what the Commission allocated to parks and to residential development was part of setting the land use pattern.
 - Mr. Pauly replied that was correct, but in terms of exactly what the amenities were and where the amenities were located in the Master Plan was something the Parks Board and DRB reviewed in great detail.

- There were gathering spaces in the pocket park towards the center if considered as a whole, which was a reasonable location. Having the amenities next to the trees was a nice location for a park versus in the middle of what was now concrete.
- The location of pocket parks could be refined later during the subsequent development review if it was found that an amenity needed to be more centrally located. The Development Code states that as long as the amenities were still available in the SAP, the location was adjustable through the development review process.
- Mr. Pauly continued with the Staff report with responses to Commissioner questions as noted:
- He reviewed proposed changes to utilities in Figure 6. The existing pump station would be replaced with a public sanitary sewer lift station. An additional technical appendix had information from the Engineering Staff about the preliminary requirements for design.
 - The architecture for the lift station building would likely be a part of the Community Elements Book and then the specific designs would come later.
 - Planning had been done to the point that water and sewer would be available for the entire Master Plan area, including the Future Study Area. During planning, the Applicant had used the maximum development of approximately 300 apartment units to ensure the utilities were sized sufficient for whatever ended up being built there.
 - Onsite Stormwater and Rainwater Facilities were consistent with other areas of Villebois.
- The Current Street Plan (Figure 7) in the Master Plan, showed the street leading to the Future Study Area as "Residential Standard-Future Study Area Access", meaning it was built slightly wider than other residential standard streets in anticipation of serving as an access.
 - In the Proposed Street Plan, that street would also serve as an access, which supported a number of existing policies in the Master Plan and Transportation Systems Plan, as well as Development Code standards. The connection was also strongly supported and required by Engineering Staff and strongly recommended in the memorandum from DKS Associates.
 - The brighter green colored streets next to parks and open space in the both Street Plans reflected a Master Plan principle that parking is not allowed adjacent to parks and open space, in order to preserve the view into them, and that would be consistent in the Future Study Area as well.
 - An additional street standard section, called Residential Median, would apply at the main entrance from Grahams Ferry Rd. Having a central median tended to be the design choice when one entrance existed to maintain spacing standards and avoid having to put accesses into important natural or treed areas.
 - He clarified that a Woonerf was essentially a shared street design that originated in Holland. One "address" in Villebois just north and east of the Piazza that had not yet been constructed contained that street section as part of the urban design.
 - He noted the memorandum from DKS & Associates, an engineering firm contracted with the City to do all of the City's transportation analyses including traffic impact studies. He clarified that no traffic analysis had been done because the number of units had not yet been determined and this analysis was part of the quasi-judicial process. He noted the topics addressed in the memorandum. (Slide 39)

Steve Adams, Development Engineering Manager, stated the DKS study basically supported what had previously been done in Villebois regarding connectivity with enhanced crossings to allow better pedestrian movement through the Village area. The study strengthened how Villebois had been designed over the last ten years and how it had developed over the last several years.

Mr. Pauly noted the DKS study specifically called out how Villebois Dr is an important north-south connection. The study also recommended an additional nature trail connection on to Normandy Ln, not shown in the initial proposal, and supported the new street section.

Commissioner Levit noted two trail connections were shown to Coyote Way and Graham Oaks, and that dogs and bikes were not allowed on that trail. He believed it would be good to ensure that the trail connections were designed to discourage dogs and bikes.

- Mr. Pauly responded that would be addressed with subsequent conversations with Metro, who may or may not want to allow dogs and bikes on a portion of the trail.

Commissioner McGuire recalled that in work session, the consultant had mentioned they had considered two entrances off Grahams Ferry Rd, instead of only one street. She asked if that would possibly be refined later or was it the designation for the public right-of-way.

- Mr. Adams replied in previous applications prior to Polygon's, three or four years ago, there had been discussion of two connecting roads to Grahams Ferry Rd. With Polygon's application, he was only aware of the one connecting road being proposed.
- Mr. Pauly added that had some impact on trees and spacing standards.
- Mr. Adams added Grahams Ferry Rd was considered an arterial street. Ideally, the spacings should be 600 ft apart to minimize the traffic impact coming in for the north-south flow. The speed limit was currently at 40 mph and flowed better having fewer street connections.

Mr. Pauly concluded the Staff report by noting corrections to the Staff report listed on Slide 40 and entering additional attachments into the record as follows:

The following exhibits were entered into the record:

- Attachment F1: Email from Andrew James dated August 6, 2013, left out of initial published version of Attachment F. This email was included in online packet a few days later and emailed out to the Commission.
- Attachment I: Revised Figure 1. Land Use Plan dated July 26, 2013.
- Attachment J: Letter dated August 9, 2013 from Nancy Kraushaar sent to Wilsonville residents clarifying the scope of the proposed Villebois Master Plan Amendment in response to citizen comments to City Council.
- Attachment K: Online Petition submitted by Jeff Williams with 207 signatures and 7 comments received August 9, 2013.
- Attachment L: Comments received between 12:00 p.m., August 7, the deadline for the meeting packet, and 2:00 p.m., August 14, the deadline for tonight.
- Attachment M: Staff's PowerPoint presentation dated July 10, 2013.

Chair Altman asked if the various attachments, particularly the letters received that may or may not have applicable testimony for tonight's decision, were generally included in the record, or if there was anything done to limit the attachments.

- Ms. Jacobson replied no, the attachments were submitted, and similar to public testimony, the Commission would not consider anything that was irrelevant. Although submitted in good faith, distinguishing between what the Commission, City Council, and DRB would do later was a difficult process for the public to understand when there were so many steps. Including the attachments into the record would not mean it would be considered, but did acknowledge that they had been received and reviewed.

Commissioner Postma:

- Added that the attachments were not necessarily included in any future application that might involve future refinements of this plan. The public would be well informed to resubmit and/or find a way to put the information back before Staff and the appropriate review body at that time.
 - Ms. Jacobson agreed, adding that anything regarding, especially those items listed by Staff that would come before the DRB, such as tree removal, exact number of lots, road location, architecture, etc. should be resubmitted. The DRB is where these specific concerns are addressed. She noted that the same letters and emails could be resubmitted during that process. City Council would review what the

Planning Commission was reviewing, and City Council would make the final decision on tonight's recommendation.

- Confirmed that any recommendation made by the Planning Commission is passed up to City Council and everything in the Planning Commission record, which included the current exhibits submitted thus far would be available for City Council to review so no resubmissions would be necessary.

Chair Altman asked if there were any questions for Staff.

Commissioner McGuire:

- Understood the Commission had the opportunity with regard to the subject proposal to consider the number of acres dedicated to residential and open space in the Future Study Area.
 - Mr. Pauly answered yes, but clarified that what was dedicated to open space was not changing from Master Plan to Master Plan. It would be additional open space because what was currently in the Future Study Area designated as open space is currently designated in the Master Plan, so that would not change. The Commission would be splitting up and designating the 19.6 acres.
- Asked if whatever was allocated to parks would be a part of that.
 - Mr. Pauly replied that parks might also be a part of the residential as well, so it was adjustable.

Chair Altman asked whether the Planning Commission might do anything in their recommendation that would direct consideration of a neighborhood park.

- Mr. Neamtzu recommended speaking to the Applicant, adding that he had a number of items the Commission had highlighted that should be discussed further. He was eager to get to the public testimony given the late hour. He noted Commissioner McGuire was concerned about neighborhood parks, which was an area to be revisited, particularly with the Applicant.

Commissioner Postma understood that a recommendation could possibly be made that would not include a specific recommendation regarding the number of lots. He noticed the resolution did adopt the Staff report as it currently stood, adding it might be a worthwhile exercise to see if the Staff report had a notation that indicated specific lot numbers so that exclusion could be made if desired by the Commission.

Chair Altman called for the Applicant's presentation.

Fred Gast, Polygon Northwest, 109 E 13th Street, Vancouver, WA 98660, believed Staff's analysis followed a track similar to what Polygon was trying to find, which was to find a metric to show how they were hitting their objectives in their proposal. He thanked the Commission for their time in volunteering to assist the City in planning its future and the Staff for their diligent work. He especially thanked the Villebois residents for their passion for and involvement in the community, adding their passion was one reason Polygon enjoyed being part of the community.

- His presentation was to make a case for why their proposal was a good approach to the property. They needed to identify an appropriate intensity of development, or density, for the site; propose various and appropriate product mixes for the site, as far as lot size and lot arrangement; and consider the arrangement of uses on the site, which was what was being considered specifically tonight. The details would come in future applications, but Polygon believed their approach was appropriate based on some of the analysis Staff put into place that would be shown this evening.
- The proposal was based on input received throughout the process, through the work session at the Planning Commission; other DRB hearings and City Council sessions, as well as the two neighborhood meetings held specifically for this proposal. Therefore, the proposal reflects a large-lot spectrum, as opposed to the broadband or small lot, as well as the townhomes and cottages. Input stated that larger lots were needed in the marketplace and community, about which Polygon agreed.
 - The proposal had to be done within the context of the Compact Urban Development, which Villebois has been since the late 1990s, when discussions between the State and City occurred, and when the Master Plan was adopted in 2003. Large lots had to be in a context.

- Certainly, everyone agreed this is a unique site, but as he told Villebois residents, everyone would not agree on everything. There were many things Polygon could and would want to do and the Applicant had made movement since the last work session with the Commission.
- He presented several slides with the following key comments:
 - Displaying the previously proposed layout, he indicated the small lots and/or townhomes in the outer extremities of the community, adding that these were excluded from Polygon's proposal because of the input received.
 - The newer layout showed a movement toward larger lots. The first proposal had more standard and medium lots. Large lots had now been added, as well as a reduction in the target number, which was yet to be determined through subsequent proposals.
 - Community feedback stated that development in the northeast corner was more intense than desired, so Polygon not only changed the area impacted through development, but also the actual product type itself, proposing more large lots instead of standard lots. This limited the area of impact compared to what was currently impacted on the site today.
- Displaying the proposed Master Plan, he noted the changes made to the lot sizes and their locations, noting that the entire proposal was based on the condition that Polygon would work on a graduated density. In moving further from the center of Villebois, one would get into lower densities. As a correlation, the proposed intensity was similar to that through the community, but Polygon also moved away from what occurred, or was planned to occur, at the extremities.
 - Polygon also considered the immediate adjacent area, and unlike previous proposals with a more defined mix, the proposal had a higher echelon for the lower density, single-family detached product.
 - More than half of the site was designated as open space. It was a unique feature of the site.
- In summary, he stated that Polygon believed the intensity was right within the development impact area as Polygon was developing at a lower density than the other extremities of Villebois. The proposal was compatible with adjacent development and had significant setbacks on adjacency. The notion of compact urban development was balanced with a desire by the city collectively to build on a larger lot horizon. Regarding neighborhood parks, He noted the three stars indicated on the Master Plan was where the neighborhood parks and/or meeting areas should be; in some cases, they were in a regional park location.
 - Half of the subject site being designated SROZ under open space provided Polygon a lot of opportunity to do something different than the more manicured or traditional park arrangement found in the rest of the community. Polygon was trying to provide some of those elements, but to create something different and new. Park districts in the Metro area are looking for opportunities for nature play, which was Polygon's intent. There were historic trails and such, but other environments could be created that kids are not used to in a more urban scale, such as playing in the woods. More native and natural features could be done on this site, which provides a great opportunity not found in most cities.

Commissioner McGuire:

- Had hoped to have a work session before the request came to public hearing because the confusion regarding what people could and could not testify about could have been resolved, which would have resulted in a much better public process.
- Appreciated that neighborhood meetings were held and the revisions to the proposal. She was interested in seeing the area developed and happy plans were being made for it within the Master Plan, but her biggest concern was that there was no neighborhood park in the area.
- Did not believe the Land Use Pattern was the correct map to consider. The Parks and Open Space Map should be used to show the number of neighborhood parks versus pocket parks versus linear greens. She recognized the site was surrounded by open spaces, but that was a different type of amenity than a neighborhood park would serve within this neighborhood.
- Would be interested in seeing a neighborhood park somewhere within the center of the development, rather than off to the side; perhaps an additional one or two pocket parks or a neighborhood park, otherwise it would not be consistent with the rest of the Master Plan in that there were many common areas and opportunities for residents to gather. Although they could gather in the woods, they might not have the

same opportunity given there were potentially 100 homes, which was a lot of people. It would be a trek to get to the regional parks, and one of the best things about Villebois was being able to come out of the house and hang out with the neighbors.

- Noted having the additional park space would then reduce the number of houses perhaps, which directly relates to some of the other concerns heard in terms of numbers, traffic impacts, and etc.
- Asked if Polygon was willing to revise the application.
 - Mr. Gast reiterated that the site provided a unique opportunity and the neighborhood park locations did not provide much of a natural environment to take advantage of. He agreed it was a nature park environment, but believed that did serve as a neighborhood park. He had been fairly consistent on the point, as more than half the site was already dedicating to open space.
- Stated that was because it was already zoned SROZ.
 - Mr. Gast responded Polygon was proposing to add additional real estate to the SROZ, which was part of the arrangement to the SROZ, in that they could have more active and traditional gathering spaces adjacent to the SROZ. It was getting the best of both and not carving out a pocket for a play structure. There still would be opportunities for structures, for picnics and so forth, which would be part of the natural area, becoming a big community park and/or neighborhood park. He assured Commissioner McGuire that he wanted the same thing: places to connect, a key feature of Villebois. He believed he could do it in a more dynamic way than what had been done before, albeit different from the traditional grass-only park. It would have the features of community parks, but being adjacent to the SROZ would make it bigger.
- Responded that tonight the preliminary areas for the linear greens and two parks with the play structures were being set. The amendment would decide the blueprints for the future, regardless of the application. The right choices should be made so that the land would be serviced the way it should be and that the community would be served as well.
 - Mr. Gast stated he was not foreclosing Commissioner McGuire's recommendation forever and believed providing that flexibility was fine. However, he did not want to create two neighborhood parks in 113 homes, or whatever the number was ultimately.
 - Polygon needed to at least support the infrastructure provided. He understood the objective, not foreclosing the opportunity to have that dialogue and subsequent process. Polygon was identifying a lot of open space and park space, and how it moved might be part of the conversation.
 - He emphasized that his vision was to create something that was even better than what had been done previously, because it would be coupled with an SROZ and have something more than a traditional park. He believed something could be done that was more special.

Chair Altman called for public testimony regarding the proposed application.

Gary Templer, 11667 SW Grenoble St, Wilsonville, OR, stated the City has spent extensive time in designing the Villebois Master Plan in 2003. His comments regarded the Background History, on Page 2 of the amendment; Connectivity, on Page 5, which is Subsection 4.177(2)A; and the 2003 Master Street Plan, which he did not believe had changed.

- In 2003, the LEC mega church had grandiose commercial plans as stated in various letters from Mary Morrissey and other executives. Throughout Attachment G, History, there was great detail about the LEC. Their intention was not to build 300 apartments. Villebois Dr South was only widened by two feet in the 2003 Master Street Plan. He asked why the Planning Department and the City allowed all of the South Arbor area streets to be standard residential, despite many LEC letters and much discussion about the LEC future plans. There was a street stub at Villebois Dr South at Normandy that was for the LEC.
- He asked if the City normally allowed a commercial development to have an entrance and exit on to standard residential streets, and if not, why it was done in Villebois.
 - Mr. Pauly clarified that Attachment G was available only electronically and included the entire record of the various Planning Commission meetings through the years that referenced the Future Study Area and LEC over the last decade or so.

- Mr. Neamtzu stated he did not recall some of the specifics of Attachment G, but was glad to prepare a response, based on Mr. Templer's testimony, to both Mr. Templer and the Planning Commission.

Mr. Templer noted that the previous Assistant City Attorney, Paul Lee, referenced the fact that Villebois inherited the transportation connection from the State for the LEC property, which he was not able to verify. He found nothing in the public record and no one had really questioned him about it in any of the meetings he analyzed. He asked if the City Attorney could research and address that, or perhaps the Planning Director.

- Ms. Jacobson replied that Staff would look for that information.

Janelle Beals, 11964 SW Lausanne St, Wilsonville, OR 97070, urged the Commission to consider reducing the number of lots permitted to be built on the LEC land as doing so would have a very large positive impact regarding many of the issues raised regarding the development and how it would impact the entire neighborhood.

- Currently, Villebois was built on a grid pattern which was intended to maximize the amount of homes placed on the buildable land. A reduction of the homes built could open an opportunity to change the land use pattern in the streets to allow for more pocket parks, open spaces, and green spaces to be placed within the homes.
- The entire development was surrounded by green space, but no pocket homes, open spaces, or gathering spaces were actually set within the homes themselves. This is the key element in fostering the connectivity that was a hallmark of the Villebois Master Plan.

Chair Altman asked if Ms. Beals generally agreed with the Category 3 approach as far as single-family homes and the lower density, which was the focus of tonight's discussion.

- Ms. Beals replied she was happy to see the lot size increase and the move away from some of the smaller homes, which was more in keeping with the Master Plan, however the amount of land available to be developed had been maximized by the number of homes built, leaving very little room for any street pattern beyond a grid pattern, and allowing no parks to be placed among the homes. The displayed land use map did not reflect the amount of small and pocket parks that were placed throughout the community, which had a significant impact on how residents live in the community. It was important that those be included within the actual grid of developed land.

Andy James, 11976 SW Lausanne St, Wilsonville, OR 97070, state he had three points to make.

- He stressed that a disconnect exists between the Planning Commission and DRB processes. He believed the refinement process constrained the DRB process as it went through. Even if this action was not approving lot sizes, it was not approving lot layouts, etc.
 - During the refinement process, when an application is reviewed by the DRB, the only thing presented at that time was the refinements that the Applicant brought forward to make small changes. It was not clear, especially to the public, that what was being approved at the Planning Commission was actually a concept that could be substantially refined.
 - The public should know that during the DRB process, the designations could be changed within the Category 2, so changes regarding medium, large and estate lot size standards could change within the refinement process. What was presented was a summary of the Master Plan approved at the Planning Commission and the small proposed changes. The City should stress that the development of 113 homes, the street layout, the specific lots, arrangements and sizes were not locked in, which would be really appreciated for the further processes.
- The second point regarded the concept of the Villebois Master Plan. The Future Study Area would be included in the SAP-South. A lot of effort was needed to connect the subject area and make it part of one SAP-South. Having one street connection where people had to walk along the street to get into the neighborhood was not going to provide the connectivity perceived within a single SAP area.
 - The existing SAP area for SAP-South had a lot of linear greenways connecting various streets, which he used on a daily basis to get to Palermo Park and various pocket parks. A lot of off-street walking and parks could be done throughout the neighborhood.

- Having the area connected by only one street without any linear greenways connecting it, or anything else to that effect, would limit the connectivity between the two areas. It was essential to bring the area into the fold of SAP-South and have the linear greens pathways connected beyond just the trails. He did not want to have to go through a forest to get to the other part of a neighborhood.
- His final comment regarded the street layouts. The streets in a lot of the areas, especially in the southwest and southeast of the subject proposal, were reversed from the rest of the neighborhood when bordering a SROZ. For example, Normandy Ln bordered the SROZ, providing easy community access to trails into the Graham Oaks area.
- As presented, the areas along the south and southwest of the Future Study Area were all residential lots that backed up against the SROZ and Graham Oaks area and that plan would not significantly change through the refinement process. When walking along those areas, people would be looking at houses rather than at the environment.

Robert Walliker, 29164 SW San Remo Ct, Wilsonville, OR 97070, shared the history of the land around his home. Previously a potato field, the City had the developer, Arbor Homes, turn the field into a stormwater retention area. A 30-inch pipe delivers all the water from north of his property into that area. There are cattails, retention ponds, and an overflow facility that flows down under San Remo Court and into a second water retention area that eventually goes downhill to the south.

- He had heard about an area that would be wetlands. Although unsure where the wetland originates, he knew that some stormwater flows through the trees as surface water. If there were wetlands there, or a wetland area would be created, he asked for a guarantee that the water would flow south rather than north and back into that retention area. Many homeowners have extra insurance in the event of an overflow, though the engineers might say that would never happen.
- He asked where the water came from and how it would reach a wetland in the new development area.

Chair Altman responded that he was involved in some of the LEC planning and explained that groundwater was feeding the wetlands. Three categories are used to create a wetland: soil condition, vegetation and water source. A stream ran through there at one time that had been cut off, but there was still a groundwater source that fed the area in the north that extends up into the existing portion of Villebois. He confirmed there was some groundwater there already that flowed south. Before there had been some field sheet flows that also fed the area.

Mr. Walliker stated the water did stay on top of the surface. The bark dust trail there becomes muddy during the winter. He asked who owned the area that was created to retain the stormwater that eventually flowed south into the LEC area. The pond was east of San Remo and south of Grenoble.

- Mr. Adams believed the pond being discussed was Pond N of the Villebois Master Plan. It was the headwaters of a forested wetland that Kerry Rappold could talk more about.
 - The pond did collect stormwater from a small group of homes north of Grenoble and emptied there. It was not connected to the larger detention Pond M, which was on San Remo. They were two completely different water basins and flowed to two different areas independently. There were no connections between the two.
- Kerry Rappold, Natural Resources Program Manager, noted that Chair Altman did well in describing that groundwater was a major contributor to the onsite wetlands. He recently reviewed the wetland delineation report, which stated that the water table came within 12 inches of the surface. Thus, the forested wetlands were primarily dependent on the groundwater resource. However, there was a connection between the surface water, Pond N, and the forest preserve area south of it. When Pond "N" was designed, a channel went around the edge of it with a little weir structure that allowed water to back up into the wetland. They could see if the weir was functioning properly, which it should. He confirmed there were a number of different sources as far as the actual hydrology.

Mr. Walliker asked that if the weir would be looked at because it was part of the City's property.

- Mr. Rappold replied no, he understood that the homeowners association (HOA) was responsible for it.

- Mr. Adams confirmed that both Pond M and N and the surrounding land were owned and managed by the Arbor HOA.

Nathan Knight, 11973 SW Lausanne St, Wilsonville, OR 97070, stated he had reviewed some of the previous issues that had come before DRB. In the past, it appears that the DRB just measured proposals against the Master Plan or proposals already proposed, and had a fairly limited ability, or did not understand their full ability to make revisions to proposals. It appeared like they stayed with what the applicant has proposed with only minor tweaks. He was concerned that if a certain number of acreage was adopted for residential homes that it would set the standard for the number of homes, despite statements to the contrary. The Commission had a plan that already determined the density and lot sizes, so essentially the number of homes being built was being set if the proposal was adopted tonight.

- If that was the case, there should be more public involvement at this stage, rather than later on. Or be willing to accept some real robust community involvement and changes when it does come. He was a bit disappointed. A letter from the City had stated that this was not the time to comment; the time would come later. He believed the letter had repressed a lot of feedback that would have been received tonight and there would have been much more involvement from the neighborhood. He was concerned that the proposal was going to get kicked down the road and DRB would be stuck with what was approved tonight.
- He had some very specific concerns, but apparently this was not the time to address them. However, one major concern was traffic. The two primary streets in the neighborhood that would be impacted were Villebois Dr South and Normandy Ln. He invited the Commissioners to stand on one of those roads at 7:50 am on a school day and try to imagine school-age children from another 113 homes trying to get to Lowrie School.
 - When the Master Plan was initially proposed, the school was at the corner of Tooze Rd and Grahams Ferry Rd. He expected the assumptions were that traffic would go out Grahams Ferry Rd and up to the school, and not routed through the existing homes.
 - He was aware the report stated that the Master Plan's traffic study was based on the possibility of 300 apartments, and since this proposal was less than 300 units, analyzing traffic studies was not necessary. He would have liked to have seen the details of the study and have the Commission review the study before making a decision. He noted if now was not the proper time, then he would push for that during the DRB process.
- Admittedly, this was a confusing process for the public. His sense from previous issues that had come before DRB was that there was a very limited review to "soften the edges" before pushing an application through.

Commissioner Levit responded that community members were doing research and becoming experts. He commented that a number of Planning Commissioners had been on the DRB. He reassured that, from personal experience, that citizen involvement could have a huge effect on the outcome, so he encouraged participation.

Commissioner Postma shared the same sentiments. Citizens needed to remember that they were a part of the DRB process of holding the DRB to task to ensure that Board implemented a community that looked like what was being planned now. If something was approved now, the DRB needed the citizens' assistance in ensuring that it got implemented down the road. He encouraged those with concerns to stay engaged in the DRB process. Several of the Commissioners had been through that and it was invaluable to hear such input.

- It was difficult for a DRB member to not just go along with what an applicant may put out there, unless there was some community involvement that said they had envisioned something different based upon the plan that they understood to be in place. He repeated that DRB needed their assistance in that process if they wanted to ensure that it occurred.
- He reassured them not to be discouraged by the fact that it was a difficult process, adding that Chair Altman had been a former Planning Director and had decades of experience, and yet, he still asked questions. Staff was available to answer questions and the Commission relished the opportunity to receive community input. It was important to understand the community's desires, but to also have the community

hold the boards accountable and that the finished product was actually what had been planned and what the community had intended from the outset. He repeated that community members needed to stay engaged because they were needed in the process.

Commissioner Levit added it did not always come across in the records of the meetings but, public involvement was rare. He agreed that having the community's feedback was important.

Chair Altman agreed. The Commission was accustomed to meeting in an empty room, so it was encouraging to see the people present, concerned, and giving direction. It was unfortunate that the process was complicated enough that it was hard for everybody to understand, but he encouraged those present not to give up, adding that it was just the beginning of this process. They were making an initial refinement to the Land Use Plan that would set things in motion where the community really would get to be involved. He expected the developer would continue to coordinate with the community as they moved forward to those refinements.

Commissioner McGuire agreed with Mr. Knight's comment in that a better job could have been done in terms of public process. The Commission does always have an empty room.

- Another role of the Planning Commission was being the Committee for Citizen Involvement (CCI). A petition was received from 214 people inquiring to conduct additional public process. Putting it in a public hearing format added more pressure for the Commission to make a decision and was not fair for those who attended because they could not hear the Commission have more of a conversation about the proposal, so that they could sort out the differences that occur within the Planning Commission and DRB.
- She believed they had made the issue even more confusing. She was even confused and it was her second term on the Planning Commission. The application said, "the development of approximately 113 detached residential units." To say that the Commission was not setting a standard for the DRB for future decisions was not accurate. If everyone had shown up tonight and was done with it because they felt frustrated and the proposal was adopted as is, that was what the DRB would see, unless there was an opportunity for the Commission to add other additional guiding language in the Master Plan.

Commissioner Postma agreed, adding it had become more problematic in instances where that was built upon because the Applicant, for obvious reasons, had a desire to have higher numbers than what may have already been approved or considered previously. It was a problem that compounded itself, which was why it was important. He hoped the Commission could discuss it and find ways to mitigate the potential concerns.

Commissioner Millan added that she was on the DRB many years ago during the original SAP Plan, and she was also a bit confused. The Staff report stated it was going to be part of the SAP-South Plan, which meant the Applicant would use the same architectural books used when the south area and street layout was conceived. However, she just heard that it could be changed, so there was confusion on the Commission's part as well. She appreciated Mr. Knight's concerns about it being more of a "done deal" when it reached the DRB. She believed the Commission would have to discuss some of the information presented.

Chair Altman stated he did not want to close the hearing yet in order to continue discussion with the Commission and receive direction from Staff. He reviewed the Proposed Amendment Section on Page 3 of 37 of the Staff report which summarized what the proposed amendment included. [1042]

- He noted the Staff report did not include the 113 number, which he considered appropriate. However, it did appear later in the process of determining the number of lots. It seemed the Commission was in the process of allocating land use and the reference in this context was by acres.
- He believed that as long as it said "preliminary" and the Commission included the word "approximately" in each of the categories on Page 3, they were not pinning it down to a specific number of lots.
- In addition, rather than referring to the "medium-size," he would reference "Category 2" as the land use that the Commission was recommending be applied, because they were making a recommendation to the City Council.

Commissioner McGuire noted the Staff report differed from the actual application; the draft amendment had revisions to the Master Plan text that allocated acreage to pocket parks and—

Chair Altman agreed, but clarified the Commission was only adopting the Staff report as a recommendation to City Council, and not the application, which was why he wanted to make that distinction.

- His concern was that there were many things in the Applicant's proposal that the Commission was not acting on. They were only acting on the limited list of things that he read and making a recommendation for the land use change to the Master Plan. He welcomed further discussion from the Commission.

Commissioner McGuire quoted the title of the resolution to emphasize the language.

Commissioner Postma clarified the Commission would be adopting the Staff report, which included exhibits and attachments, which are the application but was not specifically included in the recommendation. He noted the "NOW, THEREFORE," language of the resolution, stating the Commission would only be adopting the planning report, essentially.

Commissioner McGuire responded that the title portion was recommending adopting the ordinance to amend the Villebois Village Master Plan.

Chair Altman stated that the language did not say the Commission was adopting the Applicant's proposal.

Commissioner McGuire stated that it read, "Approve and adopt the proposed Villebois Village Master Plan as approved."

Commissioner Postma agreed that was the title, noting the adoptive language at the "NOW, THEREFORE" read, "To adopt the Planning Staff report as presented..." He added revisions could be made to be certain that any reference to the number of lots was removed.

Chair Altman said that was right, because the "as presented" was subject to revision.

Commissioner McGuire asked how that was helpful to City Council.

Commissioner Postma explained the exercise was to ensure the Commission was adopting, essentially, a zoning amendment that indicated the number of dwelling units per acre in that specific area and the maps that implement that. To the extent of excluding any indication of lot designations or numbers, he understood the Commission was not necessarily recommending that the development look like that or include that number of lots.

Ms. Jacobson confirmed Commissioner Postma was correct. She explained the Commission was recommending that the site be developed as single-family residential, as opposed to allowing for multi-family row houses or commercial. Secondly, the Commission was recommending that it be single-family residential larger lots, as designated in the medium, standard, and large category, which would exclude the smaller lots.

- As far as the 113 number reference, the Applicant was saying that using larger lots in the plan, which would require review by Staff, the outside architect, and DRB, would work. The Commission could state they were not recommending any specific number of lots, but only the Category 2 designation. The 113 was not part of the Staff report at this point.

Commissioner McGuire:

- Responded that the recommendation of the Staff report and the proposed amendment from the Applicant, which included the numbers, would go before the Council.

- Ms. Jacobson reiterated the Commission's recommendation would specify Category 2 lots, and that no recommendation was being made about any given number of residences, which would be determined later.
- Asked if more specific guiding language could be added. The Master Plan had the Future Study Area in it with whatever guidance they had to date. Was there a way to add some guiding policy to that element that directed how the area would be developed; that at a high, conceptual Master Plan level there would be common space outside the open space where people could gather. It seemed that if the Commission was removing the "Future Study Area" text, they should be able to revise the Master Plan to provide guidance. Did such direction have to come from the Applicant or could the Commission add some guiding language?
 - Mr. Neamtzu replied he could see two ways it could happen. The Commission could provide specific bulleted recommendations to be considered by the Council as part of their review or propose language in the form of an implementation measure that could possibly land in one of the various larger sections of the Master Plan. If it were a Park and Open Space standard, a sentence could be crafted specific to the Future Study Area and consideration for park development.
 - Implementation measures have been used in the past as a placeholder, so items would not be overlooked. He noted such small references could be found throughout the Master Plan.

Commissioner Postma believed the easiest method would be adding the implementation language, because the resolution was the Commission's craft as they saw fit. Additional recommendations beyond those already included in the Staff report could be included inside that language. The City Council would be receiving the resolution and the entirety of the Commission's record.

Commissioner McGuire asked if another resolution could be done that would include the implementation measures and policies to couple with the proposed package, adding she wanted to be explicit.

Commissioner Postma responded it would be the same thing because it was all a recommendation. To do a different resolution that had a recommendation on the exact same project was redundant.

- The Commission was providing some guiding principles in response to what they saw after going through the process a bit longer than Council.

Chair Altman suggested focusing on the language on Pages 2 and 3 of the Staff report under Proposed Amendment, which was being adopted as the specific recommendation under the "NOW, THEREFORE," portion of the resolution. That language could be edited to add suggestions, such as using "approximately" in the acreage references, and specifically listing Category 2 as the single-family category. Other pieces could be added on Page 3 of the Staff report as well.

- He was not committed yet on the neighborhood park. He agreed with the Applicant that there were some good opportunities to do something generally consistent with the Villebois Master Plan, but not the same, because it was not the same property. The property was significantly than the open field that the Dammasch Hospital was built on, so it was not the same. There were natural resources and wetlands, providing opportunities to do something unique.
 - If anything, the Commission may want to emphasize the gathering concept under the Park Section and how that would play out in the implementation or design of the area. He was not convinced that it needed to be a neighborhood park in the traditional sense. [1044 1:10]

Commissioner Millan agreed with making refinements to what was listed, but noted that Specific Changes, on Pages 3 and 4 of 37, stated, "Below is a list of the changes to the Villebois Village Master Plan requested by the applicant." She was unclear whether Staff had included those changes in the recommendation. She wanted to ensure the Commission was not agreeing to something that they did not agree with; that was her concern.

Chair Altman suggested that list be reviewed to determine whether it also needed editing. He clarified it would be the Proposed Amendment and Specific Changes that could carry onto Page 4 that should be reviewed for edits.

Commissioner McGuire confirmed that the public hearing could be continued so the Commission could make refinements and then provide an opportunity for people to comment on the changes.

Chair Altman understood Commissioner Millan's concern was that the Specific Changes began to reference specific figures that he was not necessarily committed to.

Commissioner Millan agreed, adding she was not sure she had cross-referenced each item to know what she was and was not agreeing to.

Commissioner Levit stated that if too much was specified about pocket parks, he was concerned about the property being isolated, and not a part of Villebois. A neighborhood park would take away incentive for people to go to the rest of Villebois. He was unsure if it was the best method, but according to the map and street layout, the number of green spaces and green areas in the proposed development were not atypical of other parts of the development. That said he did not want to preclude having a very creative thing done.

- There could not be more than one road connection to the rest of the community because it would go through the SROZ. To get around, even to get to the school, he believed traffic from the subject development would probably go up Grahams Ferry Rd and come in one of the major connectors, rather than going through all the little neighborhood streets.
- He was willing to leave it without a recommendation about the number of homes and parks. It would take a lot of creativity and thought to make it work, but the area would be residential, which was the only thing that would work in that area.

Commissioner McGuire agreed, but did not see the creativity in that number of proposed houses and lots. She understood the Commission was not approving the number, but that was in the Applicant's proposed amendment that would go to City Council, so it was an important context.

Commissioner Postma responded it was not in the proposed amendments, but in the application.

Commissioner McGuire corrected that it was in the proposed amendment plan text on Page 5 of the Master Plan amendment. She agreed she would not want to stifle it either, but she did not see the opportunity for creativity. She saw that if the Applicant had playgrounds in the woods space, but that common-space element was still missing and would not be difficult to implement; it could entail a reduction of some houses.

Commissioner Levit noted the third bullet under the Specific Changes referenced Page 5 of the Staff report, which did indeed have a number of lots.

- Mr. Pauly responded that was just acknowledging what the Applicant said.

Commissioner Postma agreed it was not including a recommendation, but pointing that was the number the Applicant included. Again, if that was a concern, it could be mitigated by clearly indicating that the Commission was not providing a recommendation about the number of lots to City Council.

Commissioner McGuire agreed, adding that she preferred that the Commission be vocal, rather than silent. When making a decision, if there was nothing there that also informed the action.

Commissioner Postma noted that the remainder of the sentence specifically stated, "this number is "preliminary and should not be viewed as approval of the development of this many lots." That single reference did not include a recommendation and specifically said it was not a recommendation.

Chair Altman believed the focus should be on how to amend Pages 2 through 4, and then make clear that the Commission was responding to and not acting on the Applicant's proposal. He suggested amending the bullet points of the Proposed Amendment section on Page 3 of the Staff report as follows:

- The first bullet would read, "Preliminarily identify **approximately** 12.5 acres" or possibly **12 acres**, he was uncertain, "for development of larger single-family lots ~~(medium-sized to estate-sized)~~ **Category 2 land use.**" The remainder of the bullet was clear and was not committing to anything in terms of numbers.
- He clarified that Category 2 included estate and large lot sizes.
- Following discussion about whether to specify that it was the buildable land outside the SROZ, he stated that the reason for "approximate" was that the SROZ could still be refined; the numbers could change.

Commissioner Postma added that they would not want to preclude the opportunity for the Applicant to include estate lots.

Commissioner McGuire sought clarification why changes were being made to the Staff report, when language under the Proposed Amendment stated, "To summarize, the proposed Master Plan amendment, if approved, would do the following for the Future Study Area," She questioned why changes were being made to the bullet points despite any possible contradictions in the Proposed Amendment.

Commissioners Levit replied they had not gotten that far yet.

Chair Altman clarified they were narrowing the scope of what the Commission was acting on, regardless of what the Applicant proposed, to a certain extent.

Commissioner McGuire asked if the purpose of doing so was so the Commission could make a decision.

Chair Altman answered no, the purpose was to narrow the scope so the Commission was not approving everything that was submitted.

Commissioner McGuire asked if the Commission could just reject the proposal.

Chair Altman responded that was another option. He continued amending the bullet points of the Proposed Amendment section on Page 3 of the Staff report as follows:

- In the second bullet, "Preliminarily identify **approximately** 7.1 acres for right-of-way including streets, sidewalks, and landscape strips, medians..."
 - He believed it appropriate to add a design guide to address the concern raised about the streets not abutting open space, because that was inconsistent with the rest of the Master Plan Land Use Map.
- Third bullet, "Continue to show ~~over~~ **approximately** half the site, approximately 23 of the 43 acres as preserved open space."
 - It seemed appropriate to add two guidelines in the third bullet that would provide the gathering space locally, not just offsite, as well as a design reference regarding the refinement to emphasize and include connectivity to the existing neighborhoods as a design element

Commissioner Levit noted "Preliminary" should be corrected to "Preliminarily" in both sentences of the third bullet. He suggested removing "0.4 acres" to keep it more open.

Chair Altman agreed, adding the focus was on how the overall open space within this area was developed; some was SROZ, but not all of it. Through the refinement, the Applicant should consider how to create the best connectivity to the existing neighborhoods and provide the localized gathering space.

Commissioner Millan stated that in support of the Applicant coming up with new and creative ideas, all the studies have found that children actually spent less time playing when in an organized play area than in an unorganized play area.

Chair Altman noted no changes were necessary to the fourth and sixth bullet points on Page 3 of the Staff report. It was obvious the sewer pump needed to change and it made sense to recommend that it be part of SAP South. Onsite stormwater was generally already addressed within other parts of the process.

Commissioner Levit noted "our" should be corrected to "are" in the last sentence of the fourth bullet.

Chair Altman said was unsure what to do with the next section, Specific Changes. His concern was that the Commission did not necessarily want to adopt all the figures.

Commissioner McGuire:

- Raised a point of order, noting that the Commission was past its meeting end time and the City Council had procedures in place for what happens. She felt she was not at a point to give sufficient thought to changes that she would feel comfortable voting on. She wanted to ensure the changes were given adequate thought. It was the Commission's responsibility to everyone that participated that it not be rushed through, given the testimony already received. She asked what procedures might be considered that the City Council followed.
 - Ms. Jacobson replied that a motion could be made to continue the hearing if the Commission felt a decision could not be made tonight, which would provide more time to work on the changes.
- Asked if revisions could be made via email, and perhaps have a special meeting.
 - Ms. Jacobson answered no, the Commission needed to do it in public, so the hearing would need to be continued. The hearing could be closed to any more public testimony, but it could be left open for the Commission; or it could be left open for additional public testimony.

Chair Altman suggested reaching a point where the specific recommended changes were made to the Staff report, and then consider whether a decision should be made tonight or the hearing continued. At that point, at least Staff would have direction and if the hearing was continued, Staff could revise the Staff report based on the tonight's discussion.

- He suggested that the Specific Changes section not be specifically addressed, but have it edited to state, "Specific Changes Proposed by the Applicant" that the Commission was not acting upon.

Commissioner Postma agreed that was an excellent idea, adding that perhaps the bullet points could be refined with some specific revisions to leave it as is. However, he suggested a different approach; that the Commission pinpoint the items of concern in the Specific Changes so broad language could be specifically included to exclude certain things. He considered language that recommended the Staff report, excluding any recommendations with regard to lot numbers. The Commission could review the list, very preliminarily, to determine the key items the Commission wanted to ensure were addressed properly, and then provide a broad recommendation that the Commission was not recommending those specific items, or any recommendation with regard to lot numbers wherever they might be found in the remainder of the report.

Commissioner McGuire:

- Agreed with the suggestion. She asked if City Council made the decision on the lot numbers.
 - Ms. Jacobson explained that the 113 was a preliminary number proposed by Polygon that could still be modified. However, if Polygon decided to stay with that number in their application, they would have to present to Staff how the 113 lots would lay out and the proposal would have to pass scrutiny with Staff and the reviewing architect. Then, Staff would write a report, either recommending or disagreeing with the number of lots, to the DRB, where additional testimony could be heard. Then the DRB would make the ultimate decision.
- Asked how the DRB would know the number of lots to review.

Commissioner Postma explained there was some semblance of density or lots per acre based on the Master Plan, so the lots would still fit within the number of dwelling units per acre for the area.

Chair Altman added that SAP-South also had design criteria that leads to [unknown 1048 1:56]

Commissioner McGuire believed the current 113 lots fit within the proposed density.

- Mr. Pauly responded Staff had not checked to ensure the lot sizes and such fit in.

Chair Altman expressed concern about whether the specific Master Plan figures should all be acted on or flagged as a concern.

Commissioner Hurley understood most of the changes under Specific Changes regarded the removal of the "Future Study Area" labels.

- Mr. Pauly stated the list under Proposed Amendments was based on the Specific Changes list, so in his professional opinion the lists mirrored each other.
- Regarding the parks, he explained that with regard to the DRB refinement language, as long as the amenity is available within that SAP, it could be moved around essentially anywhere within the SAP.

Chair Altman:

- Stated his concern was that the Commission not adopt the figures showing specific things related to the criteria provided, such as the focus on open space in the bullets on page 3 regarding connectivity and providing gathering spaces.
 - Mr. Pauly responded that historically speaking, locations of pocket parks, especially, have moved quite a bit at the DRB level, as well as any included amenities.
- Noted as an example that the Commission did not necessarily agree with Figure 5, Parks and Open Space Plan as presented by Applicant, so there was concern about including Figure 5 in the Commission's action.

Commissioner Postma suggested the Commission recommend further refinement considerations of Figure 5 with regard to the Parks and Open Space Plan, or to meet the goals and objectives of the bullet points Staff had before.

- Mr. Pauly added if any specific amenities should be considered, a table in the Master Plan listed the different amenities.

Chair Altman reiterated that Figure 5 was not necessarily what the Commission expected, and the same with the street plan. He agreed with the two connection points and the median connection, but had a concern that lots backed up to open space rather than a street light in the rest of the neighborhood.

- Mr. Pauly responded there was a mix of that as well in the remainder of the neighborhood.

Commissioner McGuire inquired if there could be a Linear Green behind those lots to provide a buffer between those houses and Graham Oaks Nature Park.

- Mr. Pauly explained that portion of Graham Oaks was trees. Beyond Metro's little road, it was forest canopy. The trees on the Graham Oaks property would block that part of the development from the Tonquin Trail. He assured that was something Staff considered when reviewing the initial lot layout.

Chair Altman believed Staff had a feel for the Commission's position. He did not believe it was necessary to ask the Applicant's preference regarding a continuance; it was the Commission's decision whether they could make a good decision tonight.

- He called for the Commission's general consensus about how to proceed, to give Staff direction as discussed and continue the hearing, or close the hearing and continue with just the Commission's portion.

Commissioner McGuire responded she would like to give Staff direction. She would like to make the proposal work and see if the right place could be reached. Then, given the amount of comments received, she believed it was preferable to keep the hearing open to share any refinements and ensure the Commission was giving due process.

Commissioner Phelps agreed, adding the proposed amendment needed to be tweaked so that anyone reading it could understand it. The meeting should be left open to the extent that the public could comment. Even if the process was closed for public comment, it would probably be overridden next time because people would want to comment and that should be allowed by the Commission.

- He would like to see the actual words being proposed. He asked why all the specificity was in the Staff report. The Commission was making a recommendation about whether or not the area should be residential. Why were other issues included that had caused additional discussion about specific changes when the decision regarded whether to have residential or not. He had not recognized a lot of what was discussed from that point of view.
- He recommended that serious consideration be given to removing the specifics from the Staff report and reducing it to what the Commission was to decide and adopt.

Chair Altman said he had a similar concern.

Commissioner Millan responded they were actually amending the Villebois Master Plan, which did contain some specificity; it was not just about the category of housing.

Commissioner Phelps:

- Agreed, but noted the Commission was only amending the Master Plan to the extent that the Future Study Area was no longer a Future Study Area and that the site would be developed with residential. It was not an overhaul of the entire plan.
 - Commissioner McGuire added they were also looking at [inaudible 1050 :49]
 - Mr. Pauly stated Staff's intent was to reflect the same components that exist throughout the Master Plan.
- Believed that placed a burden on the process that the process could not carry. Amending the whole plan would be a whole different episode.
 - Mr. Pauly noted that at same time, all the details were preliminary and subject to change.
- Believed that was a Staff agenda, not a public policy agenda. He just could not get there from here.
 - Mr. Pauly explained that the Villebois Master Plan would be relied on by thousands of residents for many years, so having it consistent and clear across the entire map was an important consideration.
- Stated they started off with the notion that the Commission would amend the Master Plan, and not decide what would be done in the Study Area, but the Staff report was amending the entire Plan. He had not reviewed the entire Master Plan, so he did not have a context in which to measure what the Commission was attempting to do.

Chair Altman responded the bullets on Page 3 showed what the Commission was doing and that was it.

Commission Phelps noted that changes were being made to the bullets.

Chair Altman stated he was leaning toward everything past the bullets was what the Applicant submitted for consideration, and the Commission was acting on the specific land use decision issues.

Commissioner Phelps deferred to Chair Altman's representation because he believed Chair Altman understood it better. However, he wanted to see the language before voting.

Commissioner McGuire agreed.

Commissioner Hurley agreed with Commissioner Phelps, but added that it seemed they were removing the label "For Future Study," and effectively adding the label "For Study," meaning that because someone wanted to develop it, it would be studied now instead of in the future with the intent to make it part of Villebois along with all the other baggage that Villebois had with it. The Commission would not comment on any of that, but

only decide whether the area would be residential or not. The six bullet points the Commission was addressing spoke of it being single-family, and the Commission would add that it was Category 2 residential, that there would be streets and parks, the area would become part of the SAP and that sewer lines and the rainwater must be addressed.

- Mr. Pauly explained that the list of Specific Changes put those bullets into what existed in the Master Plan, changing the existing documents to match the bullets.

Commissioner Postma stated the issue was that there were so much testimony and input that it looked broader than it was. However, the Staff report was actually pretty compact in its recommendations. The problem was that the Commission was focusing on extraneous items, rather than the specific recommendations being made. In his opinion, Chair Altman's exercise in editing the bullet points and addressing the Specific Changes, as well as the figures, could probably be done quickly and succinctly, though he was uncertain it could occur tonight given the late hour.

- He urged everyone to realize that it was more compact than they believed; they were looking too far past Page 5, when in reality the recommendations to City Council were contained on Pages 2 through 4.
- He understood the desire to ensure there was enough clarity that the Commission did not stray from that. He agreed a concern exists regarding what would happen with DRB; a level would be set by the Commission and because of impetus, everyone would want to build upon it more and it becomes something more than how it began.

Commissioner McGuire replied the Commission was doing more than just changing it to residential. They were also looking at the associated infrastructure, lot types, parks, etc. She believed that framing it as they were only doing a residential zone change was misleading because it was more than that.

Commissioner Postma disagreed; the recommendation regarded the six bullet points on Pages 3 of 37 in the Staff report.

Commissioner McGuire stated she would like to look at what the Commission would be voting on in print.

Chair Altman stated it was clear from the discussion that the hearing would be continued. In that context, he suggested that Staff be directed to revise Page 3 of the Staff report as discussed, and that the resolution be amended under the "NOW, THEREFORE " to specifically list those same bulleted items that specifically listed what would be adopted as well as the Staff findings regarding the demonstration of compliance with the State and regional requirements.

Commissioner Postma understood the revisions were to change the six bullet points as indicated, make any reference changes needed in the Specific Changes section to mirror the changes made to the six bullet points, and revise the language to the resolution. He volunteered reading something to the record if desired.

Commission Hurley agreed with the direction of the revisions, except that the final paragraph on Page 5 of 37 under The Villebois Process and Determining Number of Lots. He understood it was not determining the number of lots, but inquired whether the paragraph should be struck because the 113 number was in the Staff report and they had discussed removing it.

Commissioner Postma replied the second sentence of that final paragraph could be revised to say, "While numbers are used in the Figure 1: Land Use Plan showing ~~113~~ **the number of** single-family lots in the Future Study Area".

Commissioner Hurley believed it would prevent having a DRB issue down the road regarding 113.

Commissioner Postma commented he was not conceding it was necessary, but it could be added.

Commissioner Millan moved to continue LP13-0005 to September 11, 2013 Planning Commission meeting. Commissioner McGuire seconded the motion, which passed unanimously.

Chair Altman clarified that the hearing was still open for public comment and that Staff would be provided with recommended revisions for the Staff report and resolution.

Ms. Jacobson asked that Commissioner Postma e-mail the language to her.

PLANNING COMMISSION
WEDNESDAY, AUGUST 14, 2013
6:00 P.M.

Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon

Motions

VII. PUBLIC HEARING

- A. **LP13-0005 - Villebois Village Master Plan amendment** relating to Future Study Area
(Polygon NW, applicant) (Pauly)

The following exhibits were entered into the record:

- Attachment F1. Email from Andy James, dated August 6, 2013, left out of initial published version of Attachment F.
- Attachment I. Revised Figure 1. Land Use Plan
- Attachment J. August 9, 2013 letter from Nancy Kraushaar, Community Development Director, in response to citizen comments to City Council.
- Attachment K. Online petition submitted by Jeff Williams with 207 signatures and 7 comments.
- Attachment L. Comments received between 12:00 p.m., August 7, and 2:00 p.m., August 14.
- Attachment M. PowerPoint presentation shown at the August 14, 2013 Planning Commission public hearing.

Commissioner Millan moved to continue LP13-0005 to September 11, 2013 Planning Commission meeting. Commissioner McGuire seconded the motion, which passed unanimously.

From: Andrew James <ajames@fibersphere.net>
Sent: Tuesday, August 06, 2013 12:19 AM
To: Mayor; richardgoddard2010@gmail.com; scottstarr97070@gmail.com; Fitzgerald, Julie; Stevens, Susie; Pauly, Daniel
Subject: Villebois Master Plan Amendment relating to the Future Study Area (Grande Point at Villebois)

My wife and I live at 11976 SW Lausanne St, Wilsonville, Oregon. We are the original owners of our house and purchased the property in 2007 as soon as Arbor Villebois phase 4 was opened. Our home backs up to the future study area. We always envisioned this area would be developed and looked forward to its extension of the Villebois concepts of housing diversity, utilization of the natural forests and trees, and fostering of community.

I do commend Fred Gast and Polygon NW's willingness to meet with the neighborhood, listen to our concerns, and make some mutually beneficial changes based on our discussions. The corrections to their plan for the future study area has moved slightly in the right direction, but has not moved far enough to fit what is needed by Villebois and the city. I recommend the Planning Commission and City Council not approve the amendment to the future study area at this time based on the following gaps:

1. The proposed lot sizes and arrangement break the flow of the Villebois master plan concept of a neighborhood with large diversity of housing with density centering and emanating from the village center. The gradient evident in the master plan runs from the very dense, 4-5 story apartment and condo units in the village center to very large, single family, detached homes interspersed with lots of community and green areas at the neighborhood perimeters. This is best exhibited along Villebois drive as it radiates from the village center. Near its end, the largest houses are on Lausanne and Normandy and they are adjacent to forests, Grahams Oaks Natural Area and community parks.

Page 8 of the Villebois Village Master Plan states:

"The larger single-family lots will be located adjacent to existing single-family homes along Brown Road and Evergreen Road to the south, the Future Study Area to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed Coffee Lake Drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft transition between the built and the natural environment. The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center."

The proposed Polygon amendment to the Future Study Area reverses this gradient, returning to large numbers of medium size lots with smaller houses that are packed in to smaller footprints. The higher density does not provide a soft transition between the built and the natural environment.

2. The proposed density does not fit the need of Villebois or of Wilsonville. The approvals of multiple sections of Retherford Meadows, Tonquin Meadows and Tonquin Woods have all increased the density over the original proposal in the Villebois Master Plan (most have been with allowable limits, but all have been in the direction of increased density). Out of the current 2,500 units shown on the land use plan, only 3.9% are large lots and only 0.8% are estate sized lots. Outside of Villebois, the city of Wilsonville is trending towards higher density, multi-family homes. The imbalance has fueled market demand for larger single family homes, as indicated by recent letters in the Spokesman from citizens and real estate agents. The Polygon proposal does provide some large-size lots, but does not contain enough to address this imbalance and does not provide any estate sized lots. Polygon reports density of units for

the entire Future Study Area. Not including the 23.2 acres of SROZ (which is not allowed to be built on), the density is at 5.77 units per acre.

3. The Future Study Area contains significant natural resources (54% of the acreage) and any development plan should utilize the area for the benefit of Villebois. The SROZ designation should stand and any encroachment should be minimized. To take advantage of the natural resource area, lots should be arranged to utilize the open spaces, possibly leaving open spaces between lots. Instead, the Polygon amendment stacks large tracks of houses side-by-side with the ends of the blocks encroaching into the SROZ.
4. The Villebois Master Plan contains a unique theme of having community streets border natural areas instead of private houses. This allows the community to access and enjoy the natural areas. This can best be seen on Normandy Lane and Costa Circle that border parks and natural areas their entire length. The Polygon amendment breaks this theme and has a large proportion of houses backing against the SROZ and forested areas. The community is forced to use limited access entrances to enjoy the natural areas. We need to have a plan layout that respects the natural areas and allows all Villebois community members to access the areas.
5. Diversity is a fundamental concept of Villebois. Polygon is the dominant builder in Villebois and their homes are of lower aesthetic s (options such as French facades and courtyards were removed). Even though approvals for specific home plans are not given at this stage in the process, the city should set the expectation that the Future Study Area should have higher quality facades with many options and diversify with varying products. We need to require whoever builds the Future Study Area to enhance the Villebois brand instead of using the Villebois brand.

The city of Wilsonville truly has an opportunity here. The housing market is bouncing back and even accelerating. I recommend that we do not jump at the first offer without first clearly knowing what is needed to grow Villebois and the city of Wilsonville. I encourage the city to study and determine a plan that would fulfill the Villebois vision and make Wilsonville stand out.

Thank you for your consideration.

Andy

Andy James
503.319.5327
ajames@fibersphere.net

Attachment I Figure 1



NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.



Planning Division
29799 SW Town Center Lp. E
Wilsonville, OR 97070
503-682-4960

August 9, 2013

Dear Mr./Mrs. _____

Mayor Knapp and the City Council (collectively "the Council") are in receipt of your written testimony regarding the proposed Villebois Village Master Plan amendment to be applied to the former Living Enrichment Center ("LEC") property. The Council wishes to thank you for taking time to provide your thoughtful input and for your interest and engagement in the future of Wilsonville. They have directed City staff to respond to your correspondence directly so as to avoid any potential violation of public laws with respect to any site specific land-use applications that could come before Council in the future.

After carefully reviewing all of the correspondence received on this matter, staff believes it is important to clarify the proposal currently before the Planning Commission. The proposed changes to the Master Plan that the Planning Commission and City Council will be voting on is actually much narrower in scope than what has been shared with the community by the applicant ("Polygon") to date. At this point in the process, the only item that will come before the Planning Commission and then the City Council is whether or not to change the former LEC property from a "future study area" designation to a single-family residential designation in the Villebois Village Master Plan.

Therefore, at the public hearing on August 14th, 2013, the only item the Planning Commission is allowed to consider is whether to recommend amending the Villebois Village Master Plan to designate this site for single-family homes with associated infrastructure, lot type, parks and open space. Such a designation would preclude the development of any multi-family, commercial, institutional or industrial uses on this property. The major elements of the proposed amendment, if approved, would do the following, most of which is subject to refinement, during future development review processes:

- Preliminarily identify 12.5 acres for neighborhood development of 113 single-family lots (medium, standard and large lots, no small lots). The number of lots shown above is consistent with the lower density numbers of the most closely adjoining Villebois neighborhood but may be subject to adjustment, up or down, within specific parameters during a future Development Review Board process which will include a public hearing.
- Preliminarily identify 7.1 acres for public rights-of-way including street cross sections and connectivity. A full traffic analysis performed by a traffic engineering firm, DKS Associates, will be reviewed as part of future applications.
- Over half the site, approximately 23 of the 43 acres are proposed to be preserved as open space with public access and trails. The application also includes preliminary identification of an additional 0.4 acres of parks programmed with trails, play structures, and gathering spaces.

- Identify the need to replace current private sanitary sewer lift station with public sanitary sewer lift station built to City specifications. Sewer and water capacity have been planned for and are available to the site.
- Preliminary identification of the site as part of Specific Area Plan (SAP) South, which will require the site when developed to use the same architectural and community design guidelines as Arbor Villebois.
- Preliminarily identify locations of onsite stormwater facilities and rainwater management areas. Exact location and design to be determined in future public processes.

After the Planning Commission holds its public hearing, it will make a recommendation to the Council to either approve or to reject the single-family designation. It will then be up to the Council to make the final decision at another public hearing. A Council public hearing has been tentatively set for September 5th.

While Polygon, as a potential purchaser of this land, has made the application to ask the City to designate the property as single-family residential, any approval of that land use designation will NOT give Polygon approval to build anything. If the single-family designation is approved, then Polygon must submit a specific development application that will be reviewed by the city's Development Review Board. The development application will identify the number of homes to be built, lot sizes, site design and layout, open space plans, traffic impacts and specific trees proposed to be removed. Once the application is reviewed by staff for completeness, a public hearing will be held before the Development Review Board. At that time, it will be important for you to testify at the DRB public hearing or submit written testimony for the record. This will be the appropriate time to submit testimony if your concerns involve design, traffic, tree removal, number of homes, or lot sizes of the proposed development plan. The Development Review Board hearing will only be scheduled if the Council approves the Master Plan Amendment and a developer submits an application to develop, in accordance with the approved Master Plan. At that time, advance notice of the public hearing will be published in the newspaper, will appear on the City web site and, because you have submitted testimony during this initial process, you will be mailed a notice of the Development Review Hearing.

City staff is available to assist you with any questions you may have about the land use process in Wilsonville. We appreciate the opportunity to work with community members and value your input. Please do not hesitate to call or email us. We encourage your attendance at the upcoming Planning Commission meeting. You can go to www.ci.wilsonville.or.us/swvillebois to view the staff report and application materials which explain in detail the proposed changes to the Villebois Village Master Plan.

Very truly yours,



Nancy Kraushaar, P. E.
Community Development Director

cc: Mayor and City Council Members
City Manager

City Attorney
City Planning Director
Planning Commission Members
Development Review Board Members

Attachment K

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Villebois Master Plan Amendment for the Learning Enrichment Cente

Tim Knapp, Mayor
 City of Wilsonville
 29799 SW Town Center Loop E
 Wilsonville, OR 97070

Dear Mayor Knapp and members of the City Council and Planning Commission:

We are writing to ask the city to delay the public hearing on the Villebois Master Plan Amendment for the Learning Enrichment Center (LEC) by Polygon to allow time to conduct a public engagement process to define the desired use of the study area.

The LEC property is identified as a "Future Study Area" in the Villebois Master Plan. Concepts for future uses of the area were included in the master plan, which included an expansion of the LEC property. The proposed uses included a chapel, teen center and expansion of the retreat center. There is no mention of a significant amount of residential housing. Since the original vision will not be implemented due to land ownership change, we would like the city to conduct a process that would allow both homeowners and community members to help define what the new concept should be for the study area and what will best suit the needs of both Villebois and the greater community.

We appreciate that Polygon held neighborhood meetings to discuss the proposal and made slight modifications based on homeowner feedback. However, homeowners remain opposed to approval of this proposal. We request the city be thoughtful in the planning for this area, especially given the significant environmental uses, rather than reactionary to a developer's proposal.

Villebois is a community that has seen success through a mindset of going above and beyond to build something special, and this approach must be upheld.

The land was designated a "Future Study Area" and we believe the city still needs to conduct a public process to study and define the uses of the area. Below is our summary of concerns with the existing proposal.



- 1) Over Density - There are far too many homes proposed for this space.
- 2) Traffic Issues - Given the density issues, the traffic impacts throughout Villebois will be substantial.
- 3) School Overcrowding - The addition of this many homes will have an unplanned and detrimental impact to our existing schools.
- 4) Lack of Parks, Green Spaces and Meandering streets - Current plans are a straight road grid structure, with minimal open spaces. This is inconsistent with the Master Plan and the existing community.
- 5) Connectivity - Current plans show minimal connectivity to the existing community.
- 6) Lack of Innovation - The current plans does not take advantage of the unique natural characteristics of the site.
- 7) Lack of Commitment to Retain any Significant Trees on Lots or Within the Main Footprint of the Development - Again, this is inconsistent with the Master Plan, the feel of the existing community, and the City of Wilsonville's reputation as Tree City USA.
- 8) Need for Product Diversity and Builders Involved with the Completion of Villebois - The Polygon plan includes bigger homes than what they are currently building in Villebois, but with no commitment for significant improvements in the product otherwise. This lack of diversity in housing options and builders will be detrimental to the city and Villebois.

We appreciate your time and concern and strongly urge the Planning Commission to delay the hearing to allow time for a more thoughtful planning approach for this significant land.

Jeff Williams Contact the petition author

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Chase Away SL Jihadists -
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5	David Swartwood	Wilsonville	Jul 30, 2013, 17:59
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8	Eugene Larkin	Wilsonville	Jul 30, 2013, 18:19
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165 Elena Roukalova	Wilsonville	Aug 02, 2013, 02:39
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172 Lauren Bernard	Wilsonville	Aug 02, 2013, 02:52
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185 Kiesha Brainard	Wilsonville	Aug 04, 2013, 01:21
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187 Cathy Schwab	Wilsonville	Aug 04, 2013, 02:39
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Villebois Master Plan Amendment for the Learning Enrichment Centre

This discussion topic has been automatically created of petition Villebois Master Plan Amendment for the Learning Enrichment Centre.

Guest **#1** Jul 30, 2013, 21:25

Please vote no on Polygon's plan for development of the LEC property.

[Reply](#) [Remove](#) [Report inappropriate content](#)

Guest **#2** Jul 31, 2013, 03:56

The City needs to establish a more impartial process for subdivision approvals. This current process of "Fast Trac" for subdivision approval prevents the Public from having adequate time to make comments.

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Guest **#3** Jul 31, 2013, 04:20

No one is opposed to reasosnable growth, but not at the cost of degrading the beauty and sense of community that we at Villebois presently enjoy. It is bad enough that Legend Homes is placing a home on every square "inch" of buildable property. The city management team needs to look closely at this new proposal.

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Guest **#4** Aug 03, 2013, 16:58

If this property is to be developed as part of the Villebois Community, then it must follow the visionary plan of the Villebois community including open spaces and parks, a mix of home sizes and plans, high quality materials, trees and curving streets, etc. Coogle cutter homes on straight streets with no trees does not meet the standards agreed upon with the community and city. If Polygon is chosen as the builder and cannot meet the standards, please exclude that land entirely from Villebois and its access roads.

I feel that land could be developed within the Villebois standards best if there was more than one builder involved in its development. Polygon has provided a great number of homes in the Villebois Community at the new buyer price range. The community now needs a balance of higher quality priced homes with increased square footage.

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Guest **#5** Aug 04, 2013, 02:59

go get um!!! We need to totally protect our green environment. Neighborhood watch needs to go into effect also. A lot of

inappropriate activity late at night and drivers speeding. Maybe we need to instigate speed bumps too. Good work

Reply

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Guest

#6

Aug 04, 2013, 04:58

Thank you for making it possible for us to support the neighborhood and community that our grandchildren are being raised in.

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Guest

#7

Aug 07, 2013, 08:30

Lets open an adult conversation on the topic.

Thank you,

J.P. Haynes

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Jeff Williams

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දෙ...

From: GT <gt97504@gmail.com>
Sent: Thursday, August 08, 2013 11:13 AM
To: Pauly, Daniel
Subject: Re: Explanation of Villebois process of LEC

Mr. Pauly,

My error the below section does not relate to streets. Please read my comments below.

Implementation Measure 2.1.1.f: To insure timely, orderly and efficient use of public facilities and services, while maintaining livability within the community, the City shall establish and maintain growth management policies consistent with the City's regional growth allocation and coordinated with a Capital Improvements Plan.
FINDING A-14: Per sub-section two of this measure, which encourages master planning of large land areas, the applicant has provided proposed legislative amendments to the Master Plan for this extensive portion of the City's planning area. The Master Plan includes review of the City's facilities master plans and demonstration of compliance with these sub-elements or identifies the need for future amendments to those sub-elements in the Villebois Village Master Plan (Chapter 2 – Land Use, Chapter 3 – Parks and Open Space, Chapter 4 – Utilities, and Chapter 5 – Circulation). Appendix A of the Villebois Village Master Plan provides a list and cost estimates for projects identified on the City's CIP either directly or indirectly related to Villebois. The proposed legislative amendment adds the proposed plan details for the Future Study Area. The proposed amendment does not alter the project's determination of compliance with any of the City's facilities master plans. The City has developed a Finance Plan establishing a capital improvements list, cost estimates, phasing, funding programs, and responsibilities for expanded facilities and services in the Villebois area. There are 2,645 units proposed with this legislative amendment. The analysis provided with the original Master Plan evaluated the units proposed within Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed legislative amendment does not alter any of the original conclusions regarding street capacity, water capacity, and wastewater capacity. This Implementation Measure has been met.

Probably no traffic impact report may be needed given the DKS new memo. Villebois Dr. is now an important street the entire length not just on the north end.

I would hope that safety would take a close look at visibility along Villebois Dr. as this proposal proceeds to approval.

Subsection 4.177 (.02) A. (.02) *Street Design Standards*

A. All street improvements and intersections shall conform to the Public Works Standards and shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.

1. Development shall be required to provide existing or future connections to adjacent sites through the use of access easements where applicable. Such easements shall be required in addition to required public street dedications as required in Section 4.236(.04).

I must wonder if this was intended to direct a large amount of new traffic across subdivision residential streets or was implemented just to allow the connection of one area to another.

Looking at Wilsonville maps I do not see another subdivision where large amounts of traffic are directed to an adjoining subdivision instead the traffic is directed to arterials. Is this a 1st?

Gary Templer

On Thu, Aug 8, 2013 at 8:18 AM, Pauly, Daniel <pauly@ci.wilsonville.or.us> wrote:

Can you clarify which reference in the plan you are referring to? The 300 units was used for utility calculations. While it is thought that it may have been used in some traffic modeling DKS nor the City have found any model data that includes loading on the site. We do know Villebois Drive was designed and built slightly wider than the standard residential street for LEC access.



Daniel Pauly, AICP | Associate Planner | City of Wilsonville | Phone [503.682.4960](tel:503.682.4960) | pauly@ci.wilsonville.or.us

Disclosure: Messages to and from this E-mail address may be subject to Oregon Public Records Law.

From: GT [<mailto:gt97504@gmail.com>]
Sent: Wednesday, August 07, 2013 9:26 PM
To: Pauly, Daniel
Subject: Re: Explanation of Villebois process of LEC

I noticed in the amended plan that reference was made to DKS and the 300 unit apt complex in their evaluation of the street stub and adjoining streets.

I was not able to locate that information in the 2003 plan backup details.

Can you please provide those details for me.

Gary Templer

On Monday, July 22, 2013, Pauly, Daniel wrote:

Please see attached. Any additional questions let me know.



Daniel Pauly, AICP | Associate Planner | City of Wilsonville | 29799 SW Town Center Loop East Wilsonville OR 97070
Phone 503.682.4960 | pauly@ci.wilsonville.or.us

Disclosure: Messages to and from this E-mail address may be subject to Oregon Public Records Law.

From: jeff williams <jporterw@gmail.com>
Sent: Thursday, August 08, 2013 9:59 AM
To: Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Pauly, Daniel
Cc: Jeff Williams
Subject: Proposed LEC Development - Petition from the citizens

All,

As a follow up to the numerous emails you have received from the residents of Villebois on the proposed development by Polygon, I wanted to bring to your attention a petition that was started in opposition to Polygons plans. 207 citizens have signed the petition as of this morning, with 7 adding additional comments. The petition can be found here:

http://www.petitions24.com/villebois_lec_amendment

I will be delivering a hard copy of this petition, signatures and comments to City Hall tomorrow morning.

Thank you for your assistance, time and consideration of this extremely controversial project.

Sincerely,

Jeff Williams
503-706-7931

From: stephen rossi <stevejanerossi@gmail.com>
Sent: Thursday, August 08, 2013 11:31 AM
To: Pauly, Daniel
Subject: Villebois Masterplan

Good Morning,

This is response to the request of Polygon Homes to change the Villebois masterplan....Again!! As home owners in Villebois we are very unhappy with Polygon Homes. With eariler approval of the Planning Commioners, they have be allowed to change the masterplan and instead of keeping Villebois as a Nationally recognized community we are now becoming a run of the mill development. We were drawn to this community because of the forward thinking designs, but now we are seeing Villebois become just another large tack housing development and we are seeing a large lose in the value of our home. As leaders in Wilsonville I hope you will not allow another change in the Villebois masterplan. As civic leaders it is time to stand up for our community and see that being unique can benefit Wilsonville. Do not allow this change!!

Thank you,
Jane and Steve Rossi

Villebois Village Master Plan Amendment



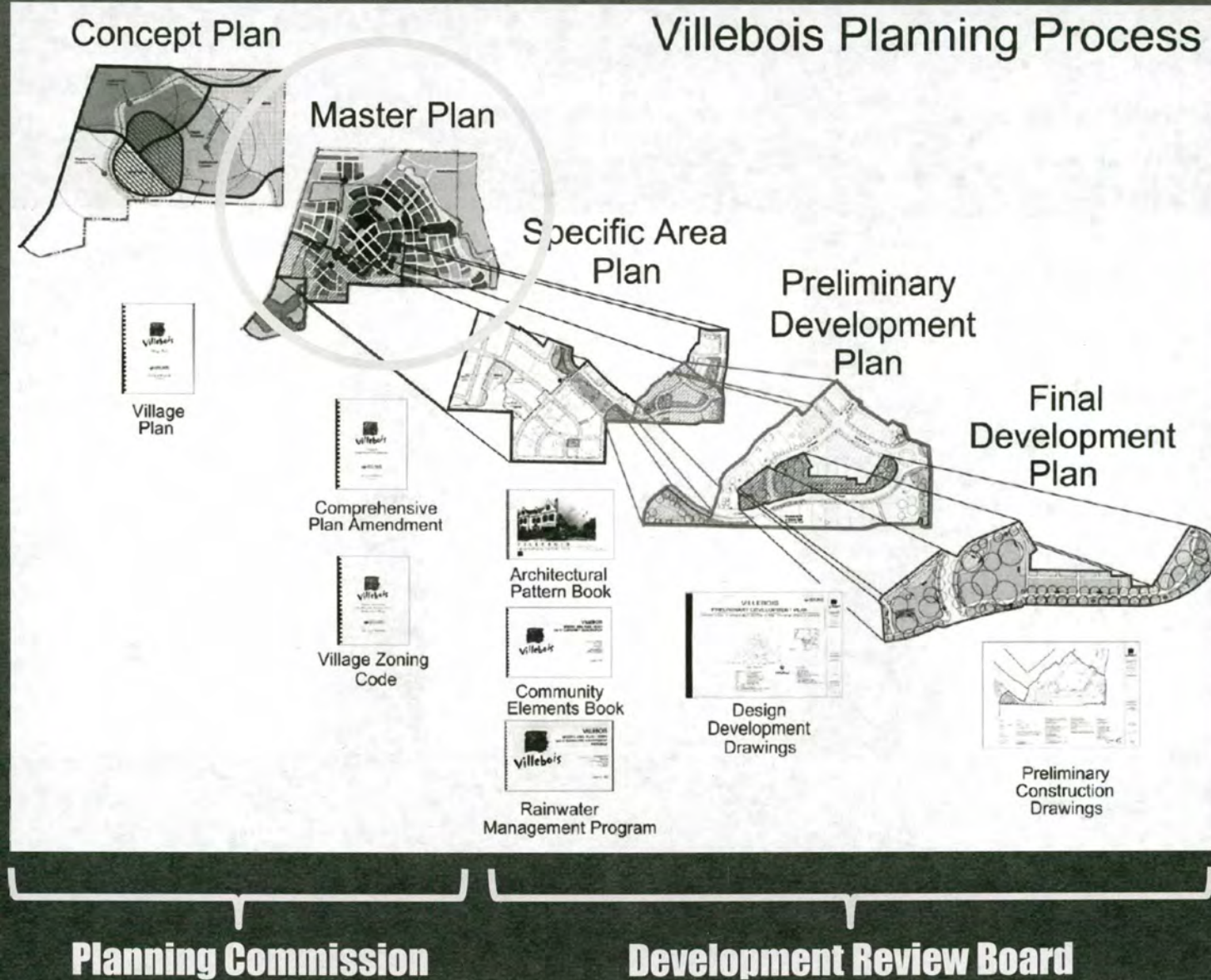
Villebois

Planning Commission Public Hearing

July 10, 2013

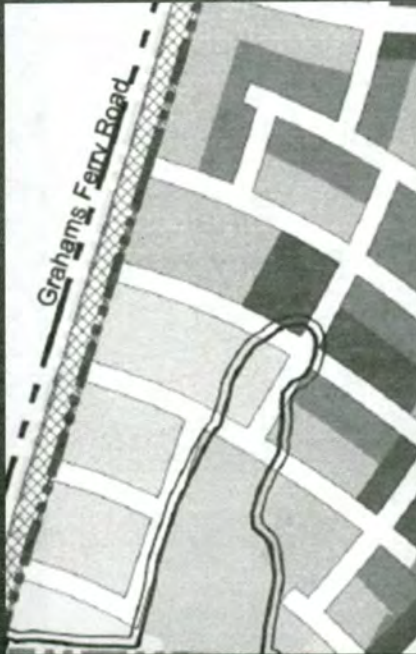
Presented by: Daniel Pauly AICP, Associate Planner

Villebois Village Master Plan Amendment



Villebois Village Master Plan Amendment

**Villebois Village
Master Plan**



**Specific Area Plan
(SAP)**



**Preliminary
Development Plan
(PDP)**



Example of Villebois Process: Land Use

Villebois Village Master Plan Amendment

- **Preliminarily identifies 12.4 acres for development of larger single-family lots (medium sized to large sized).**
- **Preliminarily identifies 7.2 acres for public rights-of-way including streets, sidewalks, and landscape strips and medians as well as alignment of the streets.**
- **Continues to show over half the Future Study Area, approximately 23 of the 43 acres, as preserved open space. Preliminary identifies additional parks and open space. Preliminary identifies programming for parks and open spaces including trails, play structures, and gathering spaces.**

What the Proposed Master Plan Amendment does:

Villebois Village Master Plan Amendment

- **Identifies need to replace current private sewer pump station with public sewer lift station built to City specifications. Sewer and water capacity have been planned for and are available for the site.**
- **Preliminary identifies the site as part of Specific Area Plan (SAP) South which will require develop on the site to use the same architectural and community design guidelines as Arbor Villebois. Amendment of the SAP Boundary would be a future application.**
- **Preliminary identifies locations of onsite stormwater facilities and rainwater management. Exact location and design to be determined in future public processes.**

What the Proposed Master Plan Amendment does (continued):

Villebois Village Master Plan Amendment

- **Exact lot size and mix**
- **Final number of lots**
- **Tree removal and retention**
- **Natural resource impacts**
- **Specific Area Plan (SAP) boundary changes**
- **Design elements and architecture of homes [pattern book]**
- **Fence and courtyard design**
- **Park design**
- **Trail alignment**
- **Landscape plans**
- **Final street design and alignment**
- **Traffic impact**
- **Utility design (including stormwater facilities and sewer pump station)**

Examples of what will be addressed in later land use applications:

Villebois Village Master Plan Amendment

Current

Figure 1



NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

0 150 300 600
NORTH
Land Use Plan
MAY 12, 2010

Villebois Village Master Plan Amendment

Proposed

Figure 1



NOTES:

The Villebois Village Master Plan shall comply with the City of Williston 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 within the SROZ area. Adjustments to plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

** As are age usage density (kept noted for informational purposes only). The values used to calculate densities exclude right-of-way and parkway space area.

The map displays a large, irregularly shaped area labeled "Area B" in the center. This area is shaded with a dark, solid pattern, indicating it is designated as "RESIDENTIAL - VILLAGE". Surrounding Area B are various other land use zones: to the west and north are areas with a light stippled pattern labeled "RESIDENTIAL"; to the east and south are areas with a cross-hatched pattern labeled "COMMERCIAL"; and to the south and east are areas with a diagonal line pattern labeled "INDUSTRIAL". A thick, solid black line outlines the "URBAN GROWTH BOUNDARY", which follows the perimeter of Area B and extends into the surrounding zones. A thin, solid black line represents the "CITY LIMITS". A legend in the top right corner defines these symbols and patterns. Additionally, several smaller areas within the map are labeled with codes like "10-12 SU/AC" and "10-22 SU/AC", which correspond to the "DWELLING UNITS/ACRE" scale in the legend.

LEGEND

- RESIDENTIAL - VILLAGE
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC LANDS
- XX-YY DWELLING UNITS/ACRE
- CITY LIMITS
- URBAN GROWTH BOUNDARY

Comprehensive Plan Map

Villebois Village Master Plan Amendment

LAND USE

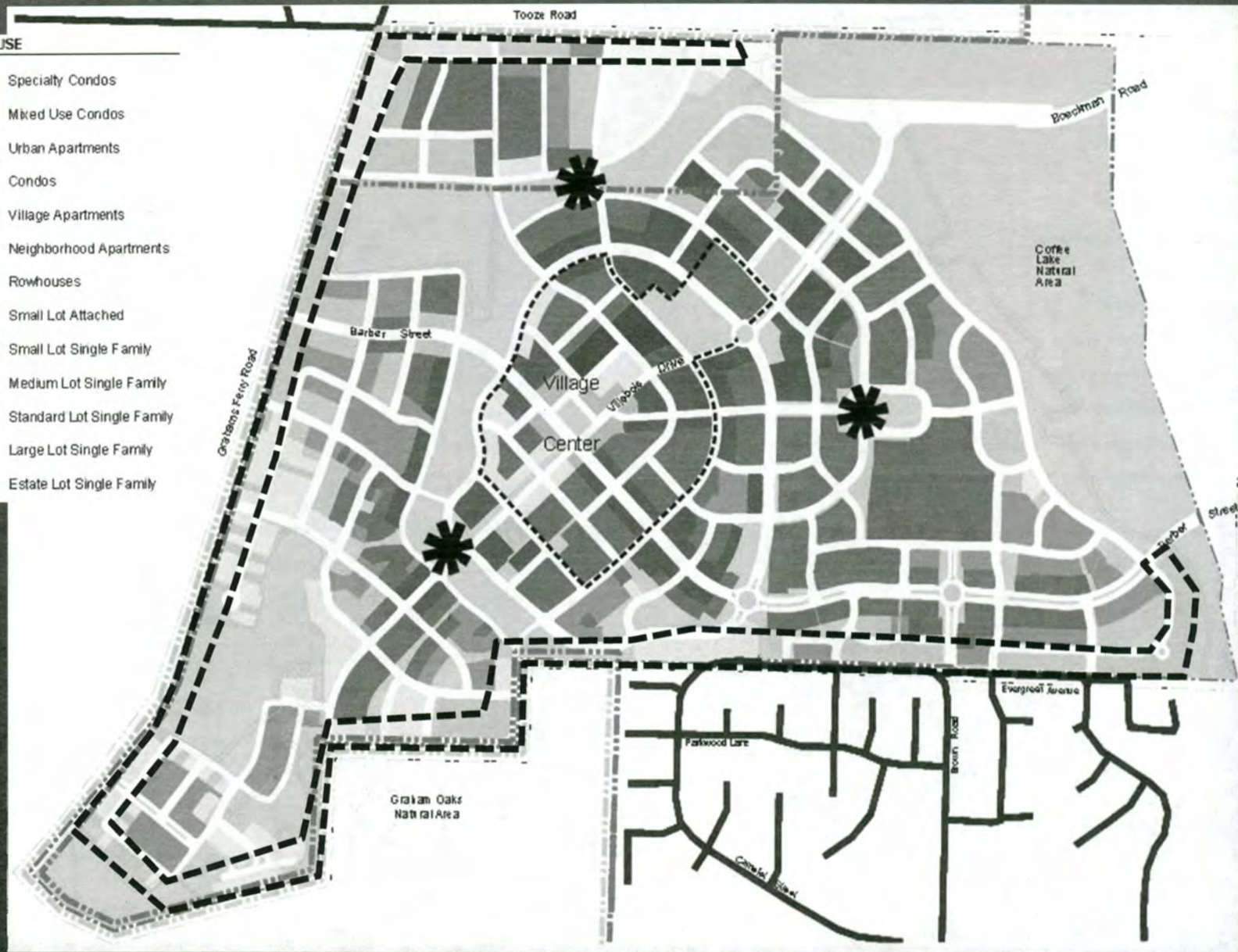
- Specialty Condos
- Mixed Use Condos
- Urban Apartments
- Condos
- Village Apartments
- Neighborhood Apartments
- Rowhouses
- Small Lot Attached
- Small Lot Single Family
- Medium Lot Single Family
- Standard Lot Single Family
- Large Lot Single Family
- Estate Lot Single Family



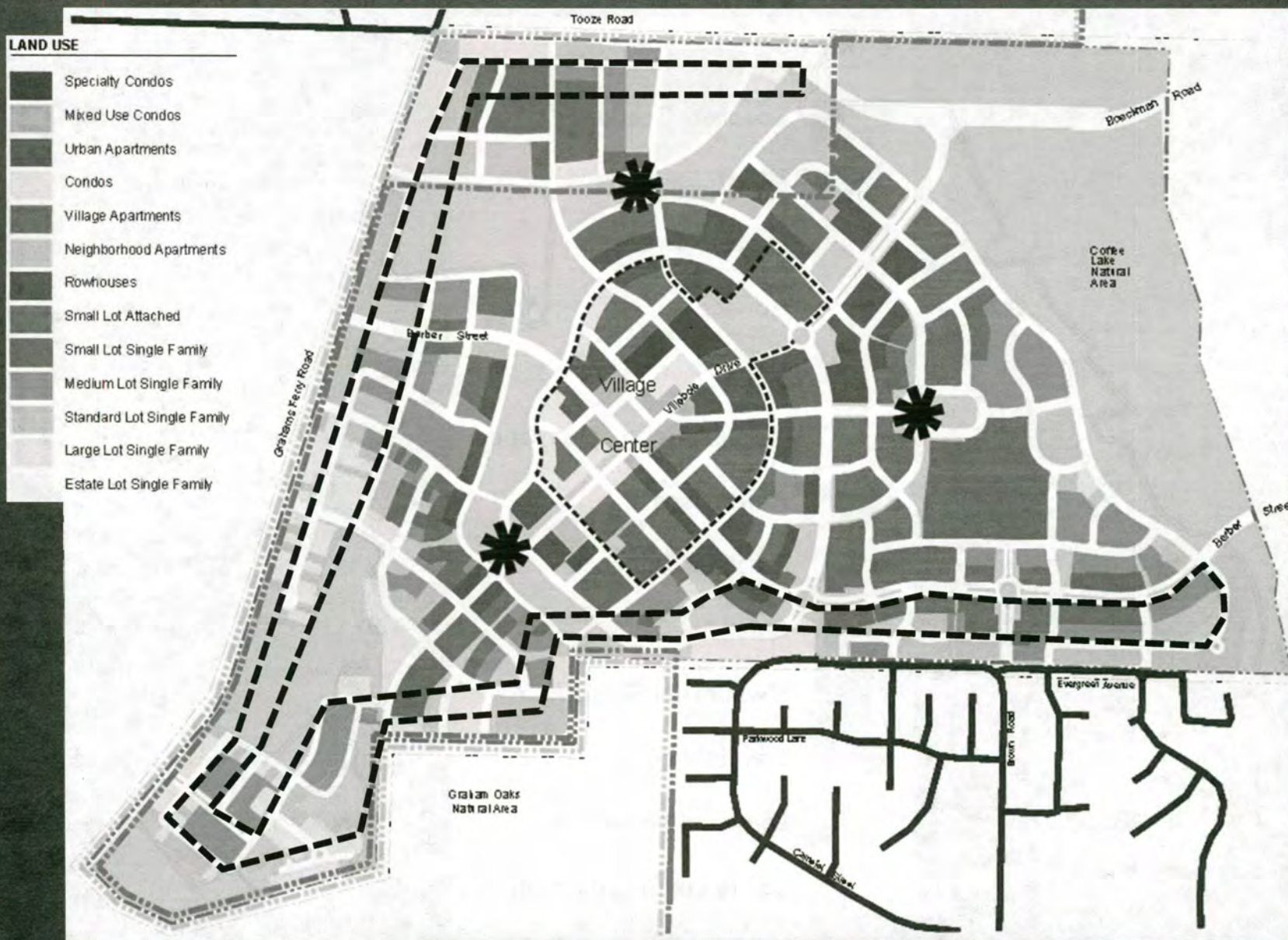
Villebois Village Master Plan Amendment

LAND USE

- Specialty Condos
- Mixed Use Condos
- Urban Apartments
- Condos
- Village Apartments
- Neighborhood Apartments
- Rowhouses
- Small Lot Attached
- Small Lot Single Family
- Medium Lot Single Family
- Standard Lot Single Family
- Large Lot Single Family
- Estate Lot Single Family



Villebois Village Master Plan Amendment



Villebois Village Master Plan Amendment

**Aggregate
Land Use
Category 1**

**Aggregate
Land Use
Category 2**

LAND USE

	Specialty Condos
	Mixed Use Condos
	Urban Apartments
	Condos
	Village Apartments
	Neighborhood Apartments
	Rowhouses
	Small Lot Attached
	Small Lot Single Family
	Medium Lot Single Family
	Standard Lot Single Family
	Large Lot Single Family
	Estate Lot Single Family

Villebois Village Master Plan Amendment

LAND-USE	Village Center DENSITY** (Net)	UNITS	ACRES
Specialty Condos	50	127	2.0
Mixed Use Condos	40	104	2.3
Urban Apartments	35	90	2.4
Condos	30	127	3.9
Village Apartments	30	411	13.1
Neighborhood Apartments	22	50	2.2
Rowhouses	16	431	24.3
Small Lot Attached	12	179	14.9
Small Lot Single Family	10	370	36.0
Medium Lot Single Family	10	299	28.7
Standard Lot Single Family	6	194	30.1
Large Lot Single Family	5	97	17.3
Estate Lot Single Family	3	21	7.2
RESIDENTIAL UNITS TOTAL	13	2500	184.4
School Site (Excludes 3 ac of community park)			7.0
Open Space (Excludes detention pond F)			19.6
Future Study Area			111.7
Area In R.O.W.			
PLANNING AREA TOTAL			481.6

Current

LAND USE	Village Center DENSITY** (Net)	UNITS	ACRES
Specialty Condos	50	127	2.0
Mixed Use Condos	40	104	2.3
Urban Apartments	35	90	2.4
Condos	30	124	3.9
Village Apartments	30	411	13.1
Neighborhood Apartments	22	31	2.2
Rowhouses	16	314	24.3
Small Lot Attached	12	205	14.9
Small Lot Single Family	10	504	36.0
Medium Lot Single Family	10	343	34.0
Standard Lot Single Family	6	138	31.8
Large Lot Single Family	5	132	22.7
Estate Lot Single Family	3	22	7.2
RESIDENTIAL UNITS TOTAL	13	2646	195.8
School Site (Excludes 3 ac of community park)			7.0
Open Space (Excludes detention pond F)			19.6
Area in R.O.W. (Includes detention ponds)			113.9
PLANNING AREA TOTAL			481.6

Proposed

12.4

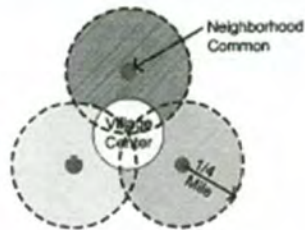
19.6

7.2

Villebois Village Master Plan Amendment

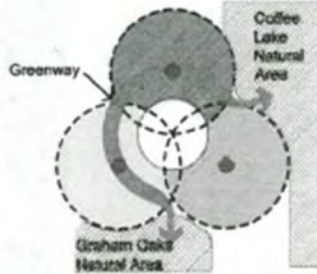
Figure 2

Current



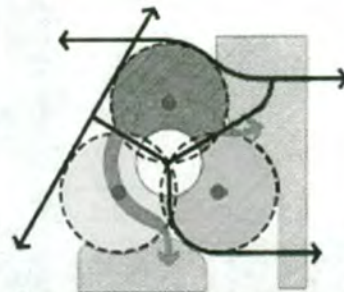
Conceptual Diagram - Neighborhoods

- 1/4 mile radius neighborhood = 5 minute walking distance
- Commons at neighborhood center
- Village Center at the confluence of neighborhoods



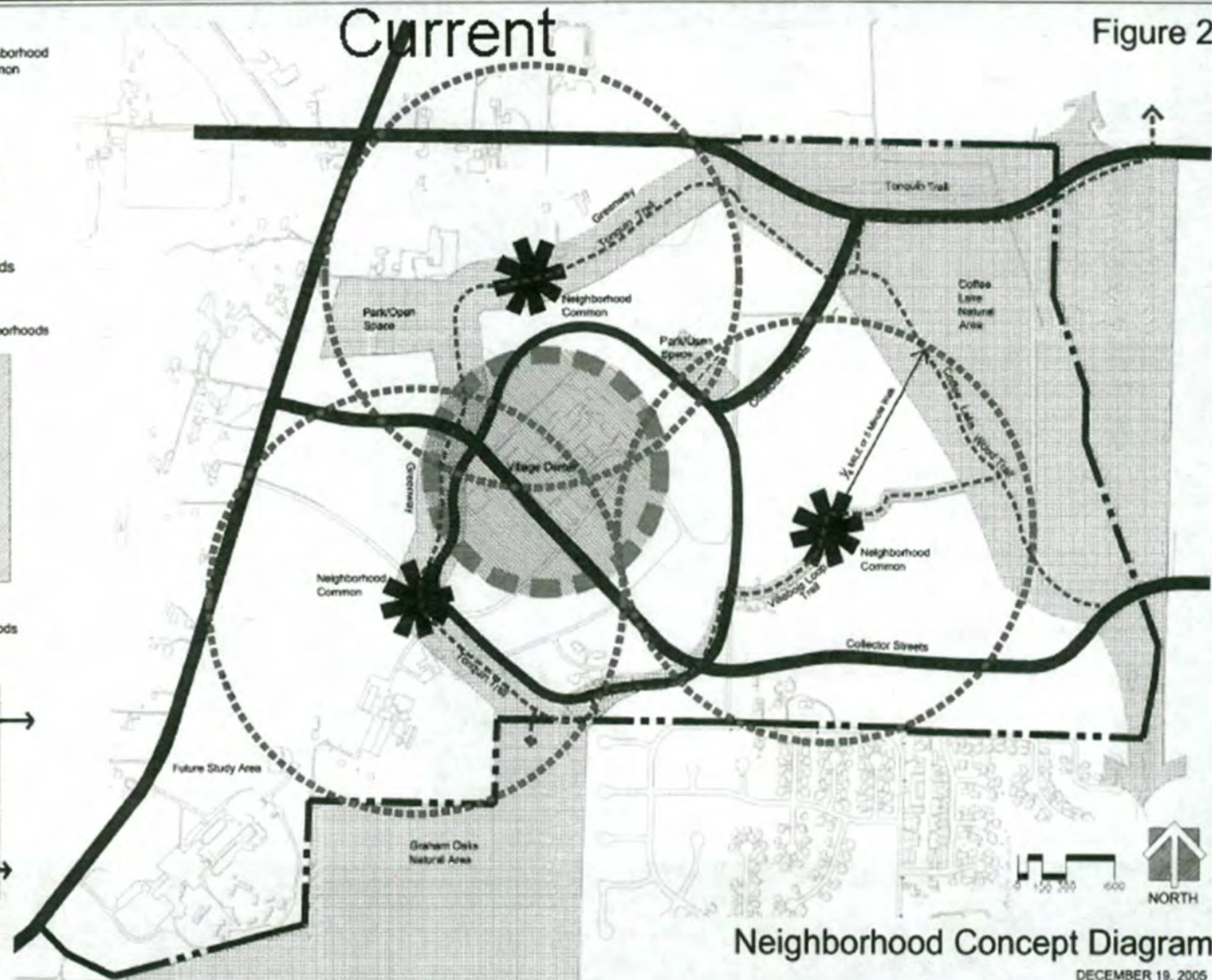
Conceptual Diagram - Greenway

- Connection to adjacent open spaces
- Open space linkage between neighborhoods



Conceptual Diagram - Roadways

- Roadway system defines neighborhood edges

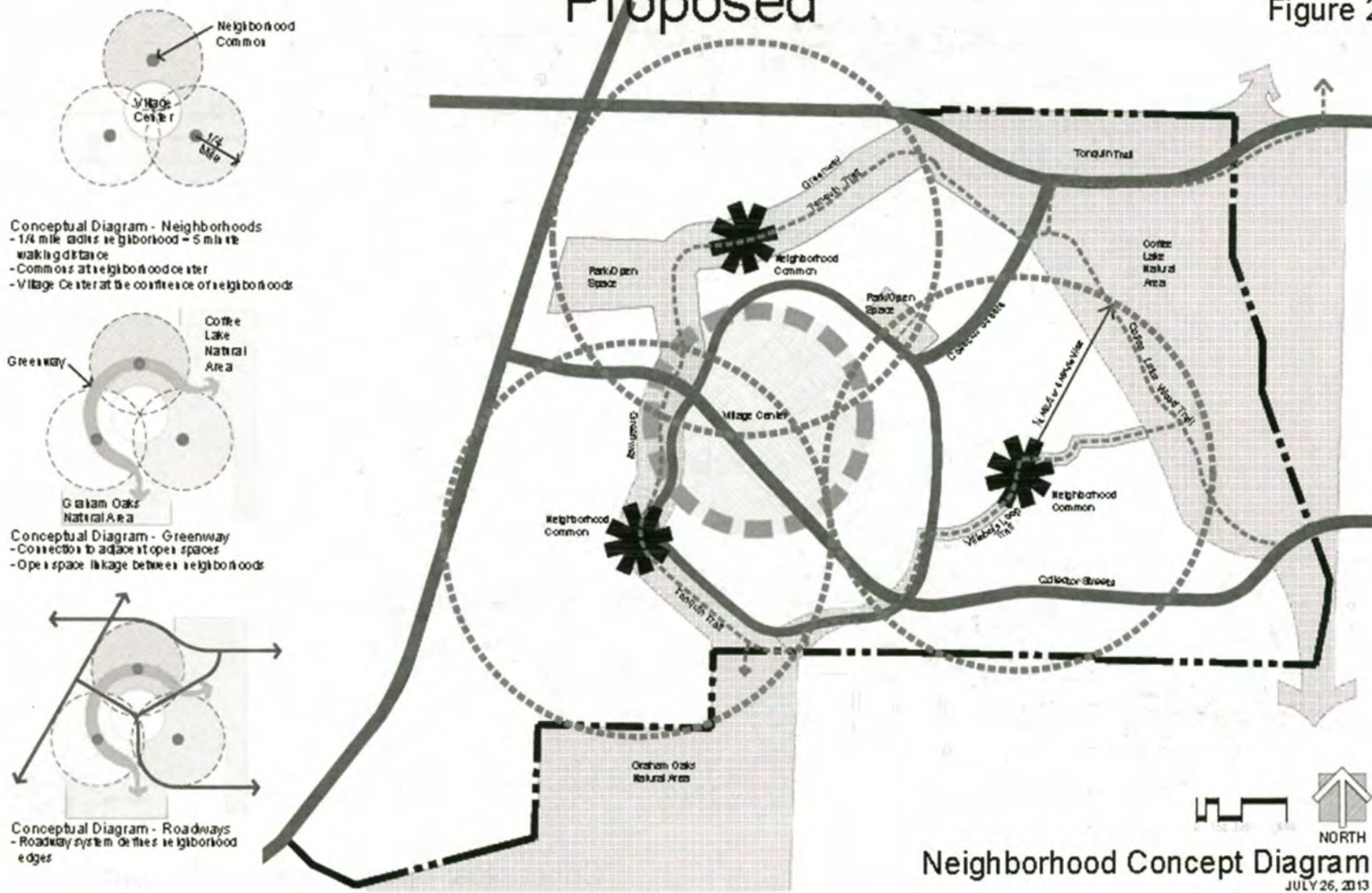


Neighborhood Concept Diagram

DECEMBER 19, 2005

Villebois Village Master Plan Amendment

Figure 2



Neighborhood Concept Diagram

JULY 26, 2013

Villebois Village Master Plan Amendment

Figure 3



Conceptual Specific Area Plan Boundaries

MAY 12, 2010

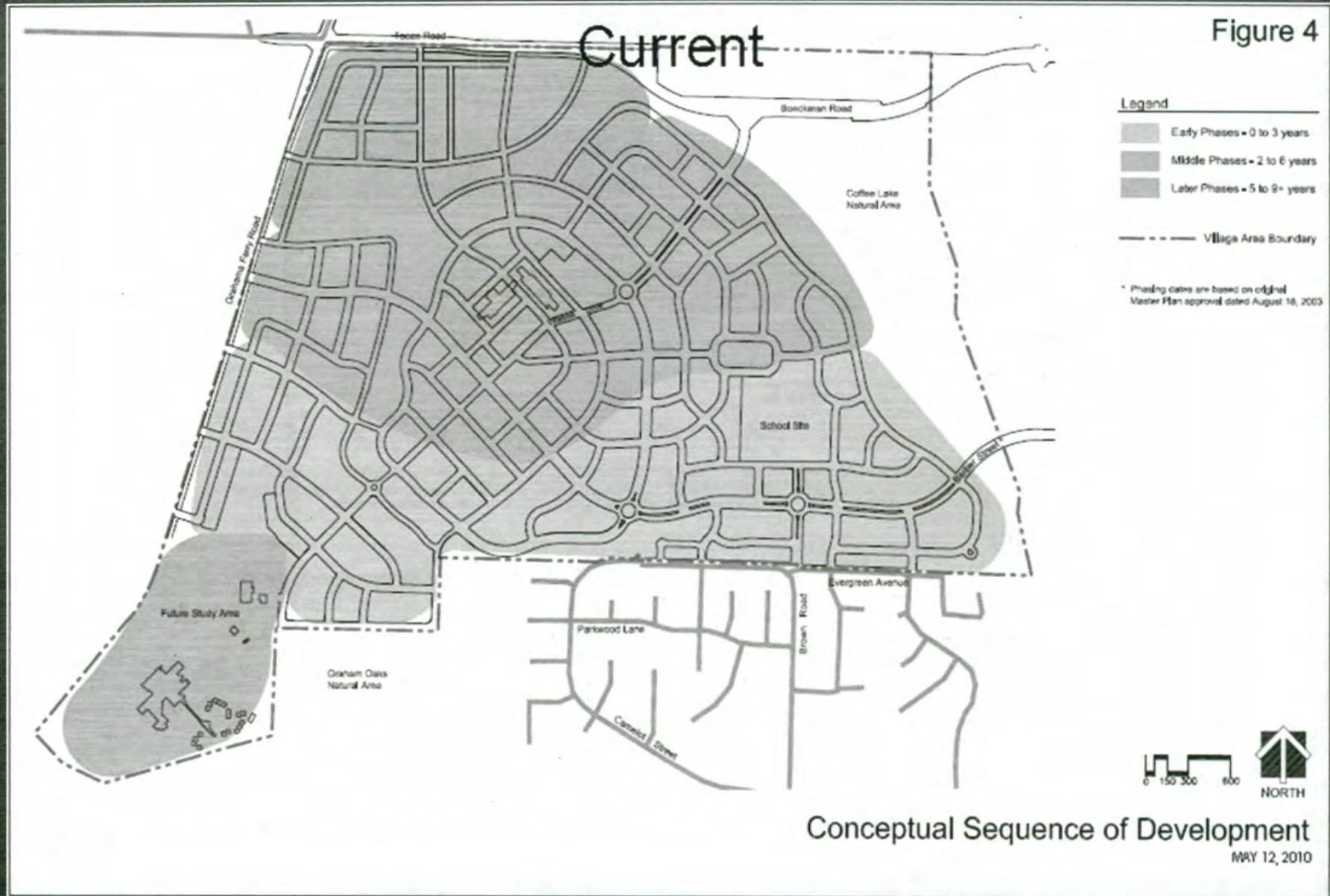
Villebois Village Master Plan Amendment

Figure 3



Villebois Village Master Plan Amendment

Figure 4



Villebois Village Master Plan Amendment

Proposed

Figure 4

Legend

- Early Phases - 0 to 3 years
- Middle Phases - 2 to 6 years
- Later Phases - 5 to 9+ years

--- Village Area Boundary

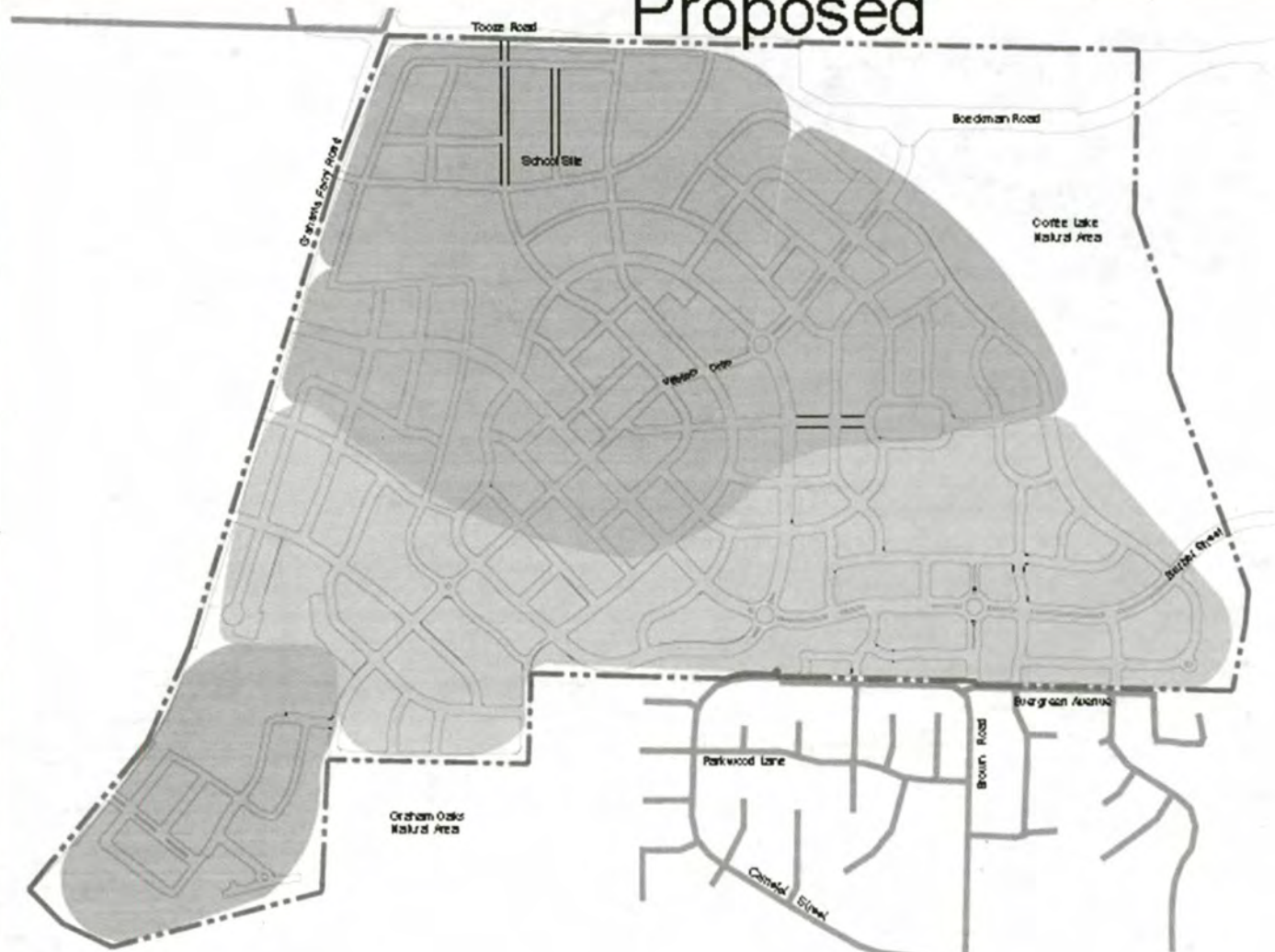
* Phasing dates are based on original
Master Plan approval dated August 18, 2003



NORTH

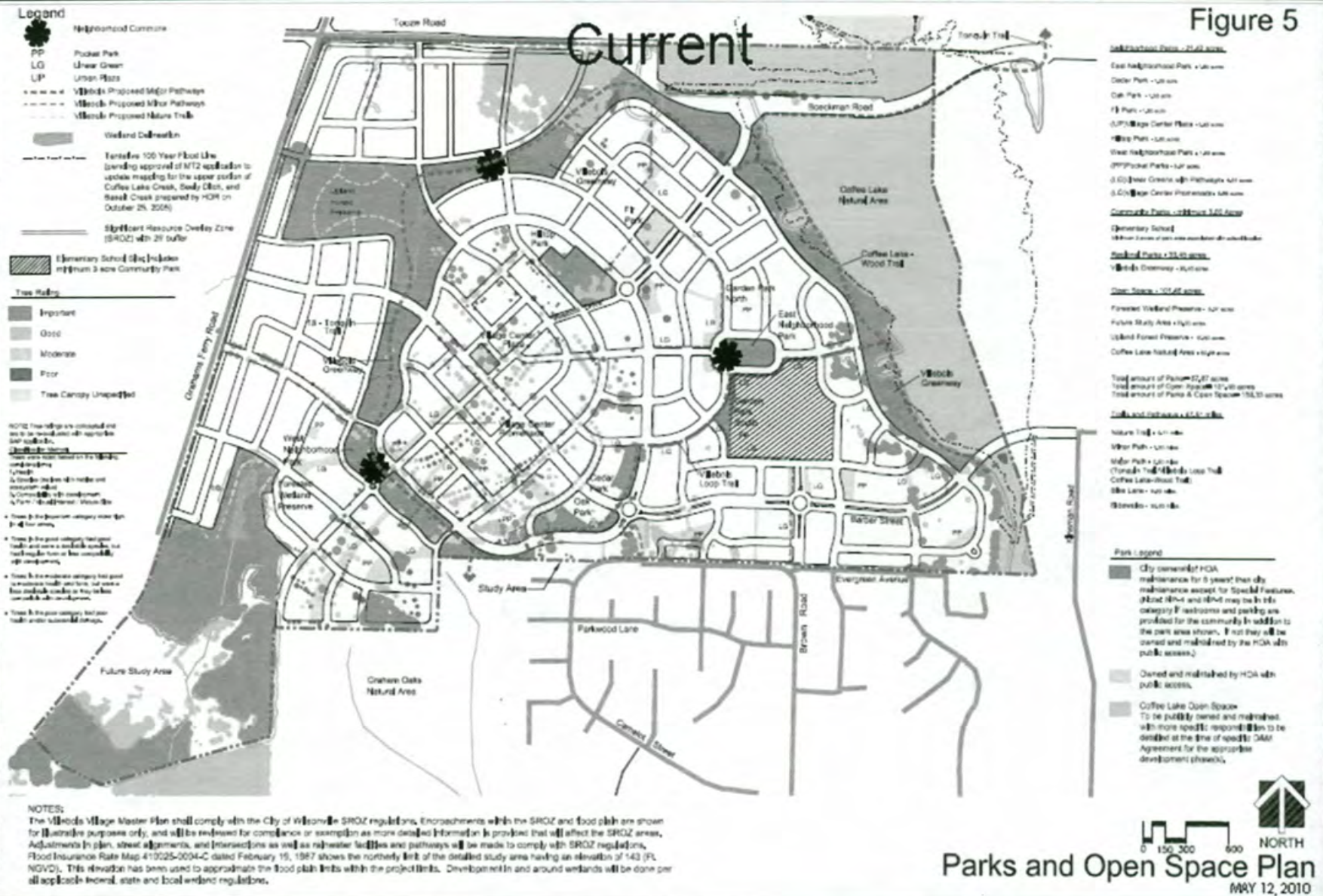
Conceptual Sequence of Development

JULY 26, 2013



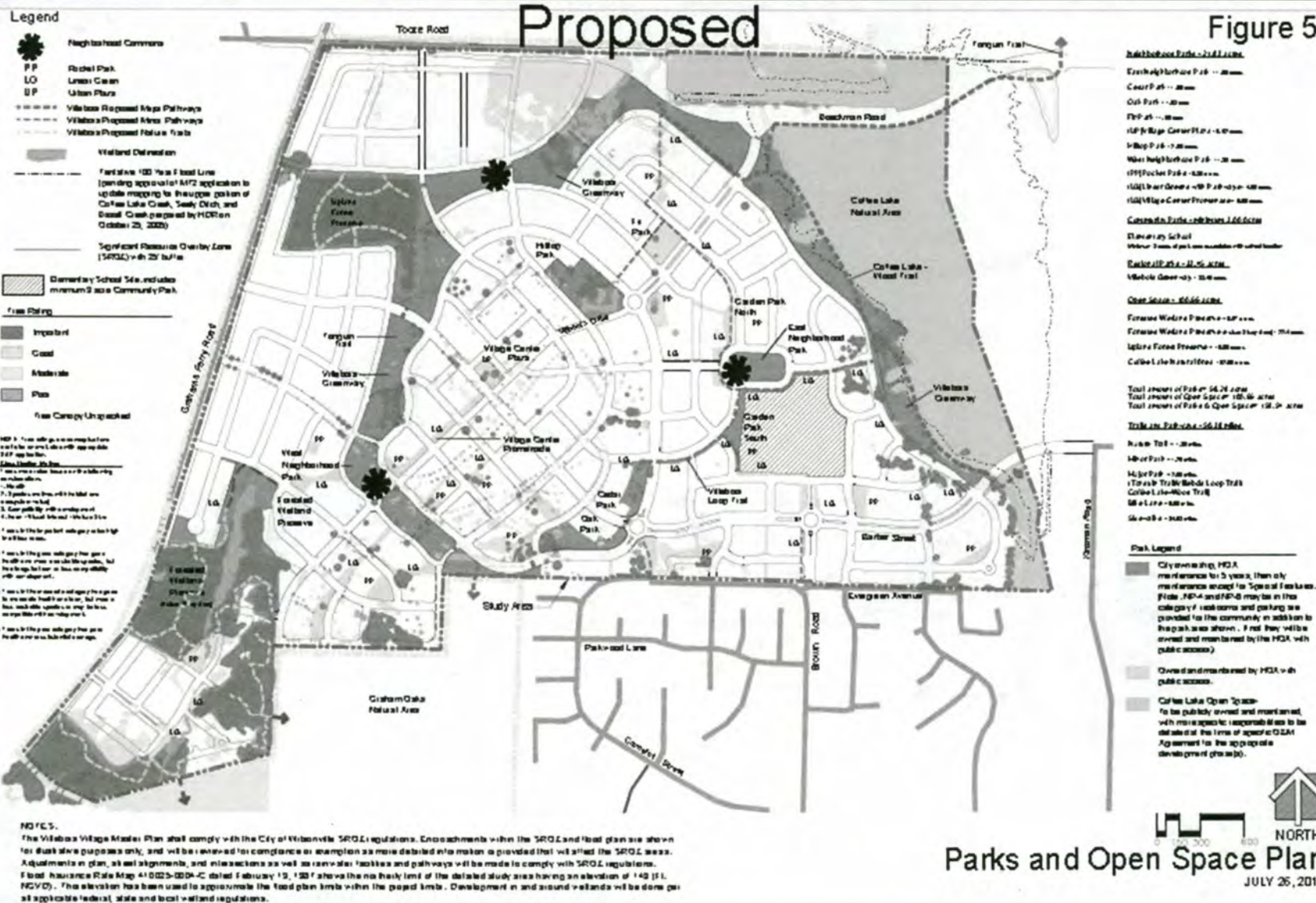
Villebois Village Master Plan Amendment

Figure 5



Villebois Village Master Plan Amendment

Figure 5



Villebois Village Master Plan Amendment

Figure 5A

Current



Recreational Experiences Plan
MAY 12, 2010

Proposed

Legend

- Water (includes all drainage features, rivers, flood, levees)
- Minor water bodies
- Major water features
- Building
- Warehouse
- Overpass
- Integrated in Center
- Public Recreation (includes swimming, skating, tennis)
- School/City Hall/Community
- Drinking Water Unit
- Park Lot
- Public Table
- Sports/Club/Recreation (includes tennis, basketball, soccer, baseball, softball, golf, etc.)
- Church/Mosque/Religious Place of Worship
- Library/Museum/Art Gallery
- Sports Facility (includes basketball, soccer, baseball, softball, etc.)
- High School/College/University
- Existing Trees
- Parks & Open Space

VEG

Circulation

- Major High
- Major Road
- Road to Road
- Major Pedestrian Connections
- Minor Pedestrian Connections

Collection



Recreational Experiences Plan

JULY 26, 2011

Villebois Village Master Plan Amendment

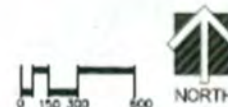
Current

Figure 5B



LEGEND

- NP Neighborhood Parks
- PP Pocket Parks
- LG Linear Green
- RP Regional Parks
- OS Open Space
- CP Community Park
- Major Trail
- Significant Resource Overlay Zone (SROZ) with 25' Buffer

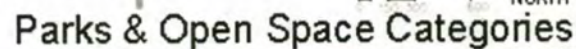


Parks & Open Space Categories

MAY 12, 2010

Proposed

LEGEND



JULY 26, 2013

Villebois Village Master Plan Amendment

Table 1: Park Programming Matrix (revised July 26, 2013)

7/14/2006	NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Colina Park	NP 5 - Fir Park	NP 6 - East Neighborhood Park	NP 7 - Piazza Villebois	PP 1	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various (2, 4, 5, 7, 9, 11, 12, 14, 15)	LG 5 A,B,C - The Promenade	LG - Various	CP 1 - School Community Park ***	RP 1 - Villebois Greenway	RP 2 - Palermo Park	RP 3 - Villebois Greenway	RP 4 - Villebois Greenway	RP 5 - Villebois Greenway	RP 6 - Villebois Greenway	RP 7 - Villebois Greenway	RP 8 - Villebois Greenway	OS 1 - Forested Wetland Preserve	OS 2 - Upland Forest Preserve	OS 3 - Forested Wetland Preserve	OS 4, 5, 6 - Coffee Lake Natural Area	TOTAL AMENITIES (bold represent presence, italics quantities)	Units		
Park Area (acres)	1.53	1.00	1.80	2.90	1.00	1.60	0.52	0.51	0.51	0.43	0.32	0.68	0.42	2.70	0.26	0.69	5.10	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	22.40	62.59	159.08	Acres	
Amphitheater				*																											1		
Barbeque			*	*		*															*	*									5		
Child Play:																																	
structure			*	*		*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	20	
creative	*	*				*	*											*	*	*	*	*	*	*	*	*	*	*	*	*	12		
Community Garden					*															*	*	*	*	*	*	*	*	*	*	*	34	Plots	
Drinking Fountain			*	*	*	*	*								*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	15		
Lawn Play, general	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	10.85	Acres	
Lawn Play, sport field:																																	
little league baseball & youth/adult softball																	*	*	*	*	*	*	*	*	*	*	*	*	*	*	1	Fields	
soccer																	*	*	*	*	*	*	*	*	*	*	*	*	*	*	3-5	Fields	
Lawn Play, dog park																						*	*	*	*	*	*	*	*	*	1		
Mailboxes **						*																*	*	*	*	*	*	*	*	*	3		
Neighborhood Commons			*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	12		
Overlook				*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	2	Tables	
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			*																		*	*	*	*	*	*	*	*	4				
Transit Stop			*		*	*																*	*	*	*	*	*	*	4				
Water experiences:																																	
storm / rainwater elements	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
minor water feature			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
major water feature			*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			

* 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.

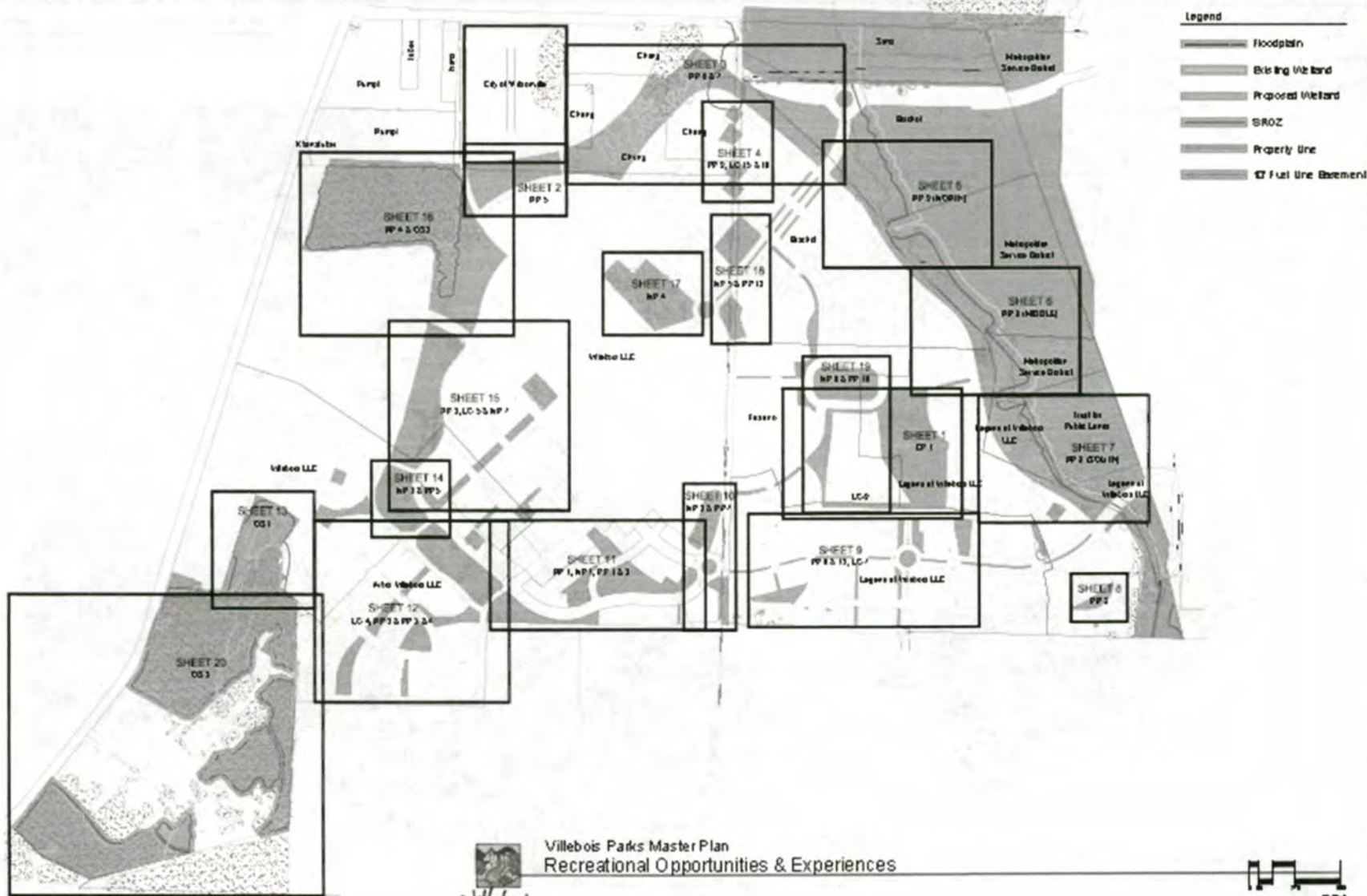
*** Amenities to be determined pending discussions with school district.

* 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.

*** Amenities to be determined pending discussions with school district.

Villebois Village Master Plan Amendment



Villebois Village Master Plan Amendment

Open Space 3 (22.40 AC)

Benches

Picnic Tables

Child Creative Play, 1

Pocket Park 16 (0.25 AC)

Benches

Picnic Tables

Child Play Structure, 1

Child Creative Play, 1

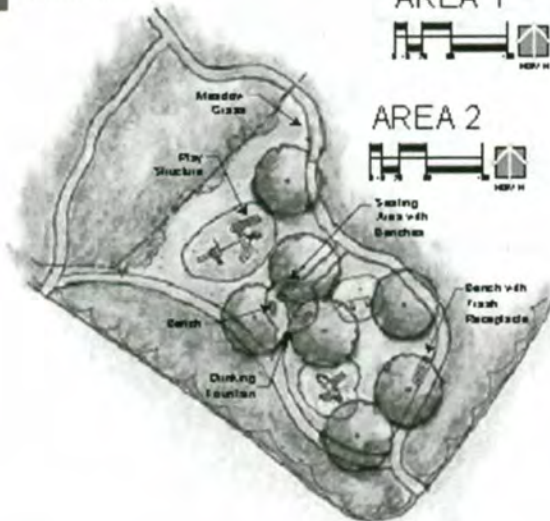


VICINITY MAP

AREA 1



AREA 2



This plan is a feasibility study, evaluating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design".



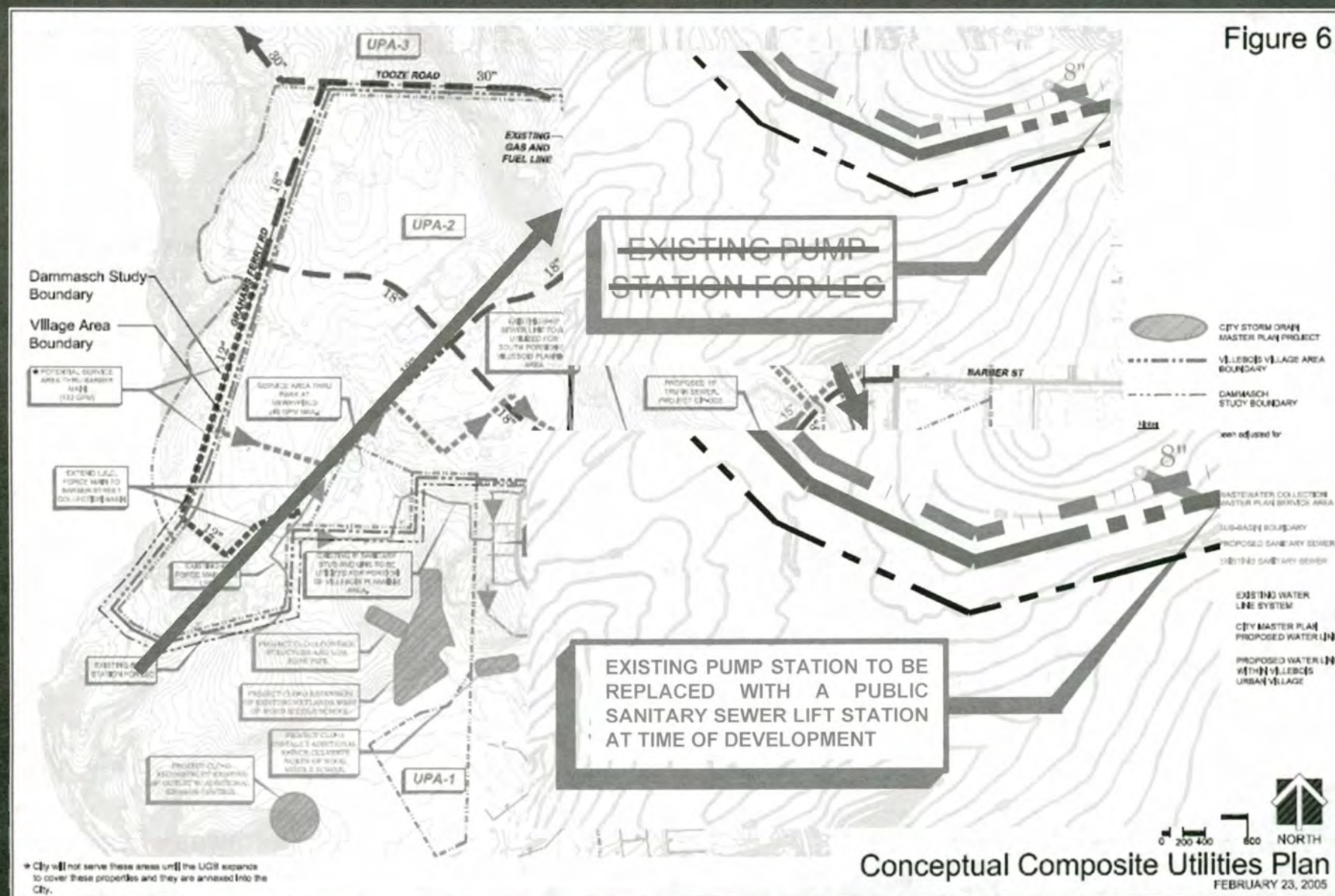
Villebois Parks Master Plan
Open Space 3

20



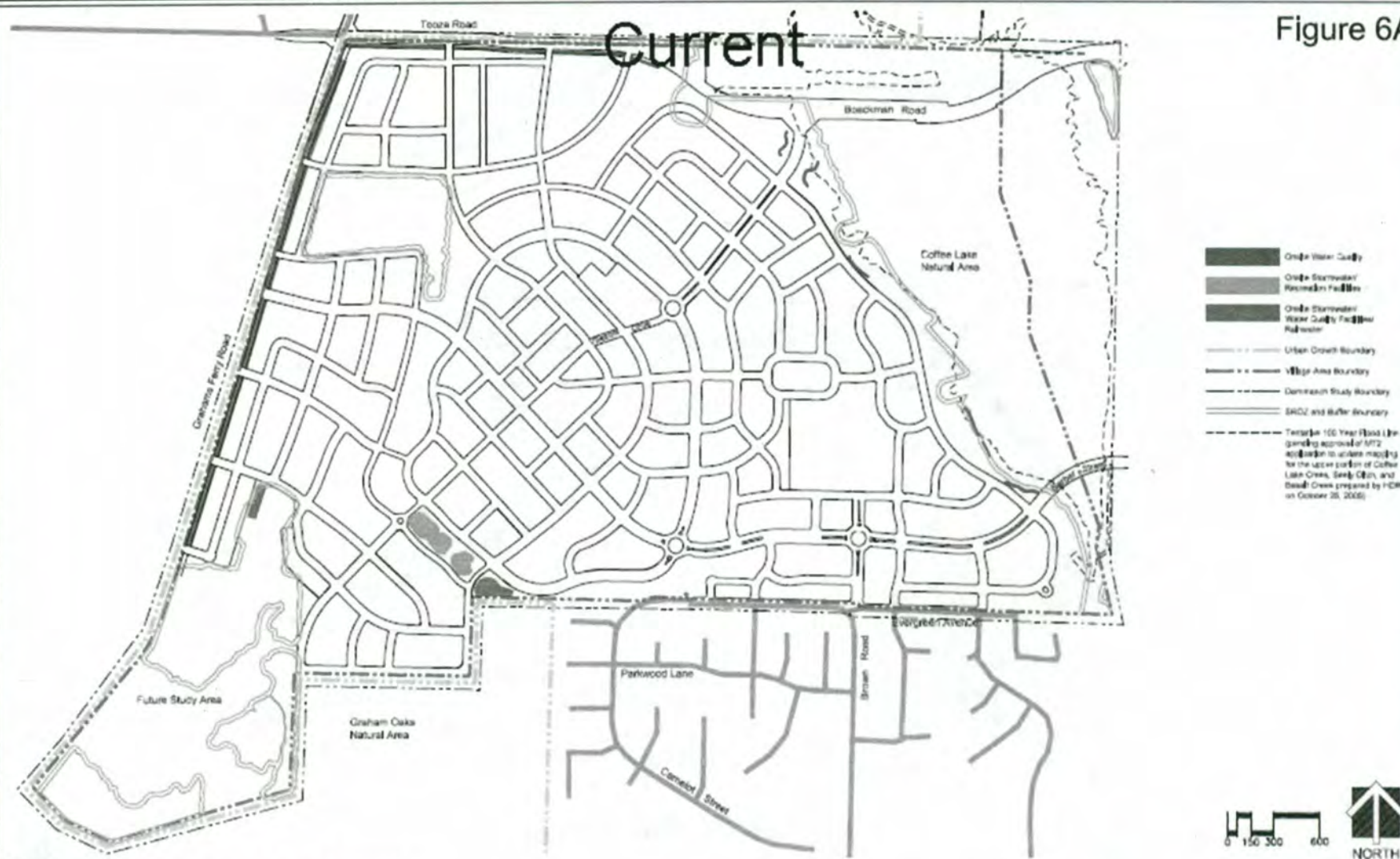
93-1

Figure 6



Villebois Village Master Plan Amendment

Figure 6A



NOTES:

The Villebois Village Master Plan shall comply with the City Of Wilson's SRQZ regulations. encroachments within the SRQZ 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 SRQZ areas. Adjustments in plan, street alignments, and interconnections as well as retention facilities and pathways will be made to comply with SRQZ regulations.

0 150 300 600



Onsite Stormwater Facilities

MAY 12, 2010

Villebois Village Master Plan Amendment

Proposed

Figure 6A

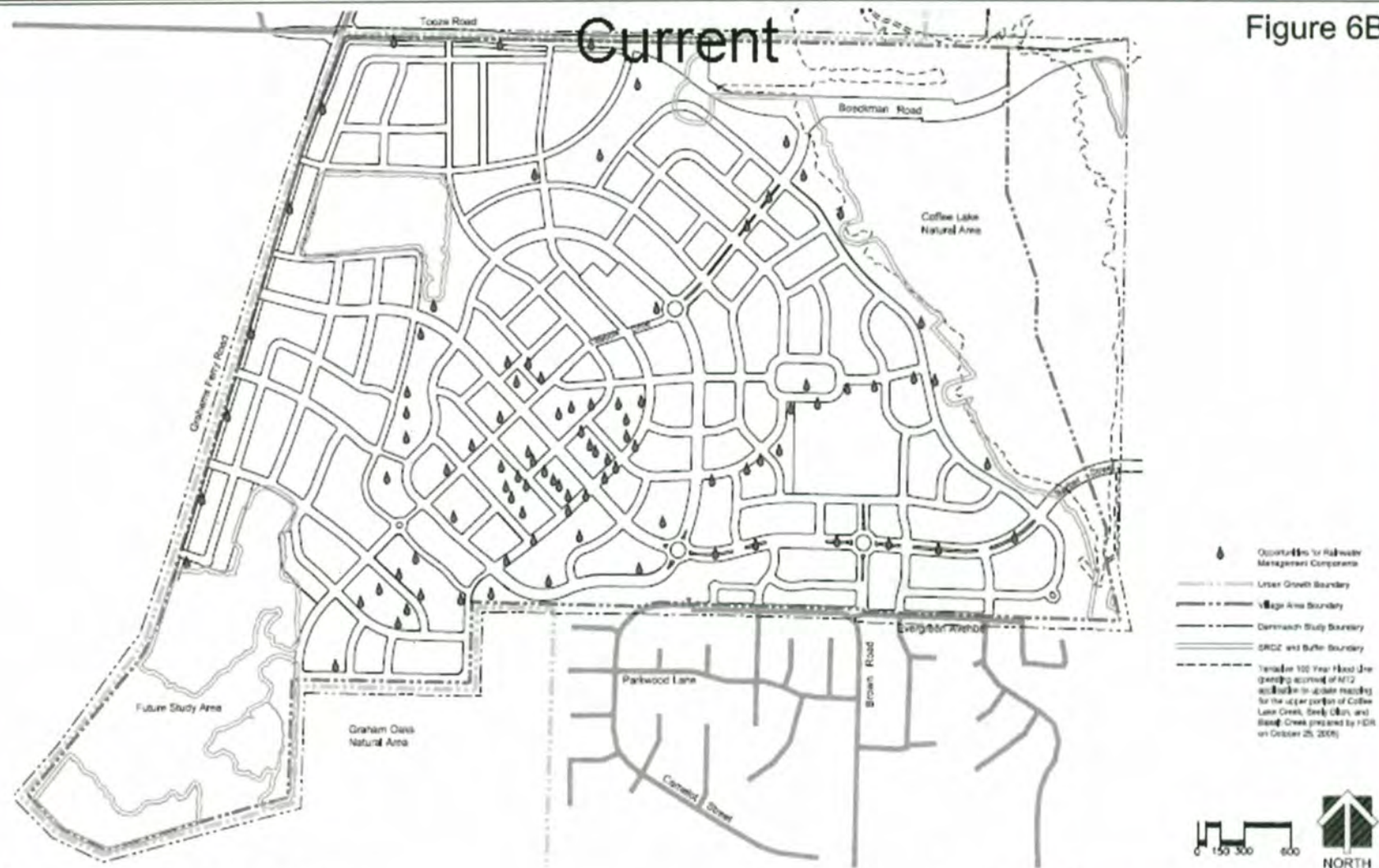


NOTES:
 The Villebois Village Master Plan shall comply with the City of Villaville SROF regulations.
 encroachments within the SROF and flood plain are shown for illustrative purposes only, and will be reviewed for compliance as examples as more detailed information is provided that will affect the SROF areas. Adjustments in plan, street alignments, and intersections as well as on-site facilities and pathways will be made to comply with SROF regulations.

Onsite Stormwater Facilities
 JULY 26, 2013

Villebois Village Master Plan Amendment

Figure 6B



NOTES:

The Villebois Village Master Plan shall comply with the City of Villanova SRQZ regulations. Encroachments within the SRQZ 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 SRQZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SRQZ regulations.

Onsite Rainwater Management

MAY 12, 2010

Villebois Village Master Plan Amendment

Proposed

Figure 6B



- Opportunity for E&E Management Components
- Cedar Lake Boundary
- Village Street Boundary
- Dispersed Street Boundary
- SROE and Suburban Boundary
- Townships 100 Year Flood Line (applicable to special mapping for the upper portion of Cedar Lake Creek, South Side, and North Creek portions by SROE on October 26, 2009)

NOTES:

The Villebois Village Master Plan shall comply with the City of Villebois SROE regulations. The SROE and flood plan are shown for illustrative purposes only, and will be reviewed for compliance as more detailed information is provided that will affect the SROE areas. Adjustments in plan, street alignments, and elevations as well as any other features and pathways will be made to comply with SROE regulations.

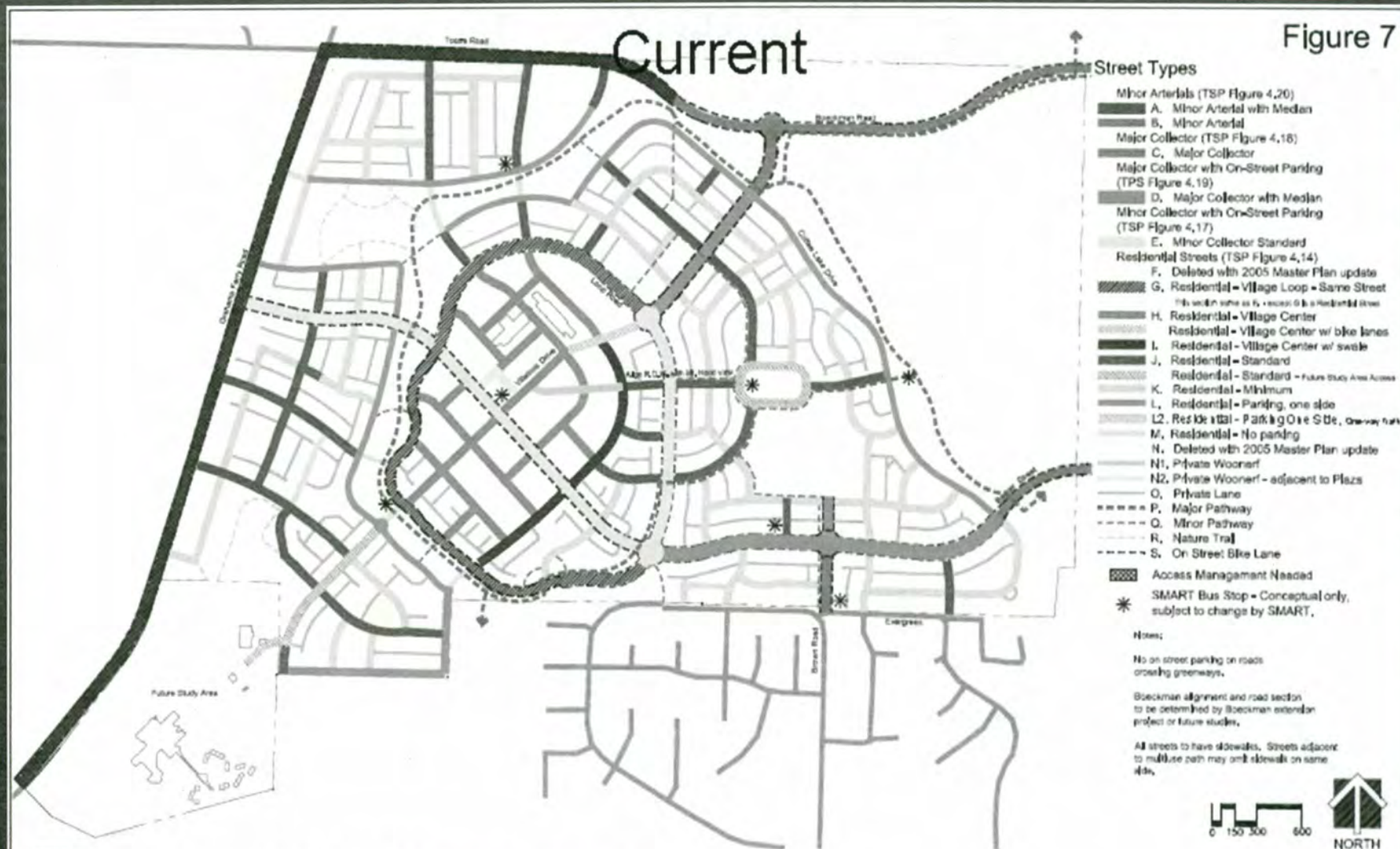


Onsite Rainwater Management

JULY 26, 2013

Villebois Village Master Plan Amendment

Figure 7



NOTES:

The Villebois Village Master Plan shall comply with the city of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

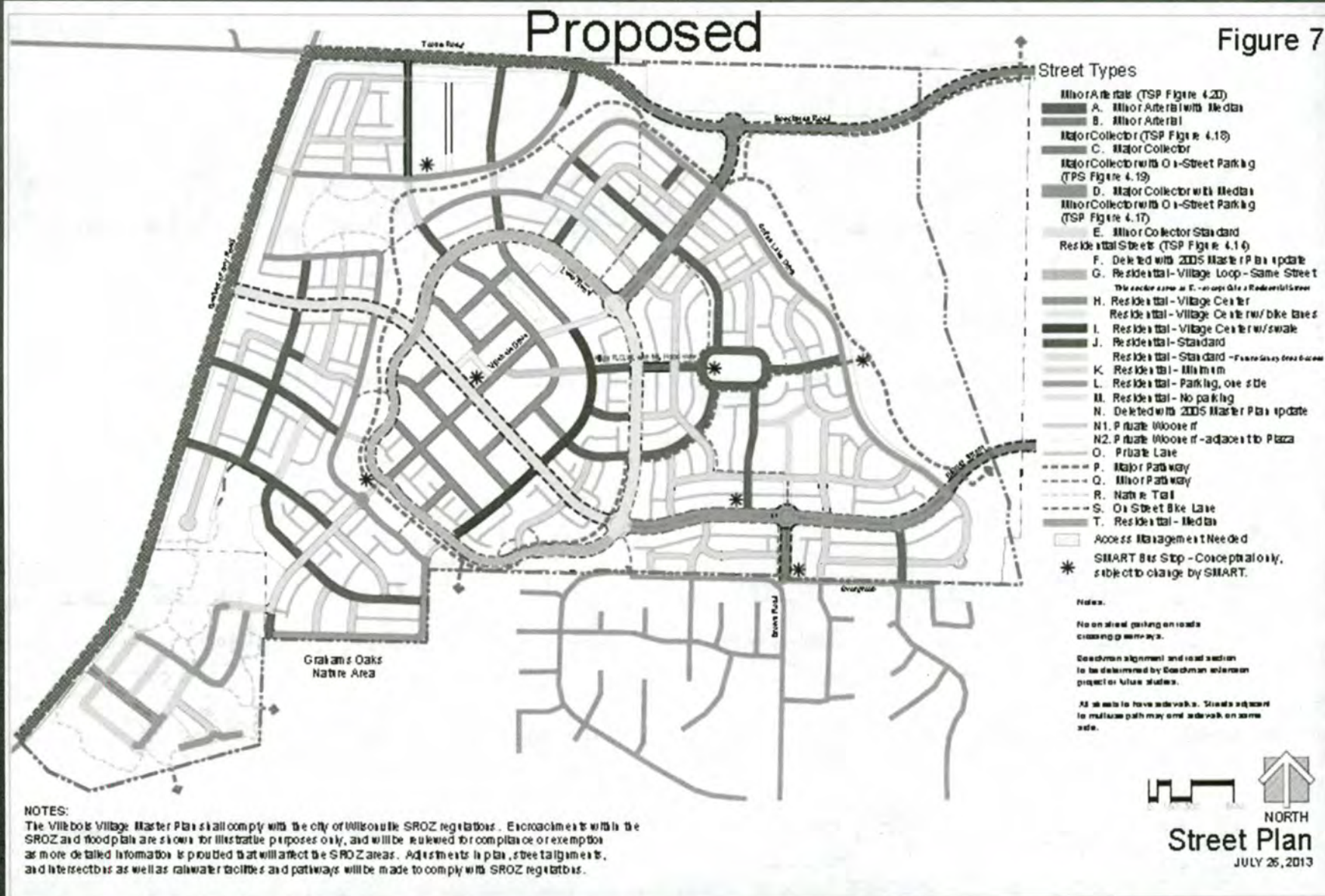
Street Plan

MAY 12, 2010

Villebois Village Master Plan Amendment

Proposed

Figure 7

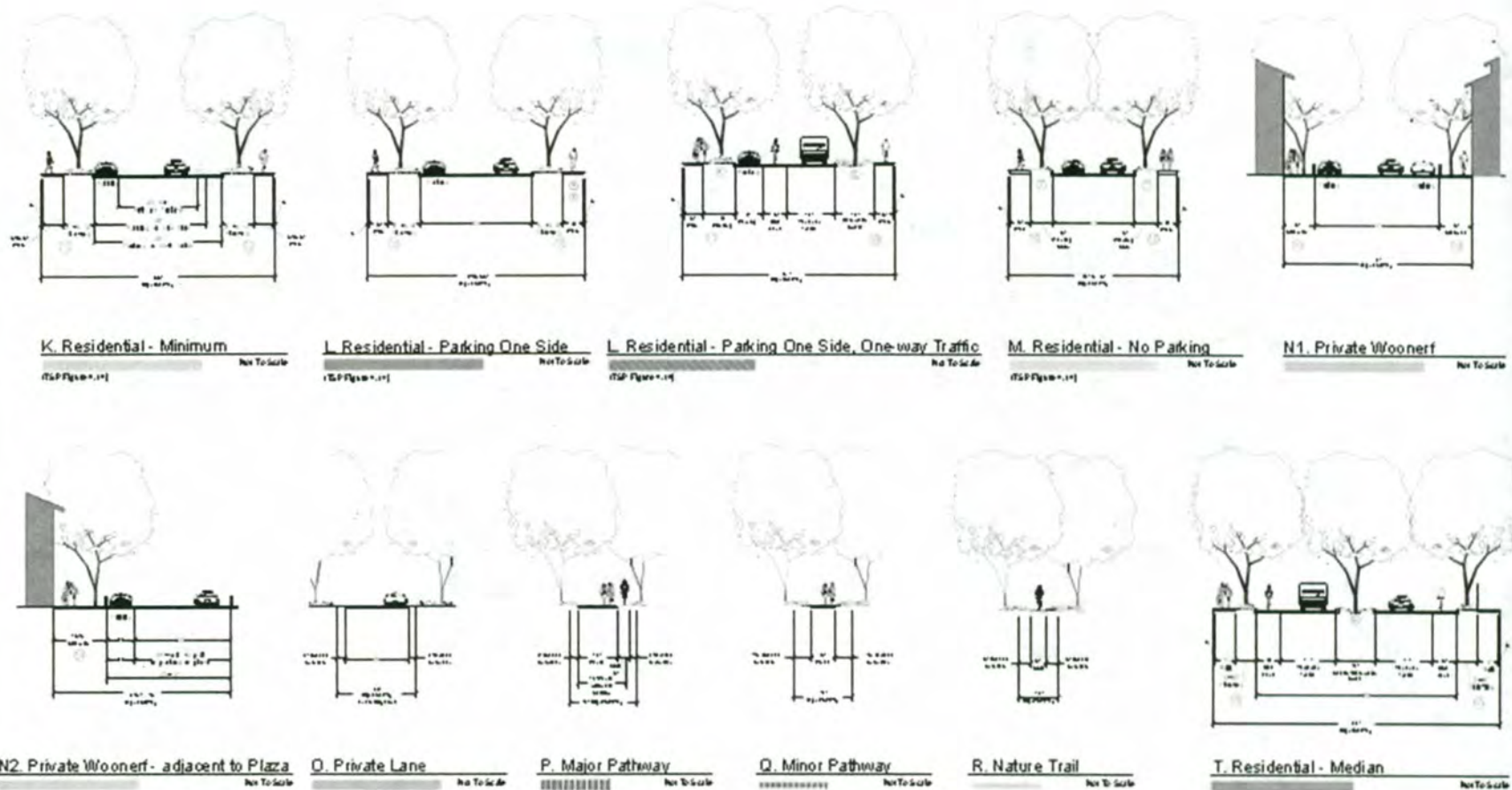


NOTES:

The Villebois Village Master Plan shall comply with the city of Wilkesville SROZ regulations. Encroachments within the SROZ and floodplains 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.

Villebois Village Master Plan Amendment

Figure 9B



MP 9.1

1. The width of the street shall be determined by the number of lanes and the speed limit.
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Street and Trail Sections - B

JULY 25, 2013

Villebois Village Master Plan Amendment

MEMORANDUM

DATE: August 7, 2013

TO: Steve Adams, P.E., City of Wilsonville
Chris Neamtzu, City of Wilsonville
Dan Pauly, City of Wilsonville

FROM: Scott Mansur, P.E., PTOE *Sm*

SUBJECT: Villebois Urban Village Master Plan Amendment Transportation Summary



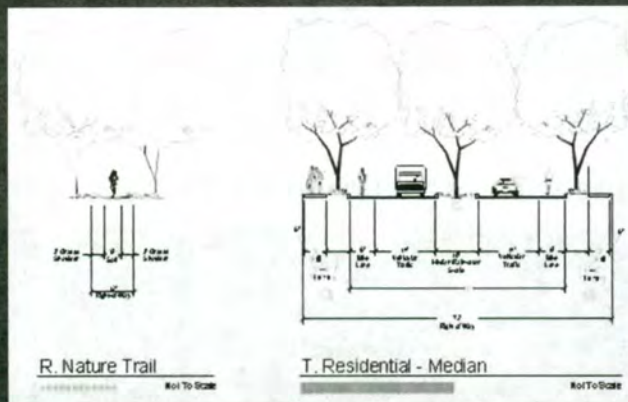
DKS

117 Commercial Street NE
Suite 310
Salem, OR 97301
503.391.8773
www.dksassociates.com

P13003-013

Villebois Village Master Plan Amendment

- **Street connectivity**
- **Nature trail connectivity**
- **Street and trail section update**
- **Parking adjacent to SROZ areas**
- **North/south connectivity**
- **Enhanced pedestrian crossings**



Items addressed in DKS Memorandum for Master Plan

Villebois Village Master Plan Amendment

- **Page 7, change reference from Attachment F to Attachment C**
- **Page 30, Finding PL 3. Revise to state Polygon initiated the application, and property owner also signed the application.**
- **Figure 1-Land Use to be replaced with revised version with acreage of different land uses added**
- **Include additional attachments**

Recommended Staff Report Edits & Additional Attachments



City of Wilsonville

PLANNING COMMISSION MEETING

**WEDNESDAY, AUGUST 14, 2013
6:00 PM**

VII. PUBLIC HEARING

- A. **LP13-0005** - Villebois Village Master Plan amendment relating to Future Study Area (Polygon NW, applicant) (Pauly)

PLANNING COMMISSION STAFF REPORT

Meeting Date: August 14, 2013	Subject: Villebois Village Master Plan Amendment for "Future Study Area"
	Staff Member: Daniel Pauly, AICP Contact: 503-682-4960 or pauly@ci.wilsonville.or.us
Property Owner: Northwest Wilsonville Properties, LLC	
Applicant: Polygon Northwest Company	
Applicant's Representative: Pacific Community Design	
Action Required: Conduct Public Hearing, Make Recommendation to City Council	
Staff Recommendation: Recommend approval of the proposed Villebois Village Master Plan amendment to the City Council.	
Recommended Language for Motion: The Planning Commission recommends approval of LP13-0005, proposed Villebois Village Master Plan amendment, to the City Council (with or without specific changes).	

ISSUE BEFORE THE COMMISSION:

The currently adopted Villebois Village Master Plan designates an approximately 43 acre site southwest of Arbor Villebois along Grahams Ferry Road as a "Future Study Area." The request before the Planning Commission, in its legislative advisory role to the City Council, is to review the proposed amendment to the Master Plan. The purpose of this amendment is to enable review of development of the area currently designated as "Future Study Area"; however the Planning Commission must consider the amendments within the context of the Master Plan as a whole, rather than weighing evidence and testimony specific to Polygon's potential development of the Future Study Area. The specific development proposal will be reviewed by the City's Development Review Board through the quasi-judicial process.

EXECUTIVE SUMMARY:

The Villebois Village Master Plan serves as a key legislative document for the approximately 480 acre Villebois area implementing the Villebois Concept Plan. The Villebois Concept Plan is the foundational policy document adopted by the City Council in 2003. The Concept Plan functions as an update and refinement of the 1997 DATELUP (Dammach Area Transportation and Efficient Land Use Plan). The Villebois Village Master Plan, as an element of the City's Comprehensive Plan, implements the policies adopted in the Concept Plan including the guiding principles of Connectivity, Diversity, and Sustainability. The Master Plan includes information on land use, parks and open space, utilities, and circulation. The Master Plan includes specific

details such as acreage and number of units for various land uses and acreage, location, and uses in various parks. However, these details are considered preliminary and are subject to substantial refinement during subsequent development review.

Background

The Future Study Area has an interesting history. Originally developed by the State of Oregon as the Callahan Center for Workman Rehabilitation, it operated as this use until 1986. From the early 1970's until the recent demolition, the Future Study Area housed a substantial institutional development including one large main building, several outbuildings, and 19 stand-alone cottages.

During the process to adopt the Villebois Village Master Plan the then-owners of the Future Study Area, a religious organization called the Living Enrichment Center or "LEC", requested the property be included in the Master Plan. In the end, the LEC property received the Residential-Village Comprehensive Plan designation, potential maximum development of 300 apartments was included in utility calculations, and potential uses were stated as requested by the then property owners who anticipated remaining on the property for some years. As stated in the Master Plan, the potential uses included uses related to the LEC operation, such as expansion of the retreat center, a new teen center and sanctuary, and additional housing and senior care facilities.

In 2004 the Living Enrichment Center ceased operating on the property, which was acquired by entities affiliated with Sunwest, a company focused on retirement and senior living development. In a 2005 amendment to the Master Plan, the term "Living Enrichment Center" was replaced in the Master Plan with "Future Study Area", but the list of possible uses was not changed. The term "Future Study Area" is simply used as a generic term to describe an area rather than indicate any specific future process.

Sunwest subsequently suffered financial trouble and the bank which held the mortgage failed. During this period the property fell into severe disrepair. In 2010, the current owners, NW Wilsonville Properties, LLC, purchased the property and marketed it for reuse of the existing structures. Eventually, after not finding a buyer to use the structures, the owners demolished the structures on the site in preparation for residential development consistent with the Residential-Village Comprehensive Plan designation. Polygon Northwest currently has an option to purchase the property and desires to develop it. Accordingly, Polygon is requesting the Master Plan amendment. As the Master Plan states on page 10, "the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendments that may be necessitated by their proposal."

Proposed Amendment

To summarize, the proposed Master Plan amendment, if approved, would do the following for the Future Study Area, most of which is subject to substantial refinement during future development review processes:

- Preliminarily identify 12.5 acres for development of larger single-family lots (medium sized to estate sized). Number of lots and mix of lot sizes to be determined in future public processes.
- Preliminarily identify 7.1 acres for public rights-of-way including streets, sidewalks, and landscape strips and medians as well as alignment of the streets. The street alignment includes the previously planned and City required connection to Villebois Drive South. Exact street alignment will be identified in future public process. A full traffic impact and transportation analysis performed by the City's contract traffic engineering firm, DKS Associates, will be reviewed as part of future applications.
- Continue to show over half the site, approximately 23 of the 43 acres, as preserved open space. Preliminary identify an additional 0.4 acres of parks and open space. Preliminary identify programming for parks and open spaces including trails, play structures, and gathering spaces.
- Identify need to replace current private sewer pump station with public sewer lift station built to City specifications. Sewer and water capacity have been planned for and are available for the site.
- Preliminarily identify the site as part of Specific Area Plan (SAP) South which will require develop on the site to use the same architectural and community design guidelines as Arbor Villebois. Amendment of the SAP Boundary would be a future application.
- Preliminarily identify locations of onsite stormwater facilities and rainwater management. Exact location and design to be determined in future public processes.

Specific Changes

Below is a list of the changes to the Villebois Village Master Plan requested by the applicant. Section IIA of the applicant's notebook (Attachment A) includes amendments to Villebois Village Master Plan text and tables, Section IIB includes amendments to Villebois Village Master Plan figures, and Section IIC includes amendments to the Master Plan Technical Appendix. A memorandum from transportation consultants, DKS Associates (Attachment E), and a memorandum regarding a sanitary sewer lift station (Attachment F) include additional Master Plan changes recommended by City staff.

Master Plan Text and Tables

- Cover page: to be updated for adoption date
- Table of Contents: to be updated for ordinance reference title and adoption date upon adoption
- Chapter 2 – Land Use: update text regarding the Future Study Area (pages 5 and 10), Policy 2 (page 14), and Implementation Measure 5 (page 15)
- Chapter 3 – Parks & Open Space / Off-Street Trails and Pathways: update to include OS-3 Forested Wetland Preserve description (see page 28) and update for nature trail length (see page 29)

- Table 1 – Park Programming Matrix: update to include OS-3 Forested Wetland Preserve

Master Plan Figures

- Figure 1 – Land Use Plan: add land use plan for Future Study Area and update table
- Figure 2 – Neighborhood Concept Diagram: remove Future Study Label
- Figure 3 – Conceptual Specific Plan Boundaries: add new street plan and remove Future Study Area label
- Figure 4 – Conceptual Sequence of Development: add new street plan and remove Future Study Area label
- Figure 5 – Parks and Open Space Plan: remove label and update plan and table (only change is the length of nature trails)
- Figure 5a – Recreational Experiences Plan: remove label and update plan
- Figure 5b – Parks & Open Space Categories: remove label and update plan
- Figure 6a – Onsite Stormwater Facilities: add plan information
- Figure 6b – Onsite Rainwater Management: add plan information
- Figure 7 – Street Plan: add plan information

Master Plan Technical Appendix

- Appendix B – Additional DKS Associates memorandum to be added
- Appendix F – Parks Capacity Analysis Drawings: update index sheet and add Feasibility Plan 20.

EXPECTED RESULTS:

The proposed Villebois Village Master Plan amendment will enable development applications to be submitted and reviewed for single-family homes, parks and open space, and supporting streets and other facilities.

TIMELINE:

Once a Master Plan amendment is adopted by City Council, more detailed plans for development of the Future Study Area can be submitted for review by the City's Development Review Board.

COMMUNITY INVOLVEMENT PROCESS:

The applicant submitted an application for a Villebois Village Master Plan amendment to the City May 31, 2013. The Planning Commission held a work session on July 10, 2013. Polygon Northwest conducted neighborhood meetings with surrounding residents on July 11, 2013 and July 24, 2013. The Planning Commission will hold a public hearing on August 14, 2013. The City Council will also conduct a work session and public hearing, tentatively on September 5, 2013. Quasi-judicial review of development in the Future Study Area will involve additional community involvement.

DISCUSSION TOPICS:

The Three Guiding Principles of Villebois: Connectivity, Diversity, Sustainability

As expressed in the Villebois Village Concept Plan and Villebois Village Master Plan, Villebois has three guiding principles: connectivity, diversity, and sustainability.

Connectivity: The proposed amendment includes the one internal street connection between central Villebois and the Future Study Area, as shown in the currently adopted Master Plan. A series of trails connecting to the end of San Remo Ct. through the preserved forest area and to Graham Oaks Nature Park provide additional connectivity. Additional details about transportation connectivity for different travel modes can be found in the memorandum from DKS Associates, Attachment E. The street connection to the Future Study Area shown in the amended Master Plan is also consistent with the standard in Subsection 4.177 (.02) A. of Wilsonville's Development Code which states, "All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions."

Diversity: The diversity in the adopted Master Plan remains constant. The proposal contains a similar mix of larger single-family lots (Land Use Category medium and above, as defined in Village Zone text) as exists in other edges of Villebois. The requirements for product diversity and rules of adjacency included in the Architectural Pattern Books will continue to apply to all development in the Villebois Village to help maintain diversity.

Sustainability: Sustainability, including preservation of natural resources, compact walkable neighborhood design, and sustainable rainwater features, remain a part of the entire Villebois Village including the Future Study Area.

The Villebois Process and Determining Number of Lots

The Villebois review process is a multi-level process, which each step giving greater definition. While numbers are used in the Figure 1- Land Use Plan showing 113 single-family lots in the Future Study Area, this number is preliminary and should not be viewed as approval of the development of this many lots. The exact number will be determined during future development review processes. Upcoming review of a Specific Area Plan amendment will define a narrow range of each lot type for each block. The subsequent review of a Preliminary Development Plan will make the final determination of the number of lots.



Number of Houses/Density

The preliminary lot type mix is comparable to other areas on the edges of Villebois. Other areas on the edges of Villebois with a similar pattern of lots include the adjacent area of Arbor Villebois, the area adjacent to the Tooze Rd./Grahams Ferry Rd. intersection, and the southeast corner adjacent to existing neighborhoods. All these areas have large or standard lots on the outer edge, with a mixture of lot types ranging from small to large on the immediate interior of the outer edge. Nothing in the Master Plan indicates density less than these edge areas in the Villebois Village. Additionally, the Future Study Area is unique in that over fifty percent of the area is within the City's Significant Resource Overlay Zone (SROZ). In other residential zones in the City this allows for additional density in the developable portion of the site by transferring a portion of the zoned density from the SROZ.

Traffic Impacts

Many comments have been received regarding concerns about the impact of traffic from development on the subject site on Villebois Drive and Normandy Lane, as well as Grahams Ferry Road and other nearby streets.

On a Master Plan level, the proposal continues to meet applicable transportation policies. A discussion of transportation related aspects of the amended Master Plan, including the importance of connectivity, prepared by DKS Associates can be found in Attachment E. Specific

findings related to transportation impacts of development in the Future Study Area will be reviewed during subsequent quasi-judicial development review.

Quality of Architectural Details and Courtyards

Concerns have been raised by surrounding residents about certain design elements such as quality of architectural details and the inclusion of courtyards. These details are out of the scope of the current Master Plan amendment, but will be addressed in detail during future development review processes. Interested parties are encouraged to contact City staff regarding specific design concerns or potential conditions of approval regarding construction and design, for consideration during the future development review process to permit a specific development proposal.

Natural Resources and Tree Preservation

In general, the proposed Master Plan amendment continues to show preservation of trees and open space, including the areas designated as Open Space 3 in the area currently labeled as Future Study Area. When a specific development is proposed, it will be reviewed for compliance with open space, tree preservation, and resource protection. This future review may change the layout of the development. Master Plan figures include a note that reads, "The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ (Significant Resource Overlay Zone) regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations."

ATTACHMENTS

- A. Applicant's Notebook (under separate cover)
 - Section I) General Information
 - IA) Introductory Narrative
 - IB) Signed Application Form
 - IC) Copy of Check for Application Fee
 - ID) Copy of Mailing List for Public Notice *staff note: later revised*
 - Section II) Proposed Master Plan Amendments
 - IIA) Amendments to Master Plan Text & Tables
 - IIB) Amendments to Master Plan Figures
 - IIC) Amendments to Master Plan Technical Appendix F-Parks Capacity Analysis Drawings
 - Section III) Supporting Findings
 - A1. Application Form Signed by Bo Oswald for Northwest Wilsonville Properties, LLC.
- B. Minutes from July 10, 2013 Work Session
- C. Additional changes to Master Plan suggested by City Staff including recommended new Appendix I to the Master Plan, "Sanitary Sewer Pump Station Requirements"
- D. Existing Master Plan Figures and Proposed Master Plan Figures for Comparison
- E. DKS Memorandum dated August 7, 2013 (recommendations to be included in amended Master Plan, Memorandum to be added to Appendix B of the Master Plan)

- F. Comments Received by Staff, Planning Commission and City Council through 12 p.m. on August 7, 2013. Additional comments received prior to 2 p.m. on August 14th will be made available at the Public Hearing.
- G. Minutes and Available Materials from Past Planning Commission Meetings Regarding the Future Study Area.

CONCLUSIONARY FINDINGS

The Villebois Village Master Plan was found to be consistent with the applicable criteria in City of Wilsonville Ordinances 556, 566, 594, 609, 681 (see also Planning Case Files 02PC07B, 04PC02, LP-2005-02-00006, LP-2008-12-00012, and LP10-0001). The findings below are related to the proposed legislative amendment to the Villebois Village Master Plan. Unless a specific change is discussed, it is assumed the Master Plan's conformity with a specific criteria has not changed.

COMPREHENSIVE PLAN COMPLIANCE

Standards for Approval of Plan Amendments

In order to grant a Plan amendment, the City Council shall after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

a. Conformance with Other Portions of the Comprehensive Plan

- CP1. **Review Criteria:** "The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan has been found to be in conformance with the Comprehensive Plan. See Findings CP2 through CP37 below.

b. Amendment is in the Public Interest

- CP2. **Review Criterion:** "The granting of the amendment is in the public interest."

Finding: This criterion is satisfied.

Explanation of Finding: Development Code Subsection 4.198 (.01) A. implements this standard. As stated in Finding PL7 below: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B, including the subject property. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address "... the Wilsonville community's needs for housing a growing population." The Villebois Village Concept Plan replaced DATELUP and called for the development of the Villebois Village Master Plan to serve as an

implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth as discussed in detail in other sections of this document. The proposed amended Master Plan serves to facilitate development of a portion of Area of Concern B by incorporating a land use plan for the subject area.

c. Public Interest and Timing of Amendment

CP3. **Review Criterion:** "The public interest is best served by granting the amendment at this time."

Finding: This criterion is satisfied.

Explanation of Finding: The public interest stated in Finding CP2 above is best realized at the time a developer anticipating development of the Future Study area comes forward and makes a request as reflected in the Villebois Village Master Plan. Under the discussion of the Future Study Area on page 10 of the Master Plan it states, "the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendments that may be necessitated by their proposal." The request had been brought forward by Polygon Northwest, who has an option to purchase the property and plans on pursuing the necessary development approvals to develop the property.

d. Adequately Addressing Specific Factors

CP4. **Review Criteria:** "The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions."

Finding: These criteria are satisfied.

Explanation of Finding:

Suitability of the Various Areas for Particular Land Uses and Improvements - The Comprehensive Plan designates the appropriate land use for this property to be Residential-Village. As stated in Finding VB2, the uses proposed for the Future Study area in the proposed amended Master Plan are consistent with the Villebois Village Master Plan and Villebois Concept Plan, and thus the Residential-Village Comprehensive Plan Map designation adequately addresses this factor.

Land Uses and Improvements in the Area - In proposed Figure 1, the majority of the development on the Future Study Area site is concentrated on the site of former institutional uses and structures. Public utility improvements are available to serve the area. The neighboring developed area has similar land uses as shown for the Future Study area in the proposed Figure 1.

Trends in Land Improvement - The amended Master Plan continues and expands the trends in land improvement reflected in the currently adopted Master Plan including preservation of natural areas; providing bike, ped, and pedestrian connectivity; compact development, sustainability including rainwater management, etc. This factor has been adequately addressed.

Density of Development - The density for the Villebois Village continues to exceed the minimum requirement of 2300 planned units. The proposed Figure 1 shows larger lot single-family development on the edges of the Villebois Village consistent with the currently adopted Figure 1. This factor has been adequately addressed.

Property Values - As development of the Villebois Village has previously been found to increase property values in Area of Concern B, the continuation of Villebois Development as shown in the proposed Master Plan amendment is expected to support property values in the area. This factor has been adequately addressed.

The Needs of Economic Enterprises in the Future Development of the Area - The Villebois Village Center includes built and planned commercial space. Additional increase in housing units shown in proposed Figure 1 will help support enterprises that may choose to locate here, in addition to supporting economic enterprises elsewhere in Wilsonville, especially on the west side. This factor has been adequately addressed.

Transportation Access - The amended Master Plan continues to provide for multi-modal transportation access including bike and pedestrian facilities throughout the development including the Future Study Area. This factor has been adequately addressed.

Natural Resources The proposed amended Master Plan enables the preservation and enhancement of natural areas including mature upland forests and wetlands including Open Space 3. This factor has been adequately addressed.

Public Need for Healthful, Safe and Aesthetic Surroundings and Conditions The Villebois Village Master Plan helps to implement a vision of a healthful, safe, and aesthetically pleasing mixed-use development on and around the site of the former Dammasch State Hospital. The proposed amended Master Plan extends the tenets of the Master Plan to the Future Study Area to continue the healthful, safe, and aesthetic surroundings created in Villebois. This factor has been adequately addressed.

e. Conflict with Metro Requirements

CP5. **Review Criteria:** "Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements."

Finding: These criteria are satisfied.

Explanation of Finding: Findings MT1 through MT3 analyzed the proposed changes for compliance with Metro regulations and demonstrate that conflicts do not exist.

Citizen Involvement

Goal 1.1: To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1: Wide Range of Public Involvement

CP6. **Review Criterion:** "The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes."

Finding: This criterion is satisfied.

Explanation of Finding: An extensive public involvement process was held for the adoption of the original Villebois Concept Plan and Villebois Village Master Plan. The Planning Commission and City Council are holding public work sessions and public hearings to review the proposed amendments. In addition, the applicant has voluntarily held neighborhood meetings.

Implementation Measure 1.1.1.a. Early Public Involvement

- CP7. **Review Criterion:** “Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in “draft” form, thereby allowing for community involvement before decisions have been made.”

Finding: This criterion is satisfied.

Explanation of Finding: The City staff and the applicant’s representative received feedback early in the planning process which was incorporated into the proposed amendments. The input came from the Planning Commission Work Session, various email correspondence, and neighborhood meetings.

Goal 1.2: For Wilsonville to have an interested, informed, and involved citizenry.

Policy 1.2.1: User Friendly Information

- CP8. **Review Criterion:** “The City of Wilsonville shall provide user-friendly information to assist the public in participating in the City planning programs and processes.”

Finding: This criterion is satisfied.

Explanation of Finding: The City has produced user-friendly notices for the project, as well as provided other information, including explaining the difference between this legislative process and subsequent quasi-judicial processes.

Implementation Measures 1.2.1.a.-c. Clarification, Publicity, and Procedures for Public Involvement

- CP9. **Review Criteria:** These measures address the City’s responsibility to help clarify the public participation process, publicize ways to participate, and establish procedures to allow reasonable access to information.

Finding: These criteria are satisfied.

Explanation of Finding: The City has produced user-friendly notices for the project, as well as provided other information, provides additional explanation to clarify process including explaining the difference between this legislative process and subsequent quasi-judicial processes, and is following established procedures to allow access to information.

Policy 1.3.1/ Implementation Measures 1.3.1.b. Clarification, Publicity, and Procedures for Public Involvement

- CP10. **Review Criteria:** “The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.” “Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and private utilities. Draft documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.”

Finding: These criteria are satisfied.

Explanation of Finding: Metro, as a neighboring property owner, is being notified of the proposal. Other public agencies and utilities will be notified and given opportunity to comment as the project moves into the quasi-judicial review for land use entitlements which is the appropriate time given the lack of detail provided for in the master plan. The City of Wilsonville, as provider

of sewer and water and the local road authority is aware of and reviewing the proposed Master Plan amendments.

Urban Growth Management

Goal 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.

Policy 2.1.1. Support Development of Land Consistent with Comprehensive Plan Designation

CP11. **Review Criterion:** “The City of Wilsonville shall support the development of all land within the City, other than designated open space lands, consistent with the land use designation of the Comprehensive Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: By processing this application, and working with the developer and neighbors, the City continues to support development of property within the City and the Villebois Village, except the open space areas, consistent with the land use designation of Residential-Village in the Comprehensive Plan.

Implementation Measure 2.1.1.a. Allow Development Consistent with Zoning and Comprehensive Plan

CP12. **Review Criterion:** “Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.”

Finding: This criterion is satisfied.

Explanation of Finding: The only zoning designation available consistent with the Comprehensive Plan Map designation of Residential-Village is the Village Zone. Any property within the Villebois Village not currently zoned Village is expected to do so through a quasi-judicial process at the time of a development proposal. This report demonstrates compliance with requirements of the comprehensive plan.

Implementation Measure 2.1.1.b. Accommodate Workers Employed Within the City

CP13. **Review Criterion:** “Allow urbanization to occur to provide adequate housing to accommodate workers who are employed within the City.”

Finding: This criterion is satisfied.

Explanation of Finding: The Villebois Village Master Plan was previously found to support this implementation measure. The provision of additional housing units as indicated in the proposed Figure 1 further supports the implementation measure.

Policy 2.2.1. Plan for Urbanization

CP14. **Review Criterion:** “The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.”

Finding: This criterion is satisfied.

Explanation of Finding: The area covered by the Villebois Village Master Plan is within the Urban Growth boundary and adoption of the plan to provide necessary plan components for the entire area supports this policy.

Implementation Measure 2.2.1.b. Fair Share to Increase Development Capacity

CP15. **Review Criterion:** “The City of Wilsonville, to the best of its ability based on infrastructure provided at the local, regional, and state levels, shall do its fair share to increase the development capacity of land within the Metro UGB.”

Finding: This criterion is satisfied.

Explanation of Finding: By anticipating potential development throughout the Villebois Village and sizing utilities accordingly the City has helped enable development capacity of the land in the Villebois Village within the Metro UGB.

Public Facilities and Services

Policy 3.1.2. Concurrency

CP16. **Review Criterion:** “The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).”

Finding: This criterion is satisfied.

Explanation of Finding: It is anticipated all facilities and services will be provided at the time of development consistent with the requirements of the City’s Development Code. A final check of concurrency will be completed by the Development Review Board as part of the Preliminary Development Plan.

Policy 3.1.3. Payment for and Benefits from Facilities and Services

CP17. **Review Criterion:** “The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services or those benefiting from such facilities and services, pay for them.”

Finding: This criterion is satisfied.

Explanation of Finding: The City will continue its existing policies to ensure expanded facilities and services for by development.

Implementation Measures 3.1.4.b.-c. Sanitary Sewer Capacity

CP18. **Review Criteria:** “The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities.” “Based on the service capacity and the permit monitoring program, the City shall plan and appropriately schedule future expansions of the wastewater treatment plant.”

Finding: These criteria are satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan sewer capacity calculations enables development of the entire Villebois Village. One change related to sewer capacity clarified in the amended Master Plan is clarification on the pump station requirements in the southwest portion of property for the area formerly labeled “Future Study Area.”

Policy 3.1.5. Water Service Capacity

CP19. **Review Criteria:** “The City shall continue to develop, operate and maintain a water system, including wells, pumps, reservoirs, transmission mains and a surface water treatment plant capable of serving all urban development within the incorporated City limits, in conformance with federal, state, and regional water quality standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan water capacity calculations enables development of the entire Villebois Village.

Parks/Recreation/Open Space, Environmental Resources and Community Design

Policies 3.1.11., 4.1.5. and Implementation Measures 3.1.11.a. ,4.1.5.d.-g.,aa. . Conservation of Natural, Scenic, and Historic Areas

CP20. **Review Criteria:** These policies and implementation measures require and encourage conservation of natural resources, as well as scenic and historic areas.

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan amendment continues to show preservation of natural resource areas, including the newly identified Open Space 3. Subsequent Specific Area Plan review requires a Historic/Cultural Resource Inventory, Significant Resource Impact Report, and Tree inventory be reviewed. These components of the Specific Area Plan process identify resources and enable conversation.

Implementation Measure 3.1.11.b. Adequate Diversity and Quantity and Active and Passive Recreation

CP21. **Review Criterion:** “Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.”

Finding: This criterion is satisfied.

Explanation of Finding: The Villebois Village Master Plan has previously been found to have adequate diversity and quantity. The addition of trails, play areas, preserved open space adding additional recreational opportunities, both passive and active, as shown in the proposed Figures 5, 5A, and 5B as well as the additional Park Capacity Drawings in Appendix F add to both the diversity and quantity.

Implementation Measure 3.1.11.e. Small Neighborhood Parks and Ownership

CP22. **Review Criterion:** “Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.”

Finding: This criterion is satisfied.

Explanation of Finding: Small neighborhood park areas maintained by the homeowners association are shown are shown throughout residential areas in the proposed amended Master Plan. See Figure 5B.

Implementation Measure 3.1.11.g. Development Contributing to Open Space

CP23. **Review Criterion:** “Where appropriate, require developments to contribute to open space.”

Finding: This criterion is satisfied.

Explanation of Finding: The policy of requiring developments to contribute to open space continues and is reflected in the additional open space, pocket park, and linear greens shown in the proposed amended Master Plan. See Figure 5B.

Implementation Measure 3.1.11.i and 4.1.5.k. Limited Access Natural Areas

- CP24. **Review Criterion:** “Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.” “Develop open, limited, or restricted access natural areas connected where possible by natural corridors, for wildlife habitat, watershed, soil and terrain protection. Preservation of contiguous natural corridors throughout the City for the protection of watersheds and wildlife will be given priority in land use decisions regarding open space.”

Finding: This criterion is satisfied.

Explanation of Finding: Limited access natural areas continues to be a design consideration of the Villebois Village. The largest limited access natural area continues to be the Coffee Lake Natural Area.

Implementation Measure 3.1.11.j, 4.1.5.l. Natural Area Access and Knowledge

- CP25. **Review Criterion:** “Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.” “Identify areas of natural and scenic importance and give them priority in selection of public open space. Where legal rights of access have been acquired, extend public access to, and knowledge of such areas, in order to encourage public involvement in their preservation.”

Finding: This criterion is satisfied.

Explanation of Finding: Where, appropriate natural area access continues to be provided, especially in Open Space 2 and 3.

Implementation Measure 3.1.11.p. New Developments and Usable Open Space

- CP26. **Review Criterion:** “New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway, and other open space areas identified as environmentally sensitive or hazardous areas for development.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended Master Plan figures continue to show open space beyond what is required by the Development Code.

Implementation Measure 4.1.5.j. New Developments and Usable Open Space

- CP27. **Review Criterion:** “Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended Master Plan show open space beyond what is required by the Development Code. The open space conforms to the characteristics of the land by

incorporating upland forests and wetlands that are desirable to preserve, including the newly labeled Open Space 3. See Figure 5B.

Implementation Measure 4.1.5.gg. On-Site Drainage Design

- CP28. **Review Criterion:** “Where possible, on-site drainage should be designed to preserve natural drainage channels and to allow for ground water infiltration. Man-made structures should be designed to complement the natural system. It is not the intent of this Measure to encourage unsightly and unsafe open ditches. Rather, open drainage systems should be designed to accent natural creeks and drainage channels and provide an attractive natural area-like appearance.”

Finding: This criterion is satisfied.

Explanation of Finding: The requirements in the Villebois Village for on-site drainage, preserving natural drainage channels, and innovate rainwater components remain a requirement and are incorporated throughout the Master Plan area. See Figure 6A and 6B.

Implementation Measure 4.1.5.ii. Architectural and Community Design

- CP29. **Review Criterion:** “The design of developments within the community can be regarded from two viewpoints: the design of structures as they relate to site and function (architectural design) and, their relationship to the surrounding area (community design). Both aspects shall be considered to be of equal importance. Good architectural design is necessary to provide visual variety and allow for individual identity. At the same time, good community design provides a sense of unity with other development while eliminating conflicting appearances.”

Finding: This criterion is satisfied.

Explanation of Finding: The architectural and community design standards contained in the Architectural Pattern Book and Community Elements Book as well as the Village Zone standards continue to be applied throughout Villebois to ensure quality architectural and community design.

Transportation

Goal 3.2: To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principle reliance upon any one mode of transportation.

Policy 3.2.1. and Implementation Measures 3.2.1.a.- b. Safe, Well-connected, and Safe Transportation Network

- CP30. **Review Criterion:** “Provide a safe, well-connected, and efficient system of streets and supporting infrastructure for all travel modes.” “Plan and implement a well-connected network of streets and supporting improvements for all applicable travel modes.” “Provide safe and efficient multi-modal travel between the connecting roadways (and the surface street network, if applicable).”

Finding: This criterion is satisfied.

Explanation of Finding: Streets and trails are shown in the proposed Master Plan amendments supporting a variety of travel modes with multiple connections. Details of safety and capacity will be reviewed in more detail in subsequent quasi-judicial applications.

Goal 3.3: To achieve adopted standards for increasing transportation choices and reducing reliance on the automobile by changing land use patterns and transportation systems so that walking, cycling and use of transit are highly convenient and so that, on balance, people need to and are likely to drive less than they do today.

Policy 3.3.1. and Implementation Measures 3.3.1.c. Increased Access to Alternative Modes

CP31. **Review Criterion:** “The City shall provide facilities that allow people to reduce reliance on single occupant automobile use, particularly during peak periods.” “Plan for increased access to alternative modes of transportation, such as bicycling, transit and walking.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amended Master Plan continues to show trails, paths, bike facilities, block lengths, etc. to allow people to reduce reliance on single occupant automobiles. The proposed amended Master Plan shows additional trail and sidewalk connections to further access to alternative transportation modes.

Land Use and Development: General Development

Goal 4.1 To have an attractive, functional, economically vital community with a balance of different types of land uses.

Policy 4.1.1. Land Use and Planning Activities to Achieve Goal 4.1

CP32. **Review Criteria:** “The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.”

Finding: These criteria are satisfied.

Explanation of Finding:

Attractive: The entirety of the Villebois Village will continue to be required to meet design standards, assuring an attractive area of the community. In addition to the European-inspired design of the houses, the incorporation of so many trees and open space into the Village adds to the aesthetic value.

Functional: Sewer and water capacity are available or planned for the entire Village, the entire Village is being planned with facilities to enable adequate pedestrian, bicycle, and vehicle circulation. Parks are being provided consistent with City standards. All other functional requirements of the City’s development standards will be applied to development on the site.

Economically Vital: The continued development of the Villebois Village will create construction jobs, help support future and current commercial enterprises, and add housing to support continued demand.

Balance of Different Types of Land Uses: As shown in the proposed Figure 1 and wide mix of land uses consistent with the mixed-use Village Zone continue to be provided.

Land Use and Development: Residential Development

Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.

Implementation Measure 4.1.4.b.,d.j., and o. Variety and Diversity of Housing Types

- CP33. **Review Criteria:** “Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.” “Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.” “The City shall have a diverse range of housing types available within its City limits.” “The City will encourage the development of housing of various types and densities. Guided by the urbanization, public facilities, and economic elements, the City will, however, manage residential growth to ensure adequate provision of public facilities and that proposed housing satisfies local need and desires, i.e., type, price and rent levels.”

Finding: These criteria are satisfied.

Explanation of Finding: The currently adopted Master Plan provides for sufficient utilities to service the entirety of the Villebois Village. The Villebois Village provides a variety of housing types with, generally speaking, the denser housing types toward the center of the project, with less dense single-family development around the edges. The proposed mix of housing for the area currently designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge. A variety of housing continues to be provided in Villebois Village.

Implementation Measure 4.1.4.c. Safe, Convenient, Healthful, Attractive, Encouraging Planned Developments and Clusters

- CP34. **Review Criteria:** “Establish residential areas that are safe, convenient, healthful, and attractive places to live while encouraging variety through the use of planned developments and clusters.”

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan helps to implement a vision of a safe, convenient, healthful, and attractive mixed-use development on and around the site of the former Dammasch State Hospital. The amended Master Plan continues to enable the use of planned developments and cluster housing. If the Future Study Area was not included in the Master Plan it could be developed separately and not follow the same vision as the neighboring Villebois Village.

Residential-Village

Policy 4.1.6. Residential-Village to Create Livable, Sustainable Areas

- CP35. **Review Criteria:** “Require the development of property designated “Residential-Village” on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan maintains and expands those components supporting Villebois as a livable, sustainable urban area. These components include preservation of significant natural areas and trees, accommodating multi-modal transportation, and using innovative rainwater management.

Implementation Measure 4.1.6.a. Residential-Village Map Areas Guided by Villebois Village Concept Plan

CP36. **Review Criteria:** "Development in the "Residential-Village" Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the "Village" Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable."

Finding: These criteria are satisfied.

Explanation of Finding: By using a mix and pattern of uses similar to other area of the Villebois Village for the Future Study Area the proposed amended Master Plan generally follows the Village Concept Plan. The proposed amended Master Plan is being reviewed using the relevant policies and implementation measures of the Comprehensive Plan and the Villebois Village Master Plan. Subsequent quasi-judicial review of development within the Villebois Village will be further reviewed for compliance with the Comprehensive Plan, the Villebois Village Master Plan, the "Village Zone District, and other applicable provisions of the Planning and Land Development Ordinance.

Implementation Measure 4.1.6.b. Villebois Village Master Plan Components

CP37. **Review Criteria:** "The Villebois Village Master Plan shall contain the following elements:

1. An integrated plan addressing land use, transportation, utilities, open space and natural resources.
2. Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within proposed development as well as to the remaining Wilsonville environs.
3. Identification of opportunities for employment and services within a village core area to reduce vehicle trip lengths.
4. Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.
5. Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 2300 housing units is accommodated.
6. Direction for provision of community housing consistent with Oregon Revised Statute 426.508.
7. Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues to include all of these components.

COMPLIANCE WITH ADOPTED VILLEBOIS VILLAGE MASTER PLAN

2.2 Villebois Village Master Plan Implementation

General- Land Use Plan

Goal: *Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.*

Policy 1 Complete Community, Range of Choices, Minimum Amount of Housing

VB1. **Review Criteria:** “The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues the provision of a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois area. The proposed amended plan also facilitates mode choice in transportation with facilities for bicycles and pedestrians in addition to vehicles. Commercial areas continue to be concentrated around the Village Center.

Policy 2 Components of Development, Future Study Area Uses

VB2. **Review Criteria:** “Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the *Villebois Village Concept Plan*, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed legislative amendment provides the proposed uses for the area formerly labeled as “Future Study Area” in the amended Figure 1 – Land Use Plan. The Future Study Area is proposed to be added to SAP South as shown on the amended Figure 3 – Specific Area Plan Boundaries. The uses proposed within the Future Study Area are residential and include parks and open spaces, all of which are consistent with the types of uses shown in the Villebois Village Concept Plan and the Villebois Village Master Plan. The Future Study Area is not being considered as a neighborhood plan.

Policy 3 Civic, Recreational, Educational and Open Space Opportunities

VB3. **Review Criteria:** “The Villebois Village shall provide civic, recreational, educational and open space opportunities.”

Finding: These criteria are satisfied.

Explanation of Finding: Civic and educational opportunities continue to be provided where designated in the currently adopted Master Plan. The proposed amended Master Plan adds additional recreational and open space opportunities. See Figure 5B.

Policy 4 Requirement for Public Services

VB4. **Review Criteria:** “The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues to include all of the listed public services.

Policy 5 and Implementation Measure 4 Finance Plan and Development Agreement

VB5. **Review Criteria:** “Development of Villebois shall be guided by a Finance Plan and the City’s Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City’s concurrency requirements (see Implementation Measure 4, below).” “The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.”

Finding: These criteria are satisfied.

Explanation of Finding: All city requirements for concurrency and Development Agreements remain in effect and will be applied at the appropriate time in the subsequent development requests.

Implementation Measure 5 Future Study Area Compliance

VB6. **Review Criteria:** “The Specific Area Plan (SAP) for the Future Study Area shall demonstrate compliance with the Villebois Village Master Plan, the City’s Comprehensive Plan and its sub-elements, the City’s Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant, who aims to develop the Future Study Area, has applied for the necessary Master Plan amendments. During legislative review of the amended Master Plan as well as during subsequent quasi-judicial reviews compliance with the Villebois Village Master Plan, the City’s Comprehensive Plan, the Planning and Land Development Ordinance, Metro Rules and Regulations, and State Goals, Statutes, and Administrative Rules.

Residential Neighborhood Housing

Goal: The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Policy 1 Housing Options in Each Villebois Neighborhood

- VB7. **Review Criteria:** “Each of the Villebois Village’s neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.”

Finding: These criteria are satisfied.

Explanation of Finding: Each of Villebois’s neighborhoods continues to offer a variety of housing options as previously approved. The proposed mix of housing for the area formerly designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge.

Policy 2 Affordable Opportunities for Rental and Purchase of Homes

- VB8. **Review Criteria:** “Affordable housing within Villebois shall include rental and home ownership opportunities.”

Finding: These criteria are satisfied.

Explanation of Finding: Affordable rental and home ownership opportunities at the level shown in the adopted Master Plan remain. The proposed mix of housing for the area formerly designated as “Future Study Area” shown in the amended Figure 1, Land Use Plan, is similar to that in the adjacent area of SAP South, PDP 4 as well as other areas on the edges of Villebois with large and standard lots on the outer edge with a mix of medium, larger, and standard lots inside the initial edge.

Policy 3 Mix of Housing and Density

- VB9. **Review Criteria:** “The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.”

Finding: These criteria are satisfied.

Explanation of Finding: With or without the proposed Master Plan amendment the average density of planned and constructed units for Villebois as a whole will continue to exceed this standard.

Policy 4 Overall Number of Residential Units in Villebois

- VB10. **Review Criteria:** “The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the *Villebois Village Master Plan*.”

Finding: These criteria are satisfied.

Explanation of Finding: With or without the proposed Master Plan amendment the number of planned or constructed dwelling units for Villebois as a whole will continue to exceed the 2,300-unit minimum requirement.

Policy 5 Mix of Housing: Each Neighborhood and Street

- VB11. **Review Criteria:** “The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.”

Finding: These criteria are satisfied.

Explanation of Finding: A variety of housing types are enabled in the area where land uses are added with the proposed amended Master Plan. See Figure 1.

Policy 7 Governor's Quality Development Objectives and Livability Initiative

VB12. **Review Criteria:** "The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor's Quality Development Objectives and the Governor's Livability Initiative.

Finding: These criteria are satisfied.

Explanation of Finding: The Governor's Quality Development Objectives (QDO's), part of the Oregon Initiative adopted in 1997, have guided the design and development of Villebois. The Development Objectives promote the building of strong livable communities, economic growth and the efficient use of public resources, and are listed as follows:

- Promote compact development within urban growth boundaries.
- Give priority to a quality mix of development that addresses the economic and community goals of a community and region.
- Encourage mixed-use, energy efficient development.
- Support development that is compatible with community and regional environmental concerns and available natural resources.
- Support development for a balance of jobs and affordable housing within the community.
- Promote sustainable local and regional economies.

The Villebois Village Concept Plan, the Villebois Village Master Plan and the Village zone were developed, and have all been adopted, to guide the creation of a community that is consistent with these objectives. The proposed legislative amendment does not alter any of these circumstances. The amended Figure 1 – Land Use Plan continues to meet these objectives as demonstrated by the other findings in this report.

Policy 8 Neighborhood Design to Increase Transportation Options

VB13. **Review Criteria:** "Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amended Master Plan continues to show trails, paths, bike facilities, block lengths, etc. to be pedestrian friendly and increase transportation options. The proposed amended Master Plan shows additional trail and sidewalk connections to further access to alternative transportation modes.

Policy 10 Natural Features Incorporated into Neighborhood Design

VB14. **Review Criteria:** "Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features."

Finding: These criteria are satisfied.

Explanation of Finding: Wetlands and forested areas are incorporated into the design of the Villebois Village creating views and providing access including the addition of Open Space 3. See Figure 5B and Findings C20 and C25.

Implementation Measures 1. and 2. Pattern Book

VB15. **Review Criteria:** “Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan*.” “Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.”

Finding: These criteria are satisfied.

Explanation of Finding: Pattern Books will continue to be used throughout the Villebois Village in support of this implementation measure.

Chapter 3 Parks & Open Space/Off-Street Trails & Pathways

Goal The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site’s natural resources and connect Villebois to the larger regional park/open space system.

Policy 1 Preserving Existing Trees and Planting New Trees

VB16. **Review Criteria:** “Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.”

Finding: These criteria are satisfied.

Explanation of Finding: Parks and open space continue to incorporate existing trees and the planting of new trees, including enabling preservation and planting of trees in the additional parks and open space shown in the amended Master Plan.

Policy 2 Interconnected Trail System

VB17. **Review Criteria:** “An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.”

Finding: These criteria are satisfied.

Explanation of Finding: Interconnected trails continue to be provided throughout the Villebois Village. Additional trail connections to are shown in proposed Figures 5, 5A, and 7 in the Future Study Area.

Policy 3 and Implementation Measure 15 Variety of Age-Oriented Facilities

VB18. **Review Criteria:** “Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.” “Each child play area shall include uses suitable for a range of age groups.”

Finding: These criteria are satisfied.

Explanation of Finding: A variety of play areas continue to be shown throughout the Villebois Village including in the Future Study Area. Proposed Pocket Park 16 includes both a play structure and creative play. Proposed Open Space 3 also includes a creative play structure. Trails are also provided throughout Open Space 3. These features are expected to provide for a variety of age-oriented facilities.

Policy 4 Wildlife Habitat

VB19. **Review Criteria:** “Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.”

Finding: These criteria are satisfied.

Explanation of Finding: Open Space 3 in the Future Study Area shown in the proposed Figure 5B enable the opportunities listed in this policy, which will be further reviewed during subsequent quasi-judicial development review process.

Policy 5 Gathering Areas with Layers of Activity

VB20. **Review Criteria:** “Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).”

Finding: These criteria are satisfied.

Explanation of Finding: Pocket Park 16 proposed in the Future Study Area is stated to create a gathering spot for the surrounding residents, which will be further reviewed during subsequent quasi-judicial development review process.

Policy 6 and Implementation Measure 13 Compliance with SROZ Regulations

VB21. **Review Criteria:** “Build-out of the *Villebois Village Master Plan* shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.” “The *Villebois Master Plan* shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.”

Finding: These criteria are satisfied.

Explanation of Finding: The amended Figure 5 – Parks and Open Space Plan and the amended Figure 5A – Recreational Experiences Plan show the SROZ boundaries, which will be reviewed and incorporated into the future parks and open space designs of the proposed land use plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications for approval to develop the site.

Policy 9 Flexibility and Adaptation of Parks

VB22. **Review Criteria:** “Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community’s park, recreation and open space needs.”

Finding: These criteria are satisfied.

Explanation of Finding: The park and recreation spaces shown in the amended Master Plan allow for appropriate flexibility in the final design of the parks not yet constructed, as well as changes over time.

Policy 11 No On-Street Parking Adjacent to Parks and Open Space

VB23. **Review Criterion:** “On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed

along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.”

Finding: This criterion is satisfied.

Explanation of Finding: Figures 7 and 9B show the appropriate street types adjacent to parks and open space not allowing parking.

Implementation Measure 3 Incorporating Native Vegetation, Landforms, and Hydrology

VB24. **Review Criterion:** “Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.”

Finding: This criterion is satisfied.

Explanation of Finding: The open spaces shown as being preserved in the Future Study Area on the proposed amended Master Plan figures incorporates native forest areas and wetlands.

Implementation Measure 5 Artwork Encouraged in Parks

VB25. **Review Criterion:** “Artwork is encouraged to be incorporated into parks.”

Finding: This criterion is satisfied.

Explanation of Finding: Artwork in parks is not precluded by the proposed amended Master Plan. Placement of any artwork will be reviewed during subsequent development review.

Implementation Measure 6 Interface with Graham Oaks Nature Park

VB26. **Review Criterion:** “The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amendment will add information to Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming for the proposed plan on the Future Study Area. The subject area will provide trail connections to the Graham Oaks Natural Area on the east and south sides of the Future Study Areas. Trail connections and interface features with the Graham Oaks Natural Area will be designed and implemented in coordination with Metro.

Implementation Measure 9 Retention of “Good” and “Important” Trees

VB27. **Review Criterion:** “The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” and “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.”

Finding: This criterion is satisfied.

Explanation of Finding: Overall, location of open space in the Future Study Area shown in the proposed Master Plan figures show potential for preservation of a significant amount of native trees. Review of the retention of individual trees and groves will be reviewed during subsequent applications.

Implementation Measure 14 Park Lighting Plan

VB28. **Review Criterion:** “A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).”

Finding: This criterion is satisfied.

Explanation of Finding: Appendix H shows lighting along the major pathways and at neighborhood commons and other major park amenities like the dog park and amphitheater. Playgrounds and minor pathways are not lit. The additional trails and park areas shown in the amended Master Plan do not necessitate lighting.

Implementation Measure 18 Park Completion

VB29. **Review Criterion:** “The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.”

Finding: This criterion is satisfied.

Explanation of Finding: Subsequent development review will condition park completion prior to occupancy of the 50% of the housing units in particular phases.

Chapter 4 Utilities

Sanitary Sewer

Goal: The Villebois Village shall include adequate sanitary sewer service.

Policy 1 and Implementation Measures 1.-4. Sanitary Sewer Service

VB30. **Review Criterion:** This policy and the associated implementation measures require the sewer system for Villebois to meet City standards.

Finding: This criterion is satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan sewer capacity calculations enables development of the entire Villebois Village as shown in the proposed amended Master Plan including the Future Study Area for which 300 multi-family units were assumed to ensure sewer capacity. One proposed change related to sewer capacity is clarification of the pump station requirements in the southwest portion of property for the area currently labeled “Future Study Area.”

Water

Goal: The Villebois Village shall include adequate water service.

Policy 1 and Implementation Measures 1.-2. Water Service

VB31. **Review Criterion:** This policy and the associated implementation measures require the water system for Villebois to meet City standards.

Finding: This criterion is satisfied.

Explanation of Finding: The currently adopted Villebois Village Master Plan water capacity calculations enables development of the entire Villebois Village as shown in the proposed amended Master Plan, including the Future Study Area for which 300 multi-family units were assumed to ensure water capacity.

Storm Drainage

Goal: The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

Policy 1 Storm Water System Meeting City Standards

VB32. **Review Criterion:** “The on-site storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended land use plan, Figure 1, and stormwater shows sufficient area accommodate on-site storm water system designed to City standards for future development.

Policies 2 and 3 Rainwater Management

VB33. **Review Criterion:** “Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.” “Villebois Village shall integrate rainwater management systems into parks and open space areas.”

Finding: This criterion is satisfied.

Explanation of Finding: The amended Onsite Rainwater Management, Figure 6B shows rainwater management systems integrated throughout the Villebois Village.

Implementation Measure 3 City Stormwater Master Plan Policies and Facilities

VB34. **Review Criteria:** “Implement the following list of City Stormwater Master Plan policies and facilities:

- Policies: 9.1-9.6
- Projects: CLC-10

At a minimum CIP Project CLC-10 shall be complied with. Alternatives to CLC-10 shall be explored to additional restoration of historic flows. These alternatives, Options A and B, seek to restore historic flows to Arrowhead Creek thereby correcting the out of basin transfer that occurred with the construction of the Dammasch State Hospital. Analysis of these alternatives will be coordinated with the City, METRO, and affected property owners.”

Finding: These criteria are satisfied.

Explanation of Finding: The analysis provided with the original Master Plan evaluated the units proposed within the Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate storm system capacity.

Implementation Measure 4 Rainwater Management Program

VB35. **Review Criteria:** “Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality, detention, and infiltration into the site’s natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking pre-development hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.”

Finding: These criteria are satisfied.

Explanation of Finding: Rainwater Management Programs will continue to be required for all SAP’s or areas added to SAP’s to meet the stated goals.

Chapter 5 Circulation

Goal: The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Policy 1 Encouraging Alternative Modes of Transportation

VB36. **Review Criterion:** “The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.”

Finding: This criterion is satisfied.

Explanation of Finding: As shown in the proposed amended Master Plan figures, including Figure 7, bicycle, pedestrian, automobiles and trucks, and other modes will continue to be accommodated throughout the Villebois Village.

Implementation Measure 5 Curb Extensions

VB37. **Review Criterion:** This implementation measure sets standards and approval process for curb extensions in Villebois.

Finding: This criterion is satisfied.

Explanation of Finding: The principles of curb extension remain constant throughout Villebois.

Implementation Measure 6 Street and Pathway Alignment and SROZ

VB38. **Review Criterion:** “Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans.”

Finding: This criterion is satisfied.

Explanation of Finding: The intent of the design of the Villebois Village Master Plan is to comply with the City’s SROZ overlay zone, which protects resources that exist within the Villebois Master Plan area. Boundaries for the SROZ and floodplain are shown for illustrative purposes only in the Master Plan. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ and floodplain regulations, which will be demonstrated for the Specific Area Plans.

COMPLIANCE WITH PLANNING AND LAND DEVELOPMENT ORDINANCE

Section 4.003 Consistency with Plans and Laws

- PL1. **Review Criterion:** "Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations now or hereafter provide."
Finding: This criterion is satisfied.
Explanation of Finding: Consistency with the Comprehensive Plan applicable state laws are being reviewed.

Section 4.008 General Application Procedures

- PL2. **Review Criterion:** "The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:
H. Changes to the text of the Comprehensive Plan, including adoption of new Plan elements or sub-elements, pursuant to Section 4.198;"
Finding: This criterion is satisfied.
Explanation of Finding: Adoption of the amendment to the Villebois Village Master Plan is being reviewed pursuant to Section 4.198.

Subsection 4.009 (.02) Who Can Initiate Application

- PL3. **Review Criterion:** "Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion."
Finding: This criterion is satisfied.
Explanation of Finding: The application has been signed by Bo Oswald a member and manager of Northwest Wilsonville Properties, LLC, the property owner.

Subsection 4.032 (.01) B. Authority of Planning Commission

- PL4. **Review Criterion:** This Section states that the Planning Commission has authority to make recommendations to the City Council on "legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan."
Finding: This criterion is satisfied.
Explanation of Finding: The proposed legislative change is being considered by the Planning Commission as a recommendation to the City Council. The issue before the Planning Commission is a legislative review of the amended Master Plan as a whole.

Subsection 4.033 (.01) B. Authority of City Council

- PL5. **Review Criterion:** This Section states that the City Council has final decision-making authority on "applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198."
Finding: This criterion is satisfied.

Explanation of Finding: Final action will be taken by the City Council following a recommendation from the Planning Commission.

Subsection 4.125 (.01) Village Zone Purpose

PL6. **Review Criterion:** The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

1. The Village zone provides for a range of intensive land uses and assures the most efficient use of land.
2. The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities.
3. The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.

Finding: This criterion is satisfied.

Explanation of Finding: All areas of the Villebois Village currently within the City limits have a Comprehensive Plan designation of Residential Village, including the area currently labeled Future Study Area. For properties not yet developed future applications are anticipated to rezone the property to Village consistent with its Comprehensive Plan Map designation. Future land use reviews will ensure any development will be consistent with this purpose statement.

Subsection 4.198 (.01) A. Comprehensive Plan Changes: Public Need

PL7. **Review Criterion:** “That the proposed amendment meets a public need that has been identified;”

Finding: This criterion is satisfied.

Explanation of Finding: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B, including the subject property. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address “. . . the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan replaced DATELUP and called for the development of the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth as discussed in detail in other sections of this document. The proposed amended Master Plan serves to facilitate development of a portion of Area of Concern B by incorporating a land use plan for the subject area.

Subsection 4.198 (.01) B. Comprehensive Plan Changes: Meets Public Needs As Well As Other Options

- PL8. **Review Criterion:** “That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”

Finding: This criterion is satisfied.

Explanation of Finding: A myriad of options conceptually exist for Master Plan components for the area currently labeled Future Study Area. The Villebois Village Master Plan states “the developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.” This is understood to mean that the City will consider the merits of a master plan amendment submitted by a developer rather than proactively plan the property prior to a development proposal. In this situation the City must consider if the amendment proposed by the developer satisfies the relevant review criteria, and if so approve the amendment. As shown by the other findings in this report the proposed amendment meets to relevant review criteria and thus should be accepted by the City as meeting the public need at least as well as other potential amendments.

Subsection 4.198 (.01) C. Comprehensive Plan Changes: Statewide Planning Goals

- PL9. **Review Criterion:** “That the proposed amendment supports applicable Statewide Planning Goals or a Goal exception has been found to be appropriate; and;”

Finding: This criterion is satisfied.

Explanation of Finding: Please see Compliance with Statewide Planning Goals section below.

Subsection 4.198 (.01) D. Comprehensive Plan Changes: Conflict with Other Portions of the Comprehensive Plan

- PL10. **Review Criterion:** “That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.”

Finding: This criterion is satisfied.

Explanation of Finding: As shown in the Findings for the Comprehensive Plan above the proposed change to the Villebois Village Master plan will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.

COMPLIANCE WITH METRO URBAN GROWTH FUNCTIONAL PLAN

Title 1: Requirements for Housing and Employment Accommodation

- MT1. **Review Criteria:** The purpose of this title is to ensure that there is an adequate supply of land for housing and employment within the regional urban growth boundary (UGB) over a 20 year planning horizon. Metro has enacted provisions in Title 1 intended to maintain or increase the capacity for development of land within the UGB.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amendments to the Villebois Village Master Plan add housing units in the Future Study Area to Wilsonville’s planned capacity. This increase complies with the Title 1 requirement to maintain or increase housing capacity.

Title 2: Regional Parking Policy

- MT2. **Review Criteria:** The State's Transportation Planning Rule calls for reductions in vehicle miles traveled per capita and restrictions on construction of new parking spaces as a means of responding to transportation and land use impacts of growth. This title also calls for more

compact development as a means to encourage more efficient use of land, promote non-auto trips and protect air quality.

Cities and counties were required to establish specific performance standards to address the intent of Title 2. Section 4.155 of Wilsonville's Planning and Land Development Ordinance addresses parking, loading and bicycle parking.

Finding: These criteria are satisfied.

Explanation of Finding: The Village Zone parking standard, which will be applied through the Villebois Village comply with the City of Wilsonville's parking requirements, which are consistent with Title 2. The proposed amended land use plan, Figure 1, continues to show compact pedestrian-oriented development throughout the Villebois Village.

Title 3: Water Quality, Flood Management and Fish and Wildlife Conservation

- MT3. **Review Criteria:** The intent of Title 3 is to protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities, protecting life and property from dangers associated with flooding and working toward a regional coordination program of protection for Fish and Wildlife Habitat Areas.

Title 3 developed water quality performance standards designed to protect and improve water quality to support the designated beneficial water uses as defined in Title 10 and to protect the functions and values of the Water Quality Resource Areas. These standards include: providing a vegetated corridor to separate protected water features from development; maintain natural stream corridors, minimize erosion, nutrient and pollutant loading; filtering, infiltration and natural water purification; and stabilizing slopes.

Finding: These criteria are satisfied.

Explanation of Finding: The City's SROZ regulations, as well as Villebois rainwater management, will be applied throughout the Villebois Village to ensure compliance with Title 3. The proposed amended Master Plan lays the foundation these policies to be applied in subsequent development applications for areas not yet developed.

COMPLIANCE WITH OREGON STATEWIDE PLANNING GOALS

Statewide Planning Goals

Goal 1 Citizen Involvement

- OR1. **Review Criterion:** "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

Finding: This criterion is satisfied.

Explanation of Finding: The adoption process for the proposed amendment includes duly noticed public hearings before the Planning Commission and the City Council, consistent with Goal 1. In addition, the developer held multiple neighborhood meetings with surrounding residents early in the process.

Goal 2 Part I Land Use Planning

- OR2. **Review Criterion:** “To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

Finding: This criterion is satisfied.

Explanation of Finding: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan was adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan was found to be consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The proposed legislative amendment does not alter these circumstances.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

- OR3. **Review Criterion:** “To protect natural resources and conserve scenic and historic areas and open spaces.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed amendment complies with local and regional policies and requirements to implement this goal. A significant amount of natural area and open space is shown preserved in the Villebois Village, including Open Space 3 identified in the amended Master Plan. See Figure 5B.

Goal 6 Air, Water and Land Resource Quality

- OR4. **Review Criteria:** “To maintain and improve the quality of the air, water and land resources of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed legislative amendment of the Villebois Village Master Plan remains consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan continues to protect water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year floodplain. The Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation. The proposed legislative amendment does not alter these conditions.

Goal 7 Areas Prone to Natural Disasters and Hazards

- OR5. **Review Criteria:** “To protect life and property from natural disasters and hazards.”

Finding: These criteria are satisfied.

Explanation of Finding: No areas prone to floods, erosion, landslides, wildfire, etc. have been identified in the Future Study Area.

Goal 8 Recreational Needs

- OR6. **Review Criteria:** “To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.”

Finding: These criteria are satisfied.

Explanation of Finding: Recreational amenities are shown in the amendment throughout the Villebois Village including the Future Study Area. The amenities include a variety of play areas, trails, and gathering spots. In addition, access is provided to the regional Graham Oaks Nature Park and the regional Ice Age Tonquin Trail.

Goal 10 Housing

OR7. **Review Criteria:** “To provide for the housing needs of citizens of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed amendments comply with local and regional policies and requirements to implement this goal. The housing density and number goals for Villebois have been met.

Goal 11 Public Facilities and Services

OR8. **Review Criteria:** “To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

Finding: These criteria are satisfied.

Explanation of Finding: The amended Master Plan is consistent with the applicable provisions of the City’s various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate future development with the provision of the public facility infrastructure in the area (Figure 6 – Conceptual Composite Utilities Plan). Development in the Villebois Village Master Plan area will be done in coordination with the City’s Capital Improvement Program and the Finance Plan.

Goal 12 Transportation

OR9. **Review Criteria:** “To provide and encourage a safe, convenient and economic transportation system.”

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan, as amended, provides plans (the amended Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System (not amended by this request)) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Street sections (Figures 9A and 9B – Street and Trail Sections (not amended by this request)) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. Street sections have not been altered by this request. By encouraging the use of multiple modes of transportation, the number of motor vehicle trips is expected to be reduced and replaced by bicycle and pedestrian trips.

Goal 13 Energy Conservation

OR10. **Review Criteria:** “Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

Finding: These criteria are satisfied.

Explanation of Finding: The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies. The amended Master Plan

continues to provide for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The amended Master Plan also continues to provide for a substantial number of energy-efficient smaller sized and attached residential units.

Goal 14 Urbanization

- OR11. **Review Criteria:** “To provide for an orderly and efficient transition from rural to urban land use.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed legislative amendment of the Villebois Village Master Plan is intended to be consistent with Comprehensive Plan urbanization policies and the Residential – Village Land Use designation. The amended Master Plan continues to comply with and further the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the transportation system, and protects natural resources. The amended Master Plan continues to provide more detailed plans for the urbanization of an area already determined to be within the City’s urban growth boundary.

OAR 660-012-0060 Transportation Planning Rule for Plan and Land Use Regulation Amendment

- OR12. **Review Criteria:** Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. This shall be accomplished by either:

- (a) Limiting allowed land uses to be consistent with the planned function, capacity, and performance standards of the transportation facility;
 - (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division;
 - (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes; or
 - (d) Amending the TSP to modify the planned function, capacity and performance standards, as needed, to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multimodal travel choices are provided.
- (2). A plan or land use regulation amendment significantly affects a transportation facility if it:
- (a) Changes the functional classification of an existing or planned transportation facility;
 - (b) Changes standards implementing a functional classification system;
 - (c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or
 - (d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan did not propose amendments to the TSP which would significantly affect transportation facilities identified in the City’s Transportation Systems Plan (TSP) (See the discussion at OAR-660-012-0060(2) below). The proposed legislative amendment of the Villebois Village Master Plan does not propose any new amendments to the TSP. The amended Figure 7 – Street Plan illustrates a street system that is updated to reflect the land use plan for the Future Study Area and maintains connectivity

consistent with the TSP as expressed in the DKS Memorandum, Attachment E. The recommendations in this memorandum are being incorporated into the amended Master Plan. The Villebois Village area, with the densities planned in DATELUP, was included in the City's TSP (see City Traffic Analysis Zones 400A, 400C, 400D and 388A on Figure 3.2 – City of Wilsonville Transportation Model, Metro and City Traffic Analysis Zones of the April 17, 2003 TSP). The City's TSP was approved by the City Council on May 19, 2003. An update to the TSP was adopted by Council June 17, 2013.

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a hierarchical system of streets and trails that will connect users of the various modes to the major activities inside and outside the community. Figure 7 - Street Plan (as amended) of the Villebois Village Master Plan shows the planned transportation system for Villebois. Figure 8 – Proposed Arterial & Collector System (not amended by this request) of the Villebois Village Master Plan shows the planned arterial and collector street system, and Figures 9A & 9B – Street & Trail Sections show the cross-sections for the streets and trails.

The proposed legislative amendment to the Villebois Village Master Plan does not propose to change the functional classification of an existing facility or one planned in the TSP. Villebois Village includes a range of street sections that fall within the functional classifications of the City's TSP. Table 5 of the Villebois Village Master Plan lists and compares each relevant TSP street section with the correlating street sections proposed in Villebois. The Villebois Village Master Plan street sections are depicted on Figures 9A and 9B – Street & Trail Sections which includes notes to reference the relevant TSP figure. The locations where the Villebois Village Master Plan street sections are planned to be used are illustrated on the amended Figure 7 – Street Plan, with the relevant TSP figure and functional classification notes. The location of the proposed Villebois street sections is integral to the overall design of the Villebois Village Plan.

The proposed legislative amendment to the Villebois Village Master Plan does not propose to change standards implementing a functional classification system (see also the discussion at OAR 660-012-0060(2)(a), above).

The City has adopted traffic concurrency standards which will be applied to development in the Future Study Area during subsequent development review to ensure levels of travel and access are not inconsistent with the functional classification of a transportation facility and maintain performance standards adopted in the TSP.

CITY OF WILSONVILLE

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PLANNING DIVISION

Application for Legislative Action

Date Filed: _____

File No. _____

File Name: _____

APPLICANT

Name: Polygon Northwest Company; Fred Gast, President

Property Owner: Northwest Wilsonville Properties, LLC

City Department or Company: Polygon Northwest Company

Address: 109 E 13th Street, Vancouver, WA 98660


Property Owner Address: PO Box 230819, Tigard, OR 97281

Telephone: (503) 314-0807

FAX: (360) 693-4442

Email Address: fred.gast@polygonhomes.com

Signature of Responsible Person: (Property Owner Signature)

 member/mgr

Request/Project Description:

Master Plan Amendment for Future Study Area proposed development plan

Property or Area Affected: Tax Lots 2800 & 2890 on Clackamas County Tax Map 3S 1W 15

Office Use Only

☐ DLCD Notification Y/N Date

☐ City Wide (BM 56) Notification Y/N Date

Planning Commission Hearing Date(s)

City Council Hearing Date(s)

Planning Commission Action (recommendation to City Council)

☐ Yes ☐ No Date: _____

Planning Commission Resolution No. _____

City Council Adoption:

☐ Yes ☐ No Date: _____

City Council Resolution/Ordinance No. _____

Fee amount paid \$ _____

Check No. _____

☐ Cash

Signature for receipt of money _____

Date: _____

Draft

**PLANNING COMMISSION
WEDNESDAY, JULY 10, 2013
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Vice Chair Postma called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Eric Postma, Ray Phelps, Marta McGuire, and Al Levit. Peter Hurley and Phyllis Millan arrived after roll call. Ben Altman and City Councilor Julie Fitzgerald were absent.

City Staff: Katie Mangle, Barbara Jacobson and Daniel Pauly

II. WORK SESSIONS

- A. LP13-0005 - Villebois Village Master Plan amendment relating to Future Study Area (former LEC site, Polygon NW, applicant) (Pauly)

Daniel Pauly, Associate Planner, briefly presented the Staff report via PowerPoint, noting the location of the Future Study Area, reviewing the Villebois planning process and overviewing the proposed Master Plan amendments. A public hearing was scheduled for the August Planning Commission meeting.

Jim Lange, Pacific Community Design, 12564 SW Main St, Tigard, OR thanked the Planning Commission for taking the time to have the work session. The Applicant had done a substantial amount of work and believed sharing that work with the Commission in an informal setting might make for a more productive public session. He presented the proposed Villebois Village Master Plan amendments with these key comments:

- He briefly presented the background on the Villebois site as a whole, noting its framework, overall layout, features and general densities. Based on the framework, the Future Study Area was expected to be less dense than the rest of the Villebois project
- He displayed an aerial photograph, noting the key features of the existing site, including parking lots, the main facility, temporary housing, etc. Tunnels also connected various site features.
- Figure 1, dated July 3, 2013, was the proposed update to the Master Plan, which included a combination of medium alley-loaded product and standard, front-loaded product for 122 units.
 - He indicated the Significant Resource Overlay Zone (SROZ) and explained how the footprint and density of the site were chosen. Referencing the aerial photograph, he noted that the site plan essentially laid over the existing parking lot, hospital site, parking, maintenance facilities and housing. The density corresponded to what the Applicant believed was consistent with the Master Plan goals. The Applicant was involved with a prior attempt on the same site by a different developer that desired front-loaded lots. That proposal never reached formal application as it was considered inconsistent with the pedestrian-oriented theme of the rest of the development.

- The site was complicated and had lots of resources, so the Applicant had engaged in a process with Staff to walk the site, flagging wetlands and the SROZ, which had been established on a very rough level. A detailed audit with an arborist was also completed of all the trees in close proximity to the development footprint, which influenced the layout. The layout evolved after various visits to the site and discussions with Staff
 - Staff had provided input about a drainage condition and preferred consolidating the drainage facilities as much as possible into one facility, which the Applicant had been updated in the plan.
 - As encouraged by Staff, the Applicant was able to preserve a grove of trees located outside the SROZ, which they had not anticipated.
- After submitting the Master Plan, Staff also suggested eliminating the small lots in the development, so the Master Plan amendment application was resubmitted with all the small lots removed and only alley-loaded medium and front-loaded standard lots proposed.
- Half of the approximately 43-acre site would remain as parks and open space. The overall density was 2.8 dwelling units per acre, which was not very dense. He compared the proposed lot types to those in applications adjacent to this development and to prior Polygon applications (Slide 5: Type Distribution Comparison Table) as follows:
 - The proposed application had 38% large or standard lots, 62% were medium lots and no small lots.
 - Arbor Phase 4, which wraps around the site, had 35% large or standard lots, 9% medium and 56% small lots, so it was more skewed to small lots and row homes as opposed to medium lots.
 - The Tonquin applications, which he indicated on the Figure 1 (Slide 3), were closer to the Village core and had a much higher concentration of smaller lots. Phase 6, the first piece with which Polygon was involved, was a bit more toward the east side, but still had a predominance of the smaller product.
 - The Zion piece involved little parts of the Village Center, included row homes, and was denser. He corrected that the last column in the table reflected the Fasano/Lund piece, not Tonquin, which captured a denser part of the Master Plan.
 - Mr. Pauly stated it was Tonquin Meadows, the first column was Tonquin Woods.
- After calculating actual lot area sizes and the number of lots, the average lot size of the proposed application for the subject site exceeded any other within the functional classification. The proposed lots would be the largest lots of any other application, including PDP4 South, the Arbor project that this proposal abutted.

Commissioner Hurley arrived at 6:26 p.m.

Commissioner McGuire:

- Believed the two tables were a bit misleading, as there were seven PDP areas. Mr. Pauly had a table with the actual numbers by housing size as well as estates lots that should be entered into the exhibit. She believed his table was a better representation than percentages and combining the two lot sizes in the second graph to indicate the distribution of standard lot sizes.
 - Mr. Lange said Mr. Pauly's table came from the Applicant and was used to create the tables he presented, so the tables should be consistent with his table. Percentages were used because the Applicant believed it might be simpler to understand.
- Believed that as a Villebois resident, she had a better understanding of the sense of the plan and space. The Applicant had done a good job describing how the Master Plan was set up with the Village Center as the densest portion of the development and that development would become less dense moving away from the center. The Master Plan noted that larger lot sizes would be on the perimeter of the development along Grahams Ferry Rd, including the Future Study Area, so she was surprised to see medium/standard lots continuing along the edge into the Future Study Area. The comparisons should be made from the big picture of the Master Plan.

- Mr. Lange noted another relevant issue was that a fundamental conflict in use types existed.
 - Alleys did not make a lot of sense when there are big yards. As envisioned in the Master Plan, the lots themselves were smaller and each individual had a little less space on their lot, but the tradeoff was having an extremely heavy network of parks around them. It was a tradeoff in uses.
 - Part of the land-use goal that was established was to make a pedestrian-friendly environment, and one way to do that was to eliminate driveways. So, there was a meshing of goals with removing driveways, making lots smaller and alley-loading them, and having a parks framework around them. This was difficult to do around the edge, so front-loaded lots were developed, and there were fewer people walking, so it seemed like a good balance.
 - In the proposed area, all the lots could be front-loaded, but that would not make it consistent with the rest of the project by not having driveways. During the pre-application meeting, the Applicant also received feedback from Staff that approach would not be consistent with the Master Plan.
- While beyond the detail of the Master Plan, he explained the Applicant tried to have an entry road with a 10-ft wide, planted median in the middle and houses fronting on it, creating an eyes-on, pleasing entryway without a cluster of driveways, parked cars and garage doors.
 - The Applicant also tried to maintain consistency with the Parks pattern, namely, the connectivity of the open space with the lots. He described how a normal front-loaded development pattern would move the road over, back a series of lots up to the open space. However, that did not feel consistent with the rest of development nor the goals for the Master Plan.
- Agreed shared open spaces were one guiding principle of the Master Plan. However, another tenet was diversity of housing, which meant diversity of sizes and types. While she was a proponent of small houses, the people who had bought into the Villebois Master Plan had done so because it was a planned community with certain expectations, including a range of housing sizes and types. The land-use table showed that Villebois was heavy on small houses, primarily built by Polygon, and not many estate large and standard lots exist.
 - Although the area had been designated as a Future Study Area in the Master Plan, it was identified as a unique area that would not be the status quo of development. The area presented an opportunity to do something different, especially because of the wooded wetlands.
- Agreed the front-loaded houses should not go in, but asked about other alternatives, such as having fewer houses and larger lots with the ability to preserve additional trees in that area that could still have the alley in back.
 - Mr. Pauly reminded that when the Master Plan was developed, the owners of the Living Enrichment Center had not anticipated losing the property the following year, which was part of the reason it was a Future Study Area. The owners wanted to keep their options open and therefore become involved in the Master Planning process.
 - Stacey Connery, Pacific Community Design, stated that Page 10 of the Master Plan under the Future Study Area outlined the uses anticipated by the Living Enrichment Center. They had not anticipated residential uses at that time, so this was in addition to what was done previously.

Mr. Lange continued with his presentation as follows:

- He displayed early draft elevations of some medium homes. Like everything else in Villebois, the Pattern Book served as the baseline that had to met, so there would be a variety of types and elevations, and control on adjacency rules. That pattern was ingrained into everything and the Applicant did not propose any change to it.
- Polygon had worked hard to overcome some big unresolved issues in this project and was very pleased to get some of those issues resolved. The Applicant was also happy with their ability to have the marketplace

accept what they had done. The amount of development being proposed reflected how strongly they believed in the vision of this project.

- Polygon had pressure from the City to innovate, however, Polygon's own success also created pressure. They were working hard to diversify the product lines they could bring to the marketplace, which was reflected in the series of other proposals that have been presented, with varying lot sizes and new product lines that were introduced.
- The Pattern Book lumped lot sizes into different lot sizes, but there were ranges, so the changes taking place on Tonquin North, for example were lost. In the Zion project, where the area was more dense, there was a row home product and small cottages. The one-story grade relief between the street and alley was also resulting in an entirely different product line.
- This property was part of the Applicant's solution of bringing new products to the marketplace. Subsequent applications would include and detail Polygon's larger lots and higher end product.
- The goal was for the mediums to be 2,200 to 2,600 sq ft houses that would sell from the upper \$300,000s to the lower \$400,000s. Standard homes would range from 2500 to at least 3200 sq ft and would sell from the mid \$400,000s up to over \$500,000. (Slide 17)
- The products themselves were still under development so no architecture was available to show, but he wanted to share the Applicant's intent.
- He noted that making a large lot alley-loaded would be a bit strange. As far as providing an opportunity to save additional trees on the property, he explained that the project needed to pencil out, so if many lots were lost, there would have to be a new deal.

Vice Chair Postma asked the Applicant to provide a context regarding their current plans and an estimate on how many trees were expected to be lost, but noted the Commission would save their questions until the end.

- He clarified the Commission might be able to receive citizen comments or encourage people to provide information or questions via email.

Mr. Lange continued his presentation with these comments:

- Part of the Specific Area Plan (SAP) process was to do an on-the-ground SROZ refinement, which had been done and was included in the SAP application being submitted. Due to the block depth, the development encroached on 5%, or slightly less than one acre, of the 19 acres of SROZ on the site, which required 2.5 acres of mitigation. However, the Applicant proposed 4.5 acres of mitigation. (Slide 12)
 - The reason the Applicant almost doubled their mitigation was because the project site had oaks, which were part of what Grahams Oak Park was trying to reestablish. The Applicant wanted to expand what the park was doing into their site and provide a healthy habitat for the park to abut, although that required a larger area than the Applicant was required to mitigate.
 - Mitigation involved dealing with some invasive species, such as ivy and conifers that were shading the oak trees and causing them to grow unhealthily. Natural Resource Staff advised that it would be best to girdle the conifer trees, cut a line around them to kill them and leave them standing as habitat.
- Approximately 1,800 trees had been counted, although not every tree within some of the massive groves were not included. About 600 trees would be removed, leaving two-thirds of the 1800 trees remaining. (Slide 13) Many trees in the hospital area were ornamentals. The Applicant's tree mitigation would add more trees than were being removed.

The Applicant sought feedback from the Commission on several items. Mr. Lange posed the following questions and addressed questions while the Commissioners provided comments and feedback as noted:

- Grahams Ferry Rd was originally planned as a minor arterial in the Transportation System Plan (TSP). City Council had asked that an interim road section be built with the phases developed north of the subject

site. The Applicant presumed that matching that section would be appropriate for the road section adjacent to the subject site, but asked if something different was preferred.

- Katie Mangle, Manager of Long-Range Planning, said she was unsure, but noted the new TSP allowed for a more flexible design, so some of the specific actions that had to be taken by Council would not be required any longer. At this point, the type of roadway or urban design was a matter of opinion.
- Mr. Lange understood from the traffic input regarding the singular access to Grahams Ferry Rd so far that not even a turn lane would be necessary, therefore it would not rise to the warrants of a roundabout.
- The same improvements done on Grahams Ferry Rd to the north, adjacent to the development in Tonquin North, should extend down because it was all part of the back of the neighborhood; otherwise the proposed project would be a wholly independent development as only one tie in existed to the rest of Villebois.
 - Mr. Pauly noted that a prior Master Plan, when uses were unknown, Villebois Drive was shown as access to this property in Figure 7 of the Master Plan.
 - Mr. Lange did not believe the functional classification changed in the TSP update, so it seemed the Applicant would do that same interim section.
 - He clarified that any improvements would begin at the south end of the existing improvements down to the south end of the proposed lots. The next section of road got twisty and would be difficult to upgrade. The Applicant believed this section of road should match the section to the north.
- The next question regarded the Parks Plan. Mr. Lange displayed a Villebois SAP South - Plan Area 2 map (Slide 7) which featured key Villebois park components, as well as major and minor trail routes. He noted the proposed trails for the project, which totaled more than a mile in length, and key connections to existing Villebois and Grahams Oak trails. The Applicant worked with Staff to figure out where and what type of park elements to include. He asked for feedback about the locations of two proposed play area which he described as follows (Slide 8):
 - An older child play area in a clearing amongst the trees that was visible from the street and close to one of the most active trails, which would connect to the Grahams Ferry Road Multi-Modal Path.
 - A tot play area centrally located outside the woods.
 - He clarified that the sidewalk along Grahams Ferry Rd would be on the lots side and an attempt would also be made to get pedestrians onto the trails. The width of the blocks was approximately 200 ft long and the long streets would be 450 to 500 ft, so the development was easily walkable.
 - Too often, the City placed young children's play areas too close to roads without good barriers. The older child and tot play areas should be switched to get them farther away from the roads. Sidewalks help provide a bit of a barrier between play areas and roads.
 - The Applicant believed they could deal with the proximity to the road given the proposed location of the older child play area, and liked the idea of eyes-on, though they had debated it themselves.
 - Barriers could address the issue. Bushes were planted between the water park and Wilsonville Rd at Murase Plaza after the project was completed to deter children from darting over to Wilsonville Rd, which had a lot of high-speed traffic. The hope was to avoid the same situation where nice open spaces are created and then barriers installed because no one thought about toddlers playing within 25 ft of a road.
 - The tot play area could be moved to the northeast, behind Lots 117 through 120, which could provide better access for homes to the north. The older child play area could move closer to the center of the development, on the other side of the trail and between the proposed trails to provide more equal access.

- Mr. Lange responded that area had been the Applicant's second preferred spot; SROZ was nearby, so they were balancing things. The proposed area had oaks with a clearing, while the secondary spot had more deciduous tall trees and was a bit darker.
- The proposed entrance would be new. The street would have a nice landscaped median with houses fronting it without driveways and garages. The Applicant liked the clean, walkable entryway with a nice terminating vista. The Applicant considered having two entrances, but liked the very strong entry and there were technical issues regarding access spacing standards. Mr. Lange requested input about the idea of one or two entrances into the development.
 - A single access was preferred because it created a sense of community and would provide traffic dampering. Having more than one access would provide a bypass way to get to the rest of Villebois.
- Concern was expressed because shared spaces or common areas for people to gather that were found in other parts of Villebois were not included in the proposed plan.
- The line of proposed houses on the northeast corner seemed to encroach on the existing homes, which had green space in their backyards. What was the distance between the proposed and existing homes and how would the proposal impact existing properties?
 - Mr. Lange provided a sense of scale, indicating the distance between Lot 4 and the northern boundary was 50 ft, so the distance between the back of the homes was probably about 130 ft. He noted the SROZ would remain SROZ. An existing fence line and a strip of trees planted as hedges were located on the northeast boundary. The bigger trees would be retained, but others that were not as healthy would probably be removed. The area behind Lots 4 through 8 would not be touched. The road and alley connections would need to be completed. The distance between the existing and proposed houses would be approximately 170 ft apart with trees in between as well.
- During the tree audit had the arborist discussed the survival rate of trees during development?
 - Mr. Lange replied that a lot of detail would be included in subsequent applications. The trees would be functionally classified as important, good, fair and poor, and then decisions would be made about which trees would be removed or saved, depending on the health of the tree, safety, etc. If there was any question about the ability to save a tree, it was put into the questionable category and dealt with during grading.
 - Mr. Pauly added that as reviewers, they had experience with trees that were soggy underneath from irrigation in mid-August. Staff was a lot more aware of such things going into future phases and making sure irrigation systems and tree rings around the drip lines were more appropriate to have a higher survival rate, including that seen in Phase 4.
- The last question regarded Polygon opportunity to do a Street of Dreams on the property, which they were interested in doing and the Master Plan could be refined with subsequent applications. In the PDP, the Applicant would like to have an approved alternative for the southeast area, removing Lot 121 to allow for open space and appropriate entry monument, and changing Lots 101 through 104 and Lots 120 through 117 [1016 1:55] from 50 ft by 100 ft lots to 100 ft by 100 ft lots, potentially making the area the 2015 Street of Dreams.
 - Mr. Pauly confirmed the size change would make them estate lots, which were larger than the large lots. Estate lots would need to be added to the SAP South Pattern Book.
 - Mr. Lange added there were challenges even with the architecture. The Pattern Book could not be amended to anticipate the buildings that might be built in that scenario today, because Street of Dreams homes could be really different and that kind of creativity could be difficult to anticipate. There were many challenges, but the Applicant wanted to preserve the opportunity and see what the Planning Commission thought.
 - Additional consideration would be needed; the decision could not be based on the potential that it may or may not happen.

- Mr. Lange responded that was why it had been flagged today as opposed to in a hearing, where the Commission would have to make a decision. The concept was not necessarily wrapped up in the application; however, the Applicant was preserving flexibility to get there with each one.
- Mr. Pauly noted in the Villebois process, land uses were defined in the Master Plan on a conceptual level. In subsequent land use applications, the refinement process allowed an adjustment of approximately 10%. The refinements allowed for two aggregate land use categories. The first category consisted of medium and larger lots, and the second consisted of small lots, the condo, Village Center, and row homes. Flexibility existed from estate to medium in that they could be discussed during a subsequent land use application.
- Hearing about it now was appreciated given the public forum and because it gave the Commission a heads up. Again, it was difficult to make a determination now on a "potential".
- Had or would the Applicant consider increasing lot sizes of the lots proceeding the 100 ft by 100 ft Street of Dreams area?
 - Mr. Lange replied that touched on the problem Polygon had in figuring out how to address this; the ripple could prevent them from doing anything. Polygon was very anxious to get this piece done as it was an important part of bringing different things to the marketplace that the Applicant believed would be successful. If Polygon had to wait on the Street of Dreams, they would likely choose to not participate. Therefore, the best the Applicant could do would be to provide the 100 ft by 100 ft lots, but the rest of the pattern needed to be locked in so it could commence.
- Mr. Lange confirmed that if the scale was increased, the interior lots would go from medium lots to large or estate lots, and the lots at end would be extra-large estate lots. This was one reason Polygon believed this would be the right kind of entrance and that portion of the site would be entirely compatible.
- A neighborhood meeting was scheduled for tomorrow night to communicate with the neighbors surrounding the new addition. The Applicant fully expected to engage with the neighboring community. He clarified the Applicant was not asking for a decision today but for a conversation.

Vice Chair Postma understood, but noted the difficult timeline in trying to get the project approved by August, which meant the first time some of the homeowners' concerns or comments would be heard was at the public hearing, when decisions would be made. He believed it was important for the Planning Commission to hear what neighboring residents thought and the Applicant's responses to those comments before making a decision in August.

Comments and questions from the Commission regarding the proposal were addressed by the Applicant and Staff as follows:

- Mr. Lange confirmed the existing fence line on the eastern side of the former Living Enrichment Center property would be retained. He believed the fence was erected from the home construction and assumed it was on their lot so they would not mess with it. The chain link fence along the southwest side of the site had holes in it.
- The trail connection to Graham Oaks was an obvious pathway and the area was pretty flat. The southern access trail was an existing game trail. The trail connections would require Metro's approval. The Applicant assumed the Commission wanted them to make the connections, if possible.
 - The connections would be worthwhile for the neighboring residents.
- Although the property was difficult to utilize, concern was expressed about the property being separate from the Villebois community. There was no way to connect the property to Villebois, given the SROZ and the existing homes.

- Mr. Pauly clarified that the degree of encroachment into the SROZ was considered on a SAP basis. The applications were being grouped so that the SAP amendment, which was essentially the Stage 1 Master Plan, and the SROZ amendments and redefinition of the SROZ boundary based on what Natural Resource Program Manager Kerry Rappold has observed, was one package. The PDP, FDP for the parks and Tentative Plat and Zone changes, were part of another package.
 - While no specific information was available regarding the SROZ encroachment, language specific to the SROZ stated that things may have to change if resources were found. Referencing Figure 1, he noted that in Phase 3 East, a wetland was initially thought to be insignificant, so a road was planned right through it. As part of the refinement and SAP approval, the road section was removed and the wetland was preserved.
 - Impacts upon the SROZ would be addressed in more detail at a later phase. Language in the Master Plan acknowledged there were unknowns about the SROZ now and that changes may have to be made.
- How had the density numbers shown in Figure 1 (Slide 3) with regard to small lots, medium lots and estate lots changed over time? The perception seemed to be that development was becoming denser. It was important for the Commission to know if the density had generally stayed on track with what was envisioned years ago, especially for those who purchased homes in Villebois with the mindset of what was going to look like ten years from now.
 - Mr. Pauly replied he did not have the numbers at the moment. The numbers in the table on Figure 1 included the Future Study Area. There had been a number of iterations, as this was the fourth or fifth Master Plan amendment and previous iterations of the maps had not included the area. The figures from the prior iterations could be used to do a side-by-side comparison to the density numbers in Figure 1, which he would bring to the next meeting to provide the Commission with some context.
 - Mr. Lange stated he had been involved with the Villebois project since 2001. Getting the Master Plan approved laid the foundation for the SAPs, which had now been approved for everything, except the Future Study Area. SAP South and SAP North were on the average of the anticipated densities and SAP East was a little on the higher end of the anticipated density. The Village Core was in the middle or slightly higher and further changes could occur there. So far, there had been little shifts, but the macro density was as it was anticipated.
 - More information would be provided regarding the densities.

Vice Chair Postma:

- Reiterated the Commission's dilemma of hearing public comments for the first time in August and asked how people wanting to speak at tonight's meeting could, although the City had not noticed the meeting as a public hearing.
 - Ms. Mangle agreed it would be great to have a general public comment, noting that while not a public hearing, general public comments were welcome.
 - Barbara Jacobson, Assistant City Attorney, added it was important for those present to know that this was not a public hearing. Although hearing from those present would be helpful, she noted that they must testify at the actual public hearing if they wanted to be on the record and preserve their legal rights.
- Noted it was informative for the Applicant and to the Commission but was not determinative for the sake of the record and those commenting tonight may need to provide something at a later date.
 - Mr. Pauly stated that in addition to providing things for the legislative record, many of the comments might be related to what the DRB would hear. People in attendance should be aware that their comments might need to be repeated later.

- Mr. Lange added the Applicant would keep extensive notes from the neighborhood meeting and provide them to Staff early next week. He also provided his email address, jim@pacific-community.com, and office phone number, (503) 941-9484, so people could contact him directly.
- Thanked Mr. Lange and reiterated he wanted simply wanted a mechanism so the Applicant could get their desired approval within an efficient timeframe.

Ms. Jacobson clarified that although this was a work session, the Commission could open the meeting up to public comment to help the Commission learn more about the project and any concerns. Because it was not a public hearing, no public notice was required. She reiterated that the citizens must understand they were providing comments to help the Commission tonight, but in order to have legal significance, they would need to make their comments again at the public hearing or submit their comments in writing for the public record. Nothing stated tonight would have any legal bearing.

Commissioner Phelps said he wanted to be sure he could use what he heard tonight. He did not want to be precluded from using it if he did not get it in an official record. He confirmed that he could use the information or comments provided by the individuals tonight as he wished.

Commissioner McGuire moved to open the work session for public comment. Commissioner Levit seconded the motion, which passed unanimously.

Ms. Jacobson reiterated the public hearing would provide another opportunity for citizens to provide public comment if anyone was not prepared to comment this evening. Written materials were also welcome.

The Commission took a brief recess. The meeting was reconvened at 7:50 p.m.

Vice Chair Postma reiterated that the meeting was not a public hearing and it was incumbent upon those speaking tonight to find a mechanism to make sure whatever they indicated tonight became part of the record via written comments to Staff and/or public comment on August 14, 2013. The Commission was opening it up for comment because it would be constructive to get additional community input.

Buu Huynh, 11968 SW Lausanne St, Wilsonville, OR, stated his house backed up to the green space facing the development. He was concerned about the proposed block of houses in the upper northeast area that appeared to be overlaying some of the green space. There were large trees he could view from his home and he wanted to know which trees could be saved and which would have to be removed.

Andy James, 11976 SW Lausanne, Wilsonville, OR, said his home also abutted the green space. He said was struggling to understand the differences between the working session and public hearing process, and believed it was important to communicate that and how to submit public comments to the neighborhood. He was also struggling to know what an SROZ is, what it means and what the process was for refinement from the Master Plan and SAP. He was also concerned about the houses that impinged on the SROZ and suggested putting a park in the upper northeast area, which might possibly draw things together.

Commissioner Millan arrived at 8:54 p.m.

Vice Chair Postma explained that work sessions were not traditionally opened for public comment, but allowed the Commission to receive and discuss information provided from Staff. The public hearing was scheduled for

August 14, 2013, where there would be further presentations by Staff as well as the Applicant, public comment would be received, followed by Commission discussion, and an eventual vote.

- Ms. Mangle stated more information about the application could be found a few weeks before the hearing on the City of Wilsonville's website under Community Development, then Planning Department and then clicking "Projects around the City". All the neighbors would also receive a notification in the mail of the hearing with the time and directions. Those who could not participate could send comments in writing to Staff via email or postal mail. Staff would be glad to assist those with questions or concerns.
- Mr. Pauly added this was different than a typical Villebois process, making it understandably odd and confusing. He requested Mr. James' contact information to provide material that would explain the process, which he also hoped to provide at tomorrow night's neighborhood meeting. He believed a handout explaining the process could be really helpful for the neighbors.
 - He briefly described the process, noting there were two parts. Currently, the Commission was addressing the overall policy, and then another panel of citizens would serve as judges to determine whether or not specific criteria had been met. The Commission, with the recommendation to City Council, would establish the policy that would serve as guiding principles for development in the area. In the coming months, there would be another process where evidence would be provided to a panel of citizens who decide whether the application met the criteria and possibly recommend specific things must happen for the project to meet the criteria.

Mr. James requested timeframes on things such as when the streets would be constructed, the parks would be built, the trees would be selected, etc.

- Mr. Pauly confirmed legislative notice would be sent to all neighborhood property owners within 500 ft from any given point of the project. The quasi-judicial notice for the actual land use hearing would be sent to property owners within 250 ft. The City Council had to approve the Commission's recommendation, so there would be another opportunity for public comment before City Council.
- He explained that SROZ were natural areas, namely wetland areas, areas next to streams with a lot of vegetation, called riparian areas, and upland forests which have a dense forest habitat with many creatures.

Mr. James clarified his question about the SROZ was focused more around the process of definition. He understood the SROZ boundaries laid out right now were only done aerially and that a refinement process would follow.

- Mr. Pauly responded there was a citywide effort years ago to identify where potential resources might exist. When a project was proposed, it provided opportunity to see what was actually on the ground besides what was seen roughly from the air. In this case, Mr. Rappold, who managed the SROZ Program, visited the property numerous times with Mr. Lange, his staff and City Staff to see what was there, what made sense and what was creating habitat and needed to be preserved versus what did not provide as much benefit to animals.
- A tree removal plan would be one of the applications presented before the panel of citizens in the upcoming DRB process, when specific criteria in the City Code would be reviewed to determine whether a tree could be removed. At that time, the review would involve consideration of each tree. There would be a total of approximately five public hearings before the actual construction drawings for the project were created.

Commissioner McGuire noted the Master Plan amendment being discussed today essentially laid the foundation for the project by determining lots sizes, what the green spaces, trails and streets and major

elements would look like. The more refined details, such as trees, would go through the DRB later. She believed this was a critical point because what was decided at the Commission would define everything else.

- Mr. Pauly added that minor changes could be made to what was approved in the Master Plan at the DRB, so that if they realized something should have been done differently, there would not need to be another five public hearings. Certain limits set in the Code restricted how much the project could be changed from the Master Plan.

Janelle Beals, 11964 SW Lausanne St, Wilsonville, OR, said she was glad to see the area being developed and believed there was potential to have wonderful things that would enhance the neighborhood. Like others, her concern regarded the string of lots in the northeast section that abut the existing fence line and impact all the houses on Lausanne St.

- She hoped the development would respect the existing homes and consider how decisions would impact them. Those were some of the larger homes in Villebois and were sold at a premium with significant lot fees added due to the nature of their location and being able to face the green space and trees in the LEC area. When purchasing their lot, it had been explained that while the area had the potential to be developed, those trees would be respected in that development.
- From Lot 4 down to the entrance into the neighborhood from Villebois Dr had a significant band of large, old growth trees, which was a beautiful border for that corner of the neighborhood that she felt enhanced some of the philosophy of Villebois, which was to respect old growth trees and not cut everything down. The number of old growth trees throughout the neighborhood set Villebois apart in many regards.
- The deep and significant band of trees could be seen over the fence where the lots faced driving down Villebois Dr onto Normandy. She struggled to understand how that feature of the neighborhood could be retained in any significant way with the lots in that location, knowing they were on the smaller side and houses could not be built there without significantly removing the vast majority of the trees.
 - She noted comments that the distance between the lot and existing home was about 150 ft, which seemed significant at an angle, however, removing the trees and building houses would significantly change the nature of the existing homes; rather than looking at trees, residents would look onto a series of backyards because the development was quite close. The corner did hit some of the existing lots.
- She hoped that somehow those lots could be redistributed or eliminated to minimize the impact of the new development on the existing development. People did move there with the expectation that those trees would remain. The people on the other side of Normandy also benefited from the shade the trees provided during the late afternoon.
- She noted the T at the end of the road near Lot 4 on Slide 4 and asked if the map reflected all future development or if there was potential for future growth.

Vice Chair Postma suspected that when a road ended with a cut out like that, it provided opportunity for people to turn around or backup. The shape allowed for less hardscape while still providing the turnaround opportunity normally found in a cul-de-sac. He asked Ms. Beals if the existing building in the upper northeast corner of the property could actually be seen.

- Ms. Beals answered she could see a very tiny sliver of the building from her upper floor, but it was mostly masked by the band of trees. Without the trees, the view would be like any other development where houses backed up to one another.

Commissioner Phelps urged the citizens to get comments into the City, the developer, etc. as quickly as possible in order to have the biggest impact on the process. The longer they waited, the less influence they would have because of the practicality of achieving what they might want to accomplish. Getting comments in

as early as possible would allow for them to be digested and, if clarification was needed, Mr. Pauly or the developer could contact them. Waiting too long might result in one's recommendation to be abbreviated or not accomplished.

Commissioner McGuire thanked the homeowners for attending tonight's meeting. She agreed it was a good idea to remove the five lots in the upper northeast corner and potentially make the area a park, which might address some of the issues raised by the existing homeowners. She liked the idea of having a shared common space that might connect the new development with the rest of the neighborhood, reiterating that neighborhood commons were found throughout Villebois.

- She asked Polygon to consider, if at all possible, incorporating a couple larger lots into the medium and standard setup because there were so many additional larger lots along Grahams Ferry Rd, so it would be more consistent with the Villebois land use pattern. Looking at Figure 1 and the colors indicating lot sizes, it was apparent that additional variation was necessary to be consistent with the Master Plan.
- In general, she was concerned about the public hearing in August and preferred to have an additional work session, so the Commission could discuss any changes the Applicant might decide to make after tomorrow's meeting with the homeowners. It was difficult to have a homeowner meeting and then go straight into a public hearing. The project was significant, being that it was a future designated area, a large number of houses, as well an amendment to the Master Plan that could not be redone; therefore, she did not want to rush through the process. At a minimum, it warranted two work sessions, the standard public process for public comment, and an opportunity for the Applicant to revise their proposal and talk with the Commission again.

Commissioner Levit agreed about having another work session, if possible, because it was difficult to go from this potential change into a public hearing. Knowing in advance what would be presented was preferable.

Vice Chair Postma agreed public input was useful and important for the Commission when making decisions. He echoed Commissioner Phelps' comments that the earlier citizens engage in the process the more helpful it would be. He did not have a firm opinion on having another work session, but if no second work session was held before the public hearing in August, citizens should be sure to be heard early in the process so both Staff and the Applicant could address their issues at the hearing and hopefully alleviate any new issues coming before the Commission at public hearing.

- He understood the comments made regarding the lots in the upper northeast corner of the development, but noted for the record that there was already an older building there, so they would be going from one building to potentially other buildings, not that the area was better for homes or for a park. Having that context was important and, to his recollection, the building was visible from the road and some homes.
- He asked if the Applicant wanted to address any questions of comments that were made.

Mr. Lange displayed an aerial photograph and clarified where the road came in as well as the existing building and parking lot locations. He noted he and his team came to the work session to engage and listen and would review their notes to see what could be done. The Applicant wanted to be open but there were also things that Polygon needed to accomplish. The challenge was always to mesh everyone's goals together. Although not necessary or required, this work session and the upcoming neighborhood meeting were something the Applicant desired to do. They were having a dialogue to gain feedback and do their best to address it.

Commissioner Phelps complimented Mr. Lange on the Applicant's attempt to engage and listen to the homeowners, which reiterated his suggestion of the citizens giving their feedback earlier in order for the Applicant to have an opportunity to meet their concern.

Commissioner McGuire inquired about the process for requesting another work session.

- Ms. Mangle answered the Planning Commission could make the request and Planning Director Chris Neamtzu would make the call. As a legislative application that was coming in, it was a bit more complicated. It did not include a statutory timeframe they needed to fulfill. She recommended a motion be made regarding the request and then Mr. Neamtzu would take it from there.

Vice Chair Postma asked Mr. Lange's opinion as to whether holding another work session was workable.

- Mr. Lange replied he would have to talk with his client, but he could get back to Staff, possibly tomorrow.
- Ms. Mangle noted public hearings could be continued, so a decision did not always have to be on the same night.

Mr. Lange said the Applicant had discovered through this and other projects that after receiving input from a neighborhood meeting, some things could be resolved and some things could not due to differences of opinion or approach and someone needed to make a call. Following the neighborhood meeting and tonight's meeting, the Applicant would sift through their notes and decide if they were on a good path or had strayed somehow, and what could be done about it, which would lead to the next step. Sometimes, the only option was to take the hard vote. He hoped the Applicant had demonstrated a pattern of being flexible when possible and being clear where no flexibility existed and addressed the issue openly.

Vice Chair Postma encouraged the Applicant to talk with Staff after tomorrow's neighborhood meeting about whether there should be a public hearing or a work session in August.

- Mr. Lange responded they strived not to have surprises and the only way to do so was to communicate.
-

MEMORANDUM

DATE: August 7, 2013

TO: Planning Commission

CC: Steve Adams, PE, Development Engineering Manager
Eric Mende, PE, Capital Projects Engineering Manager

FROM: Daniel Pauly, AICP, Associate Planner

SUBJECT: Sanitary Sewer Lift Station in Villebois Village Master Plan Amendment

City Staff makes the following recommendations for additional changes to the Villebois Village Master Plan to incorporate the need for a Public Sanitary Sewer Lift Station to replace the existing Private Pump Station in the Future Study Area.

- On page 35 under 4.1.1 Sanitary Sewer Introduction/Proposal in the first paragraph before the sentence beginning "City Wastewater Master Plan Table 4.3" add a sentence reading, "The private pump station will be replaced with a public sanitary sewer lift station at the time of development."
- In Figure 6-Conceptual Composite Utilities Plan change label reading "Existing Pump Station for LEC" to "Existing Private Pump Station to be replaced with Public Sanitary Sewer Lift Station."
- On page 42 under Sanitary Sewer implementation measures add Implementation Measure 5 to read "At time of development of the Future Study Area, replace private pump station with Public Sanitary Sewer Lift Station built consistent with Technical Appendix I."
- Attach Technical Appendix I to the Master Plan (attached)

Villebois Master Plan Amendment
Sanitary Sewer Lift Station

Pump Station Building

Pump stations shall have building enclosures that contain all electrical panels, instrumentation, control systems, generator, and other components are required by the City. Exterior walls shall meet building code structural requirements and meet the Villebois Village Architectural pattern book. The generator shall have its own room with an appropriately sized louver for ventilation. The roof shall be constructed with fire proof materials and have a minimum of 10 feet of clear space above the floor.

Access

Design specifications shall incorporate all applicable and reasonable efforts to maximize close and efficient access for removal, replacement and maintenance of all major and minor equipment. This includes but is not limited to adequate clearances, sufficient anchorage, hoists, hatches and platforms.

Design Capacity

Wetwells and force mains shall be designed and sized to accommodate full buildout within the identified basin(s) contributing to the pump station, unless otherwise approved by the City.

Service area shall include all land that can be provided with gravity wastewater collection service. Service area shall also include basins, which may discharge wastewater into the subject basin, as identified in the City's master plan and/or by City staff. Design population shall be determined per the City's master plan and with additional guidance provided by the City. For facilities being constructed to serve new developments, design population should be based on planned build-out densities.

Design Flow

Pumping stations and related components shall be designed to discharge the Peak Hourly Flow (PHF) with criteria as approved by the City, based on approved master plans.

Project Engineer shall also review the City's master plans and the DEQ's guidelines.

Receiving System

Project Engineer shall evaluate the downstream sanitary sewer system to determine the impacts of the increase in flow (e.g. peak pumping capacity) from the proposed pump station.

Current

Figure 1



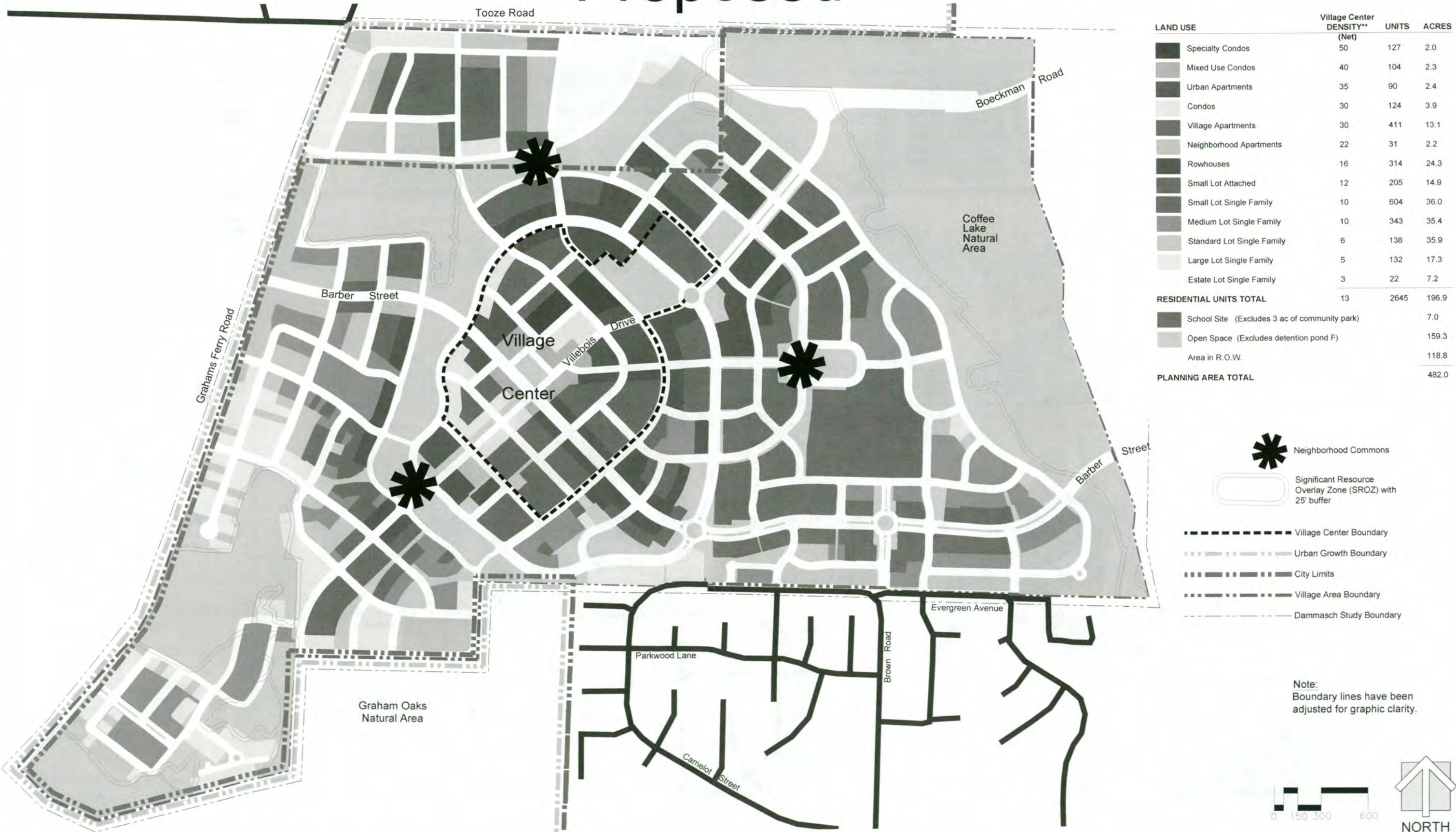
NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as 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.

Planning Commission - August 14, 2013
LP 13-0005 Villebois MP Amendment Page 54 of 163

Proposed

Figure 1

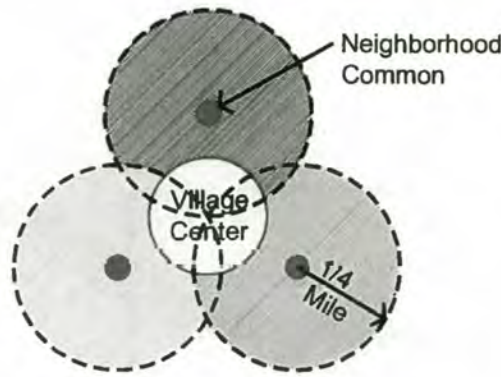


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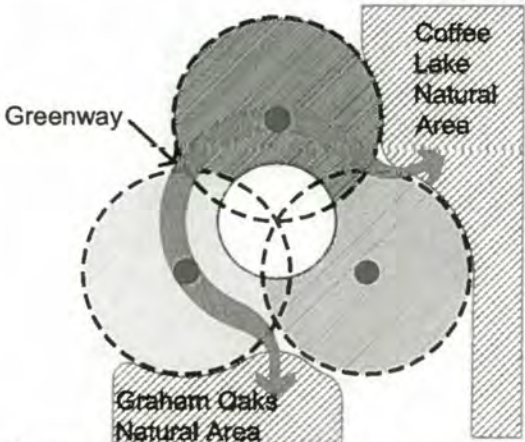
** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Figure 2

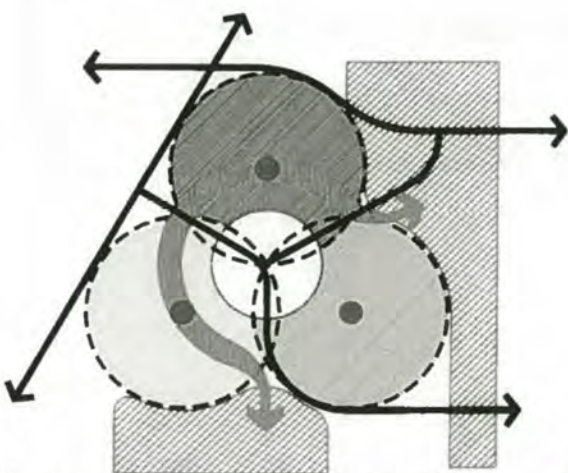
Current



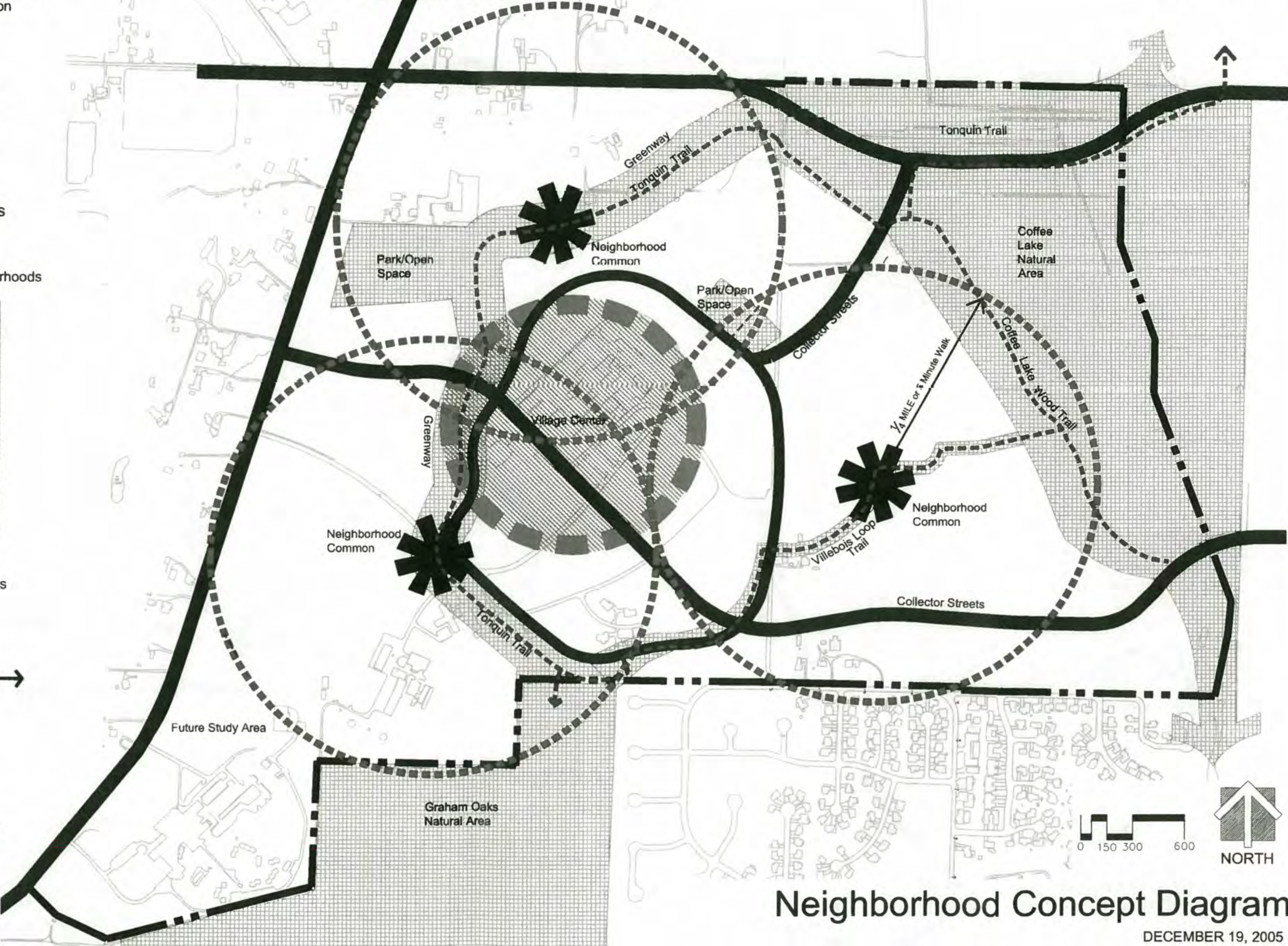
Conceptual Diagram - Neighborhoods
- 1/4 mile radius neighborhood = 5 minute walking distance
- Commons at neighborhood center
- Village Center at the confluence of neighborhoods



Conceptual Diagram - Greenway
- Connection to adjacent open spaces
- Open space linkage between neighborhoods



Conceptual Diagram - Roadways
- Roadway system defines neighborhood edges

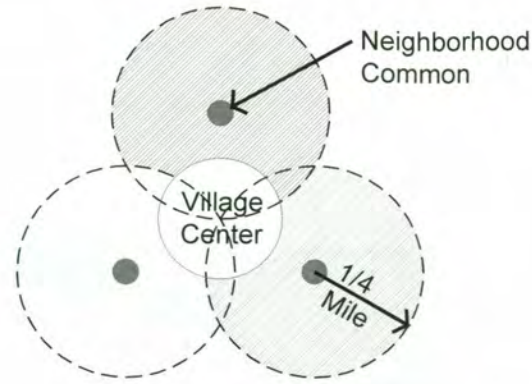


Neighborhood Concept Diagram

DECEMBER 19, 2005

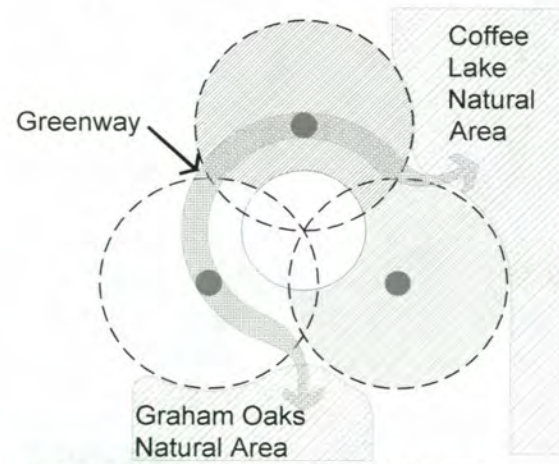
Proposed

Figure 2



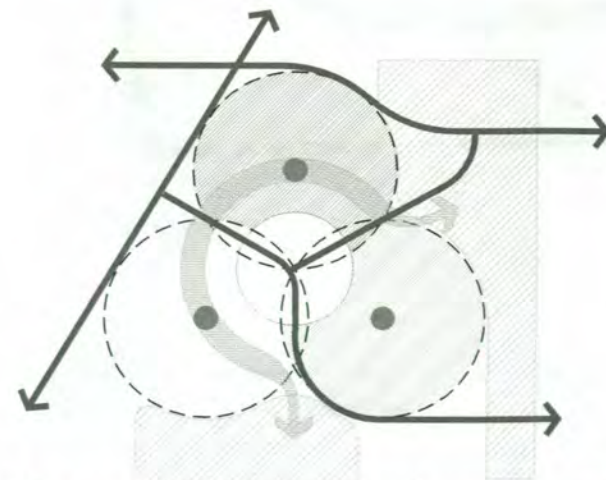
Conceptual Diagram - Neighborhoods

- 1/4 mile radius neighborhood = 5 minute walking distance
- Commons at neighborhood center
- Village Center at the confluence of neighborhoods



Conceptual Diagram - Greenway

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Conceptual Diagram - Roadways

- Roadway system defines neighborhood edges

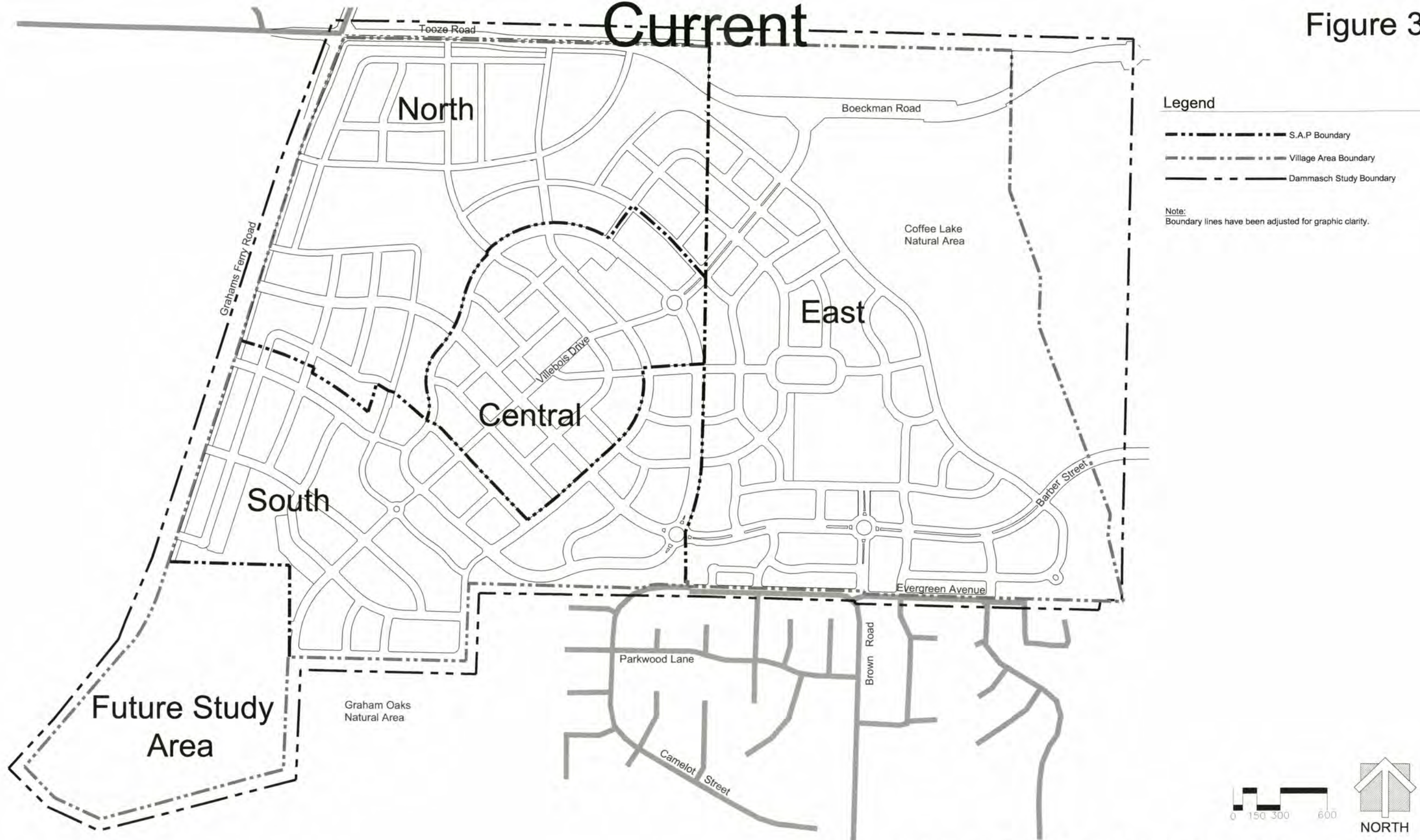


Neighborhood Concept Diagram

JULY 26, 2013

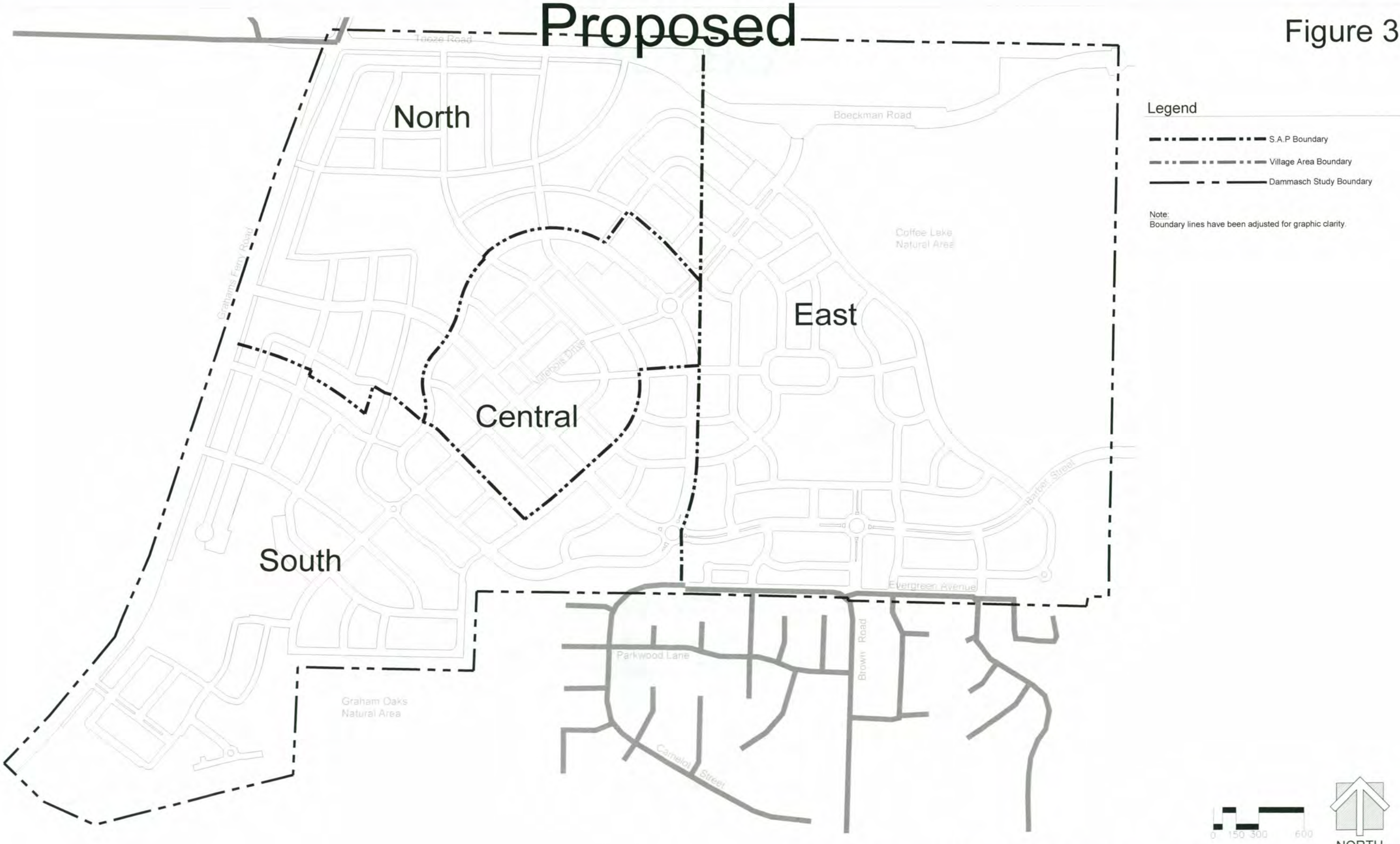
Current

Figure 3



Conceptual Specific Area Plan Boundaries

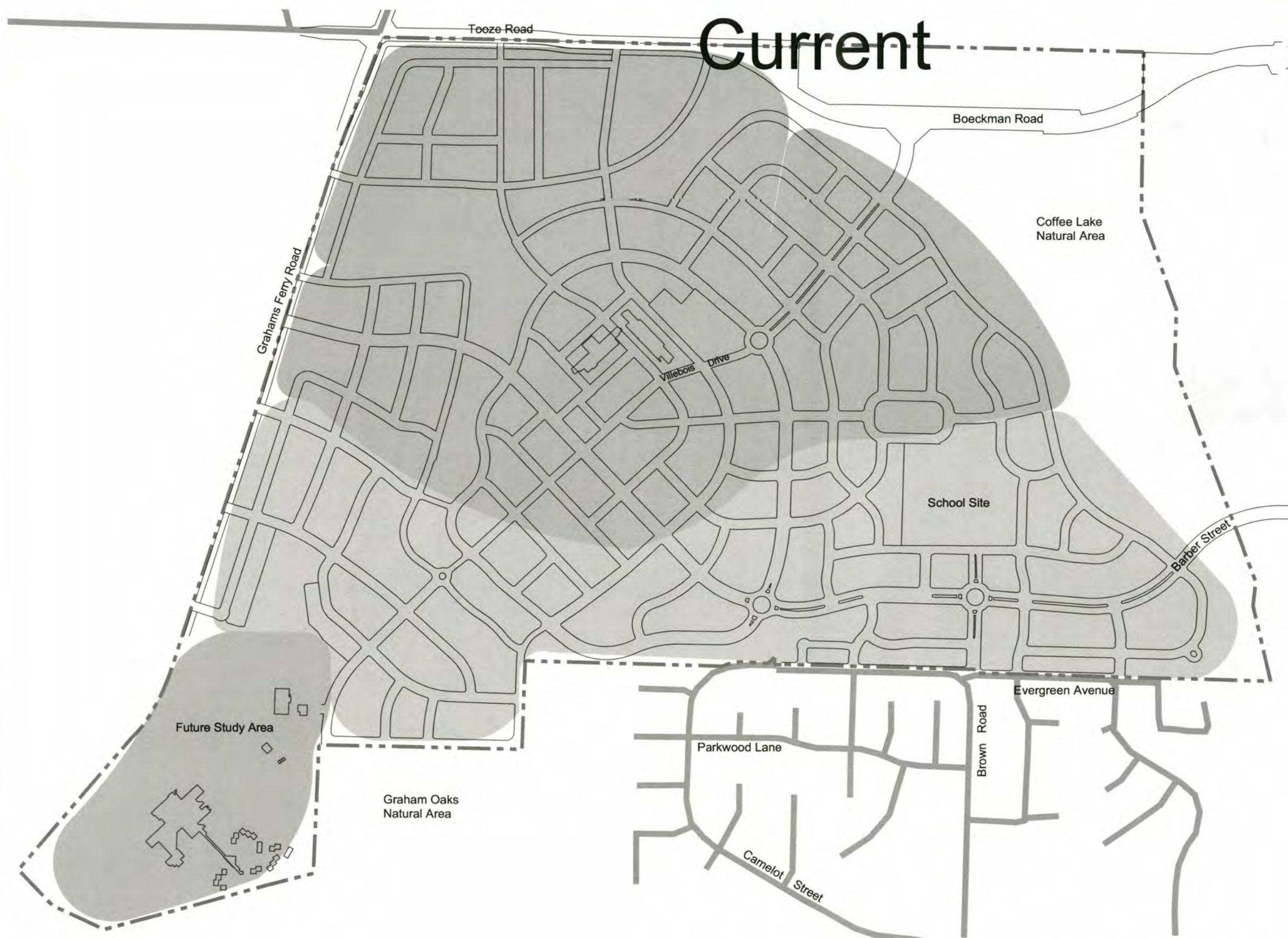
Figure 3



Conceptual Specific Area Plan Boundaries
JULY 26, 2013

Figure 4

Current



Legend

- Early Phases - 0 to 3 years
- Middle Phases - 2 to 6 years
- Later Phases - 5 to 9+ years
- Village Area Boundary

* Phasing dates are based on original Master Plan approval dated August 18, 2003



Conceptual Sequence of Development

MAY 12, 2010

Proposed

Figure 4



















Conceptual Sequence of Development

JULY 26, 2013

Current

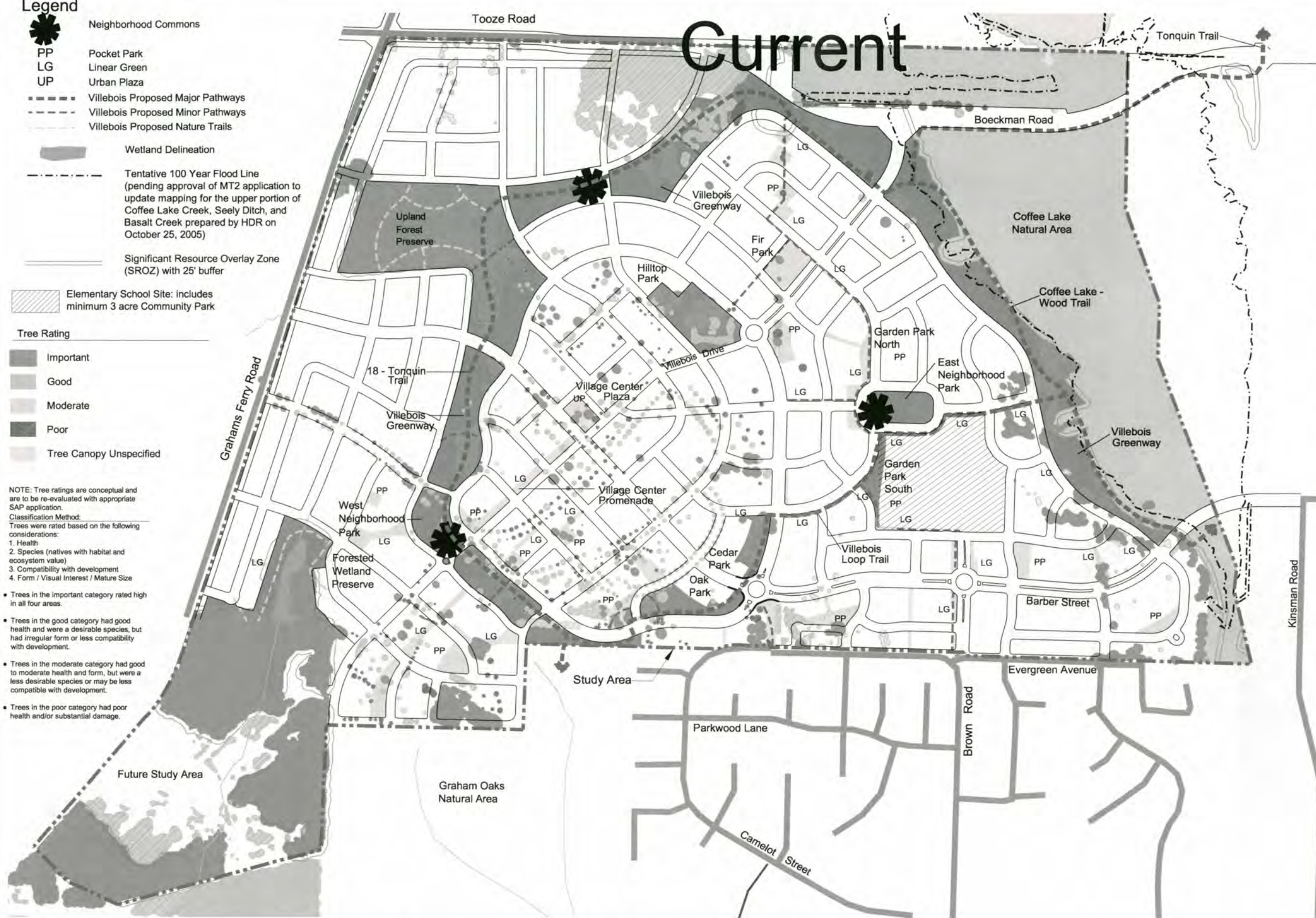
Figure 5

Legend

-  Neighborhood Commons
-  PP Pocket Park
-  LG Linear Green
-  UP Urban Plaza
-  Villebois Proposed Major Pathways
-  Villebois Proposed Minor Pathways
-  Villebois Proposed Nature Trails
-  Wetland Delineation
-  Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)
-  Significant Resource Overlay Zone (SROZ) with 25' buffer
-  Elementary School Site: includes minimum 3 acre Community Park
- Tree Rating**
 -  Important
 -  Good
 -  Moderate
 -  Poor
 -  Tree Canopy Unspecified




NOTE: Tree ratings are conceptual and are to be re-evaluated with appropriate SAP application.
Classification Method:
Trees were rated based on the following considerations:
1. Health
2. Species (natives with habitat and ecosystem value)
3. Compatibility with development
4. Form / Visual Interest / Mature Size

- Trees in the important category rated high in all four areas.
- Trees in the good category had good health and were a desirable species, but had irregular form or less compatibility with development.
- Trees in the moderate category had good to moderate health and form, but were a less desirable species or may be less compatible with development.
- Trees in the poor category had poor health and/or substantial damage.



- Neighborhood Parks - 21.42 acres
 - East Neighborhood Park - 1.60 acres
 - Cedar Park - 1.00 acre
 - Oak Park - 1.53 acres
 - Fir Park - 1.00 acre
 - (UP)Village Center Plaza - 0.52 acres
 - Hilltop Park - 2.90 acres
 - West Neighborhood Park - 1.80 acres
 - (PP)Pocket Parks - 5.57 acres
 - (LG)Linear Greens with Pathways- 4.81 acres
 - (LG)Village Center Promenade- 0.69 acres
- Community Parks - minimum 3.00 Acres
- Elementary School
 - Minimum 3 acres of park area associated with school location
- Regional Parks - 33.45 acres
 - Villebois Greenway - 33.45 acres
- Open Space - 101.46 acres
 - Forested Wetland Preserve - 5.07 acres
 - Future Study Area - 23.20 acres
 - Upland Forest Preserve - 10.60 acres
 - Coffee Lake Natural Area - 62.59 acres
- Total amount of Parks= 57.87 acres
Total amount of Open Space= 101.46 acres
Total amount of Parks & Open Space= 159.33 acres
- Trails and Pathways - 47.51 miles
 - Nature Trail - 0.71 miles
 - Minor Path - 1.20 miles
 - Major Path - 2.90 miles (Tonquin Trail/Villebois Loop Trail/ Coffee Lake-Wood Trail)
 - Bike Lane - 9.90 miles
 - Sidewalks - 32.80 miles

Park Legend

-  City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
-  Owned and maintained by HOA with public access.
-  Coffee Lake Open Space- To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).

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.

Figure 5



NOTES:
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Figure 5A

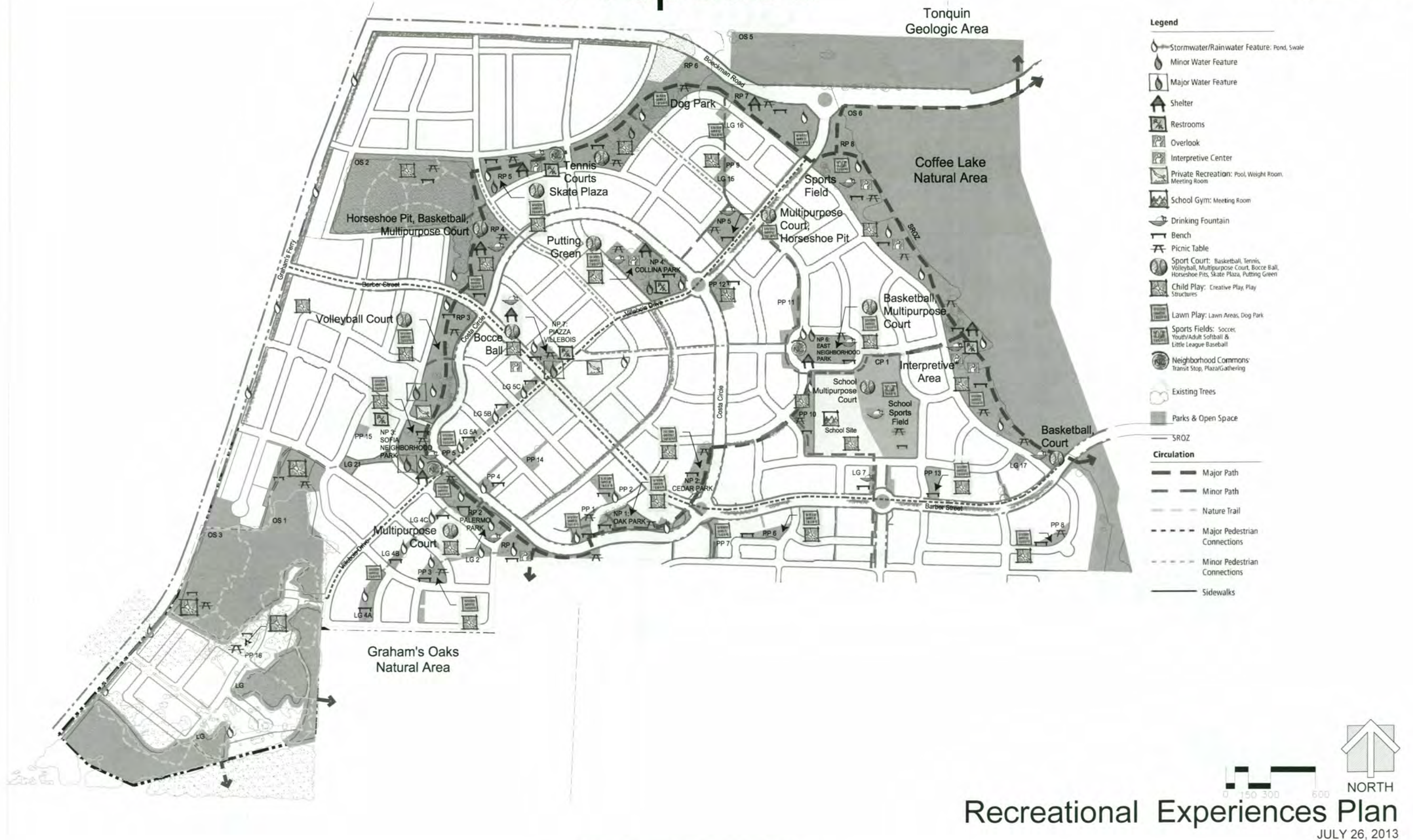
Current



Recreational Experiences Plan

Proposed

Figure 5A



Current



Proposed

Figure 5B

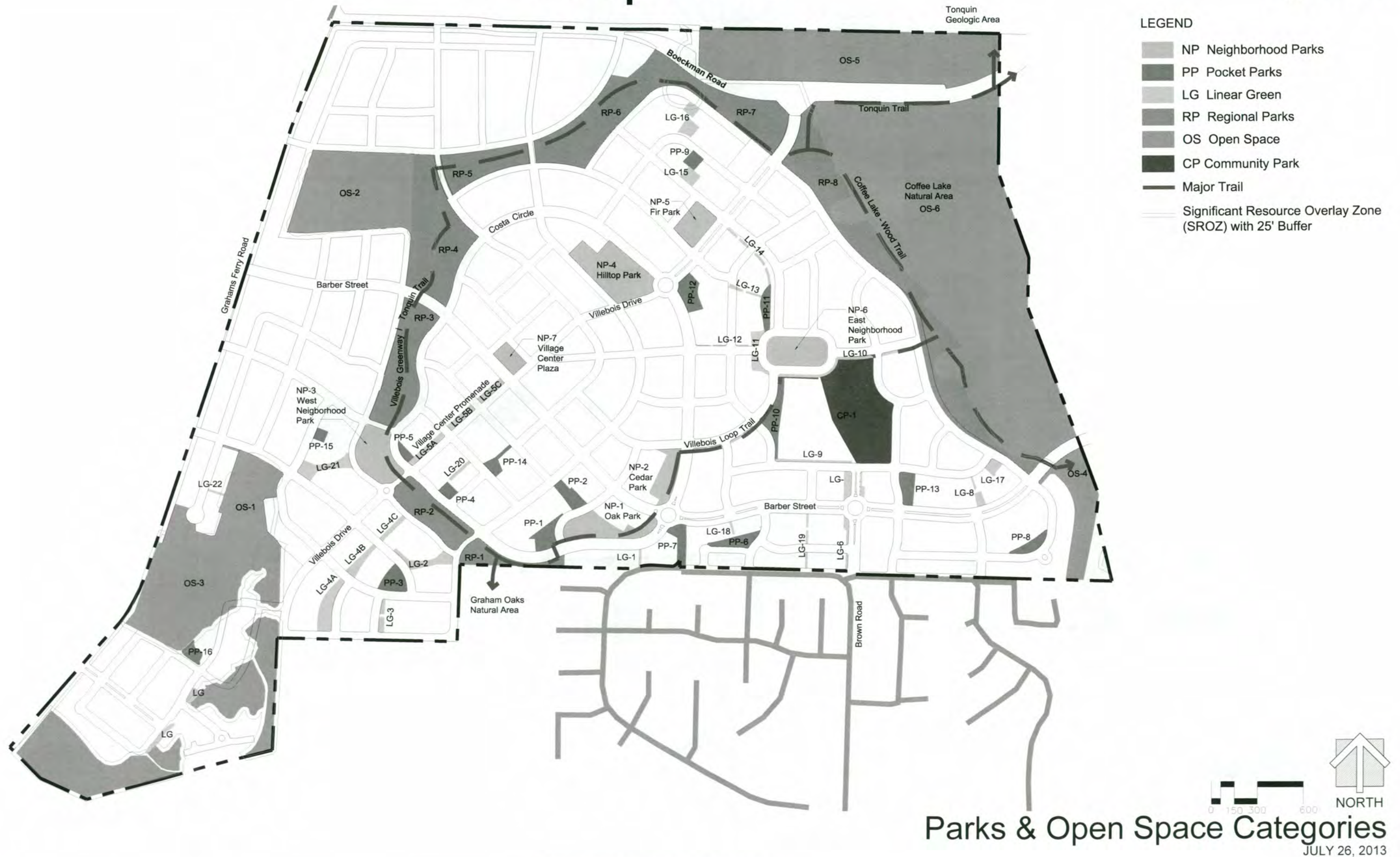
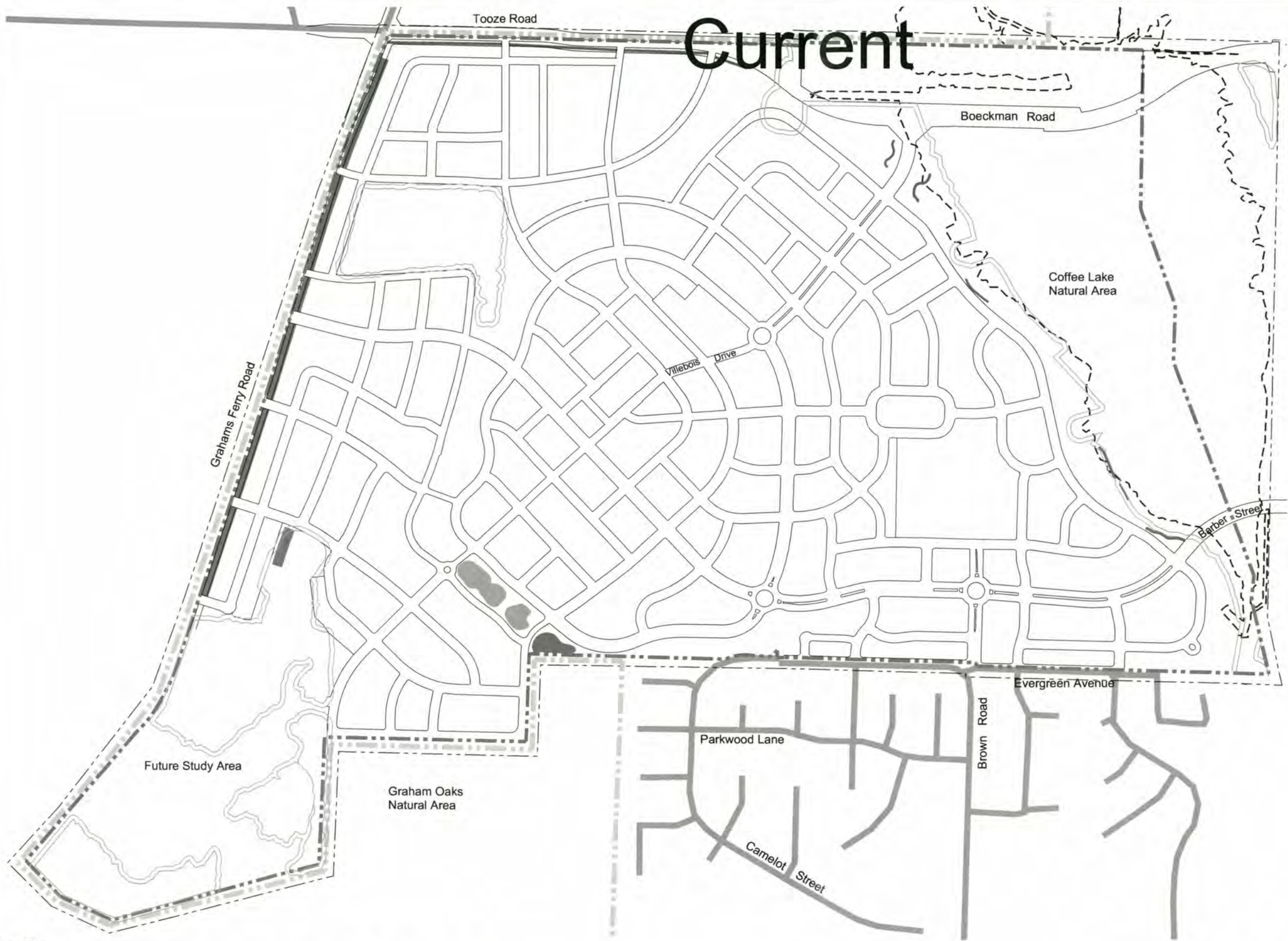


Figure 6A

Current



- Onsite Water Quality
- Onsite Stormwater/ Recreation Facilities
- Onsite Stormwater/ Water Quality Facilities/ Rainwater
- Urban Growth Boundary
- Village Area Boundary
- Dammasch Study Boundary
- SROZ and Buffer Boundary
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)



NOTES:
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Onsite Stormwater Facilities
MAY 12, 2010

Figure 6A

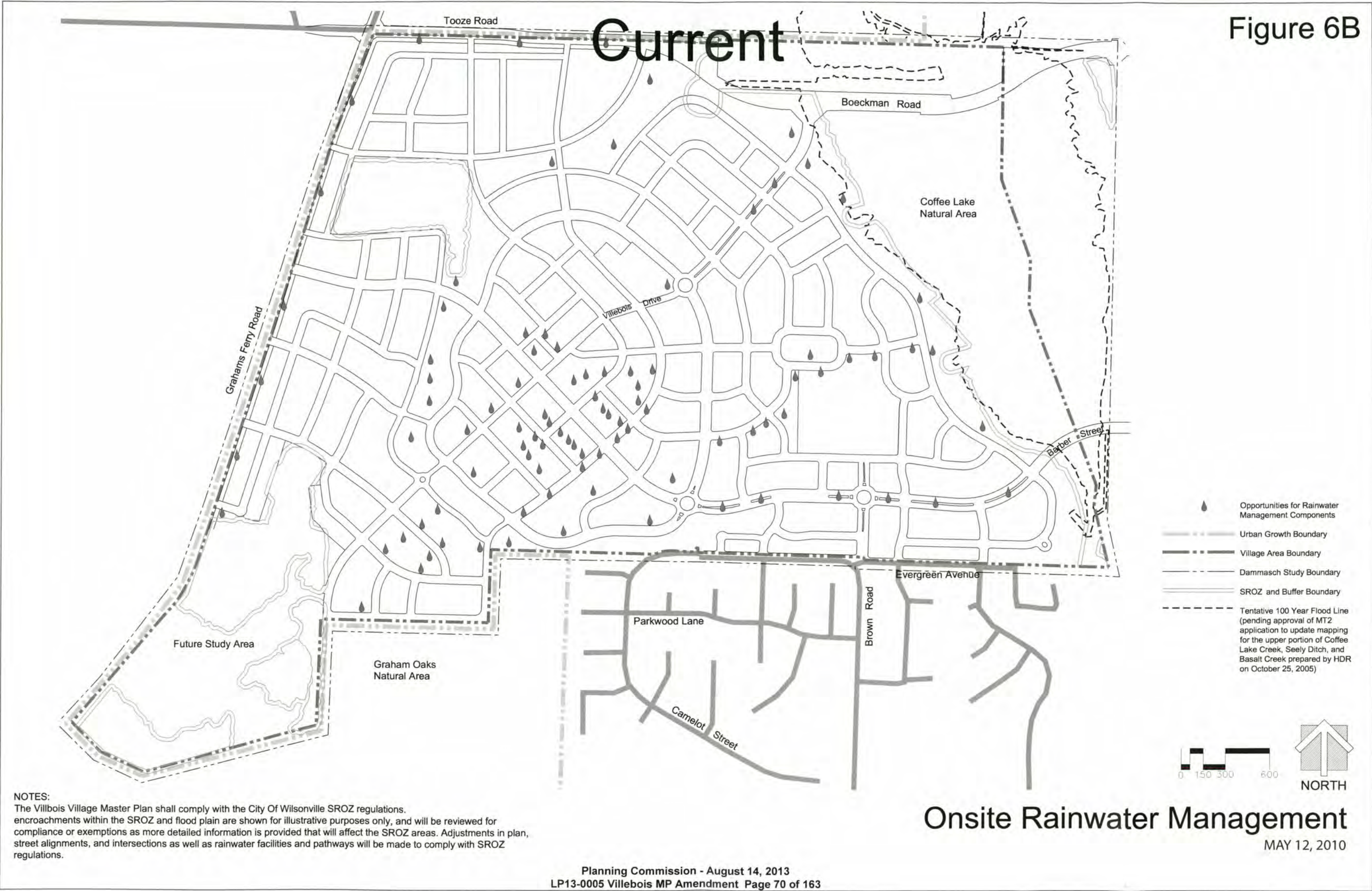


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Onsite Stormwater Facilities

JULY 26, 2013

Figure 6B



NOTES:
The Villbois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

Figure 6B



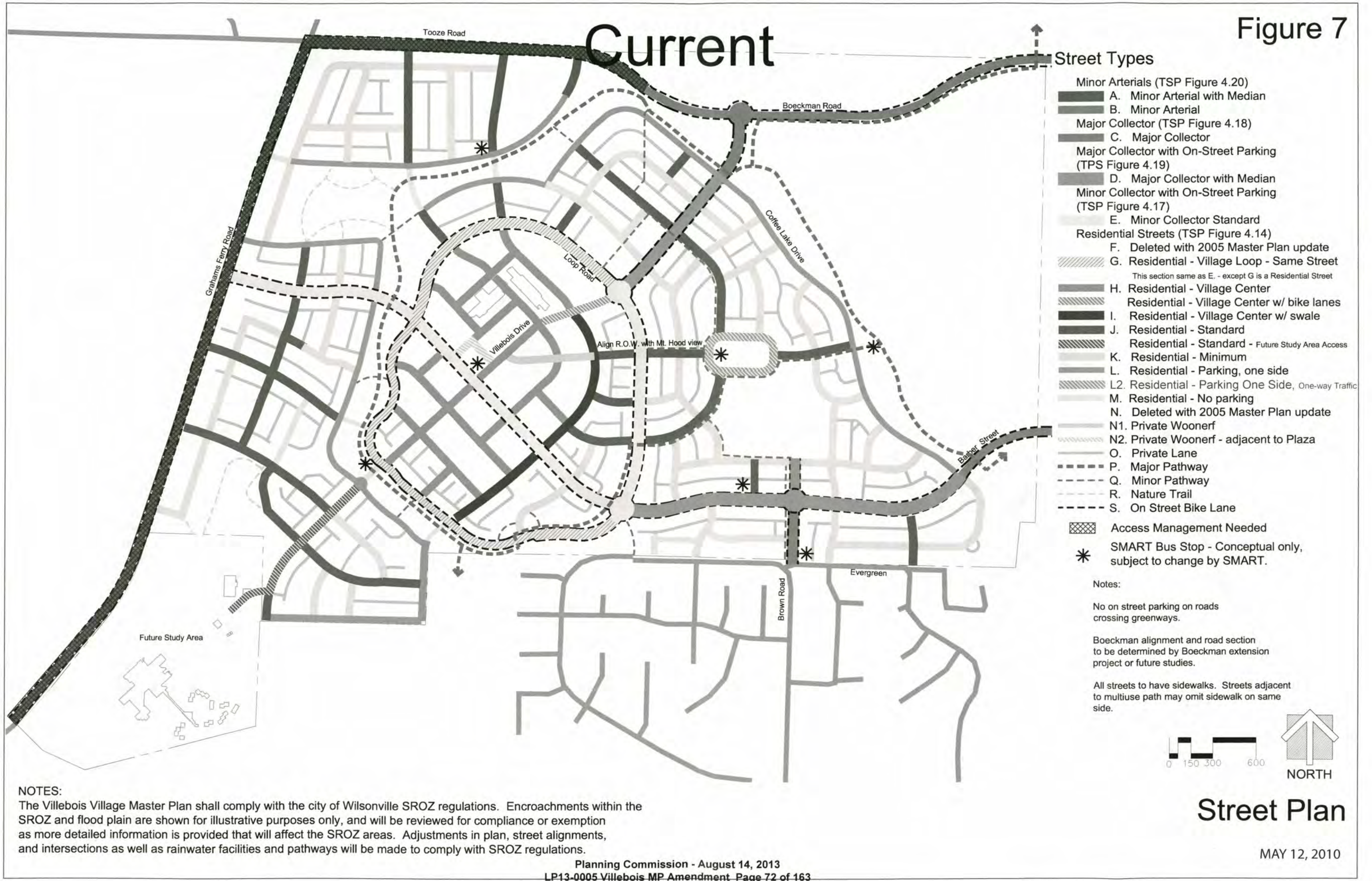
- Opportunities for Rainwater Management Components
- Urban Growth Boundary
- Village Area Boundary
- Dammasch Study Boundary
- SROZ and Buffer Boundary
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)



Onsite Rainwater Management
JULY 26, 2013

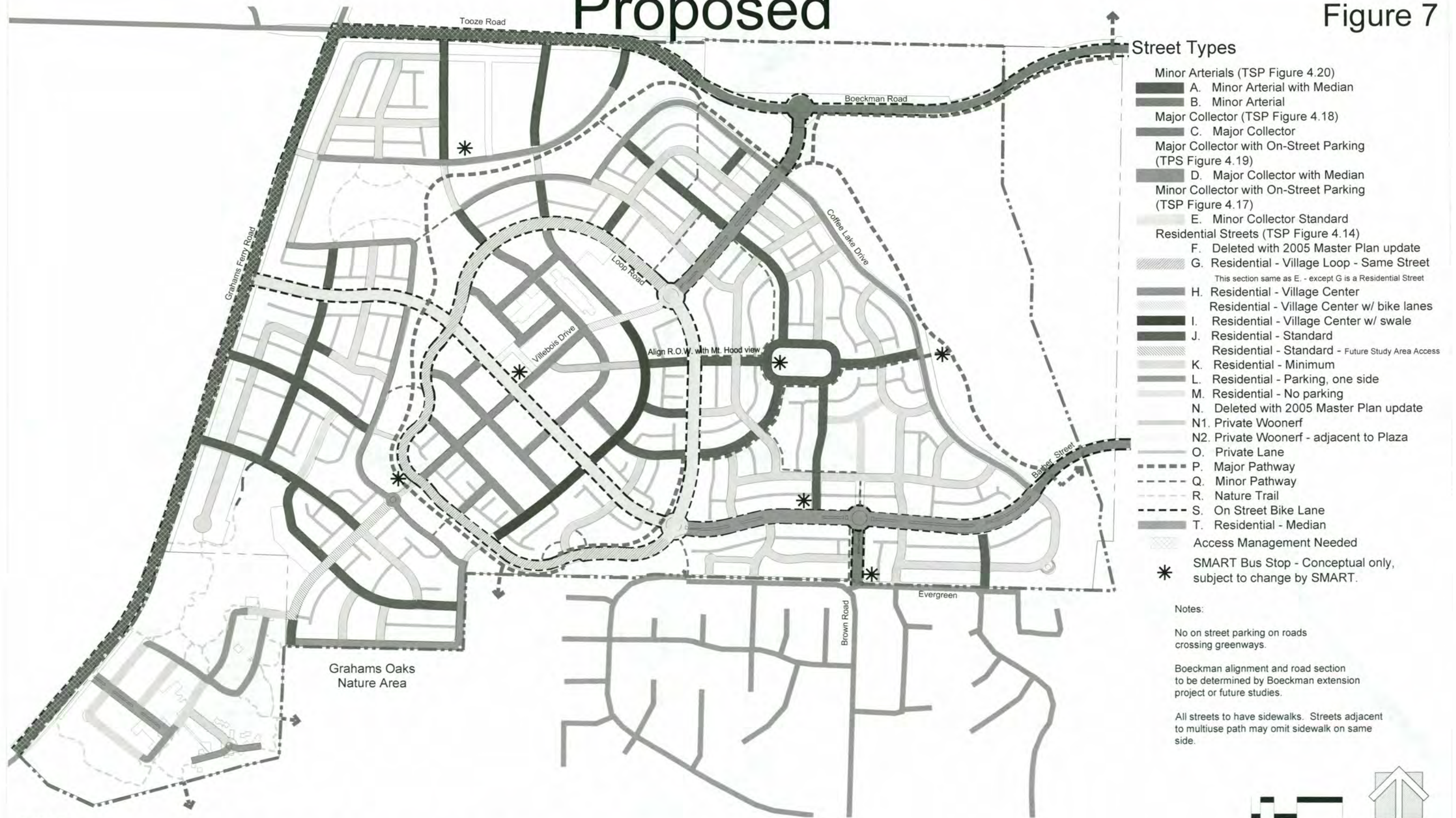
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Figure 7



Proposed

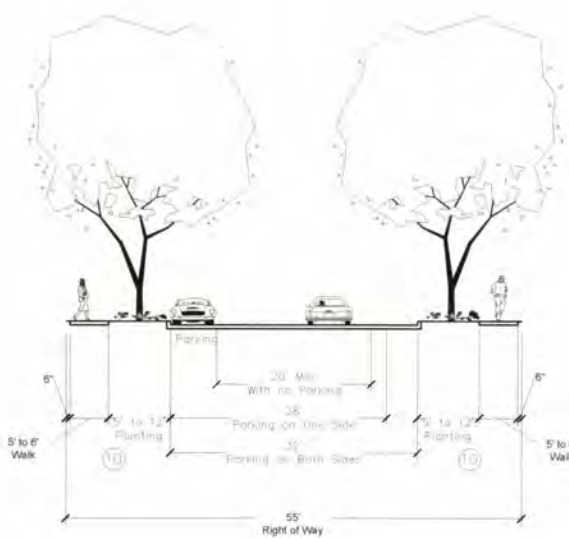
Figure 7



NOTES:

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Figure 9B



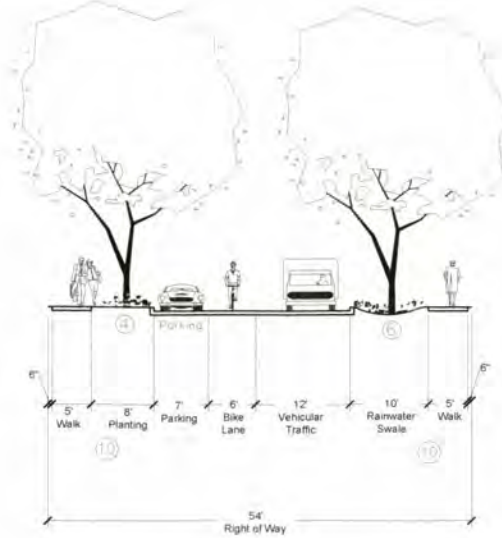
K. Residential - Minimum

(TSP Figure 4.14) Not To Scale



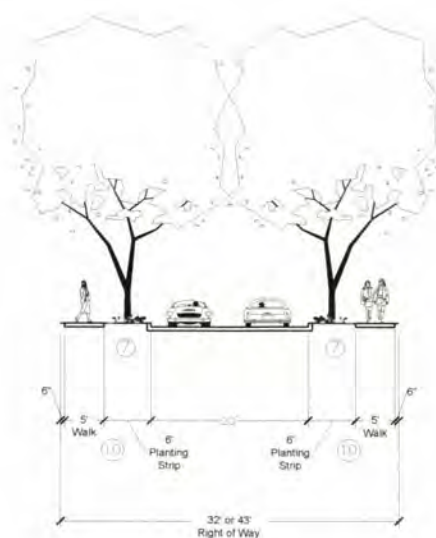
L. Residential - Parking One Side

(TSP Figure 4.14) Not To Scale



L. Residential - Parking One Side, One-way Traffic

(TSP Figure 4.14) Not To Scale



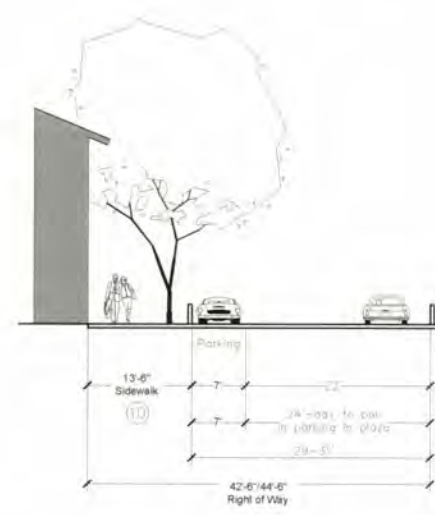
M. Residential - No Parking

(TSP Figure 4.14) Not To Scale



N1. Private Woonerf

Not To Scale



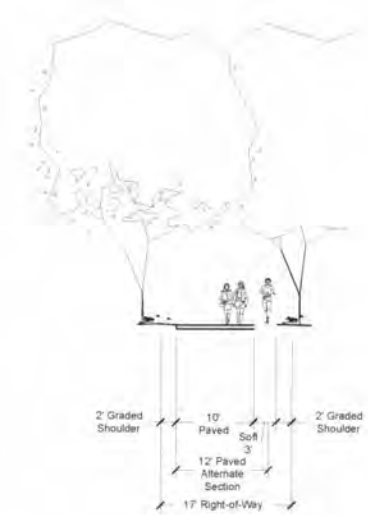
N2. Private Woonerf - adjacent to Plaza

Not To Scale



O. Private Lane

Not To Scale



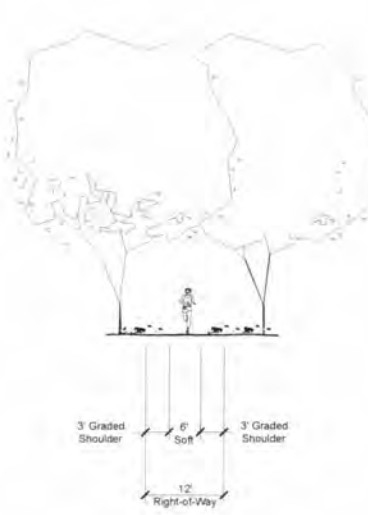
P. Major Pathway

Not To Scale



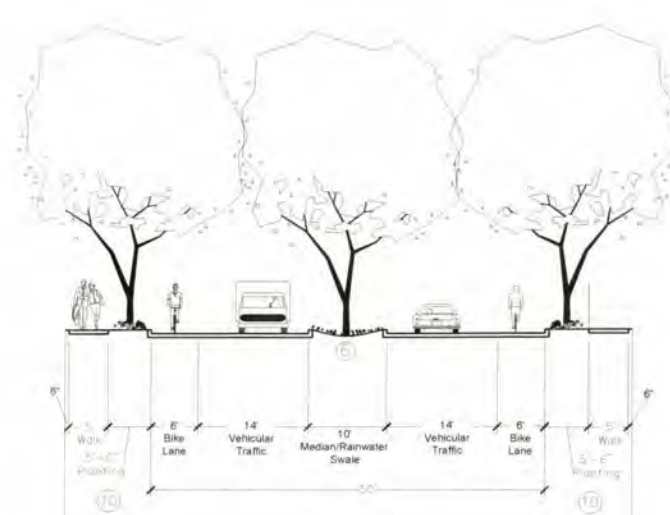
Q. Minor Pathway

Not To Scale



R. Nature Trail

Not To Scale



T. Residential - Median

Not To Scale

NOTES:

1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Rainwater swales are not required for streets with grades in excess of 8%.
3. Section to be determined by Boeckman extension project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
5. Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20 feet clear for vehicle passing on Queuing streets.
6. See 06A Submission for swale locations.
7. No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
8. Walkway and planting strip optional when adjacent to multi-use trail.

9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
11. 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 46' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5', planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section N deleted and replaced with Sections N1-N4.

MEMORANDUM

DATE: August 7, 2013

TO: Steve Adams, P.E., City of Wilsonville
Chris Neamtzu, City of Wilsonville
Dan Pauly, City of Wilsonville

FROM: Scott Mansur, P.E., PTOE *Sm*

SUBJECT: Villebois Urban Village Master Plan Amendment Transportation Summary



P13003-013

The purpose of the memorandum is to evaluate transportation related aspects of the revised Villebois Village Master Plan dated August, 2010 as they relate to integrating the Polygon Northwest Proposal to include the 42.8 acres of the former Living Enrichment Center (LEC) that was previously considered as a "Future Study Area". The transportation review addresses the following items:

- Street connectivity
- Nature trail connectivity
- Street and trail section update
- Parking adjacent to SROZ areas
- North/south connectivity
- Enhanced pedestrian crossings

The following section provides a detailed review and associated comments in regards to the Villebois Master Plan document as they relate to the LEC expansion.

Street Connectivity [Chapter 5, page 69, Continuity of Streets and Trails and Figure 7]

Street connections are of utmost importance when considering future connectivity to the LEC property for all modes of travel. The current adopted Street Plan Figure 7 identified Villebois Drive as the access road to the LEC property and showed a street stub off of it in the southwest corner of Villebois. The applicant shows this connection on their site plan via SW Amalfi Lane as well as their revised Villebois Master Plan Figure 7 dated July 26, 2013. This street connection will be critical to provide connectivity between Villebois Village and the LEC property for all modes. The City's adopted Transportation System Plan identified the need for Local Street spacing of 300 to 500 feet.

Recommendation: Figure 7 should be updated to show the planned connectivity as identified by the applicant. Add a second paragraph to the Continuity of Streets and Trails subsection in Chapter 5 as follows:

Provide local/residential street connections within Villebois every 300' to 500' to improve access between neighborhoods to encourage use of all modes of travel.

Nature Trail Connectivity [Chapter 5, page 69, Continuity of Streets and Trails and Figure 5]

Nature trail connection stubs from SW Grenoble Street and SW San Remo Court were shown on the currently adopted Parks and Open Space Plan (Figure 5) that are located north of the LEC property. The applicant shows these nature trail connections in their revised Figure 5 dated July 26, 2013. This revised plan also shows east and south connections from the internal Villebois nature trail to the Coyote Way Trail that is adjacent to the LEC property which is appropriate. We recommend one additional connection of the Villebois nature trail to the sidewalk on SW Normandy Lane. This additional connection is shown in the Appendix.

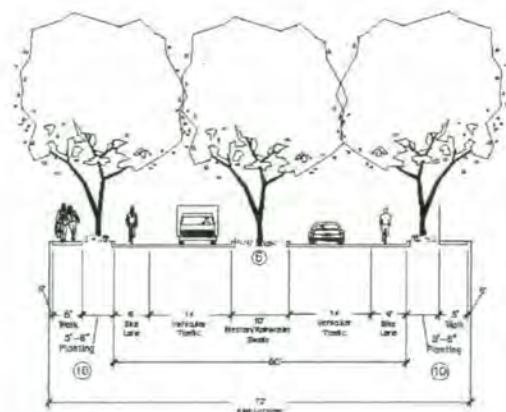
Recommendation: Figure 5 should be updated to show the planned nature trail connectivity as identified by the applicant with the addition of a trail connection to SW Normandy Lane. Add a third paragraph to the Continuity of Streets and Trails subsection in Chapter 5 as follows:

Provide nature trail connections between the LEC property and SW San Remo Court, SW Grenoble Street, and Normandy Lane. Also provide east and south trail connections from the LEC property to the Coyote Way Trail within Grahams Oak Nature Park.

Street and Trail Section- Residential Median Street "T" [Chapter 5, Figure 9B]

The applicant has recommended the addition of a Residential Median Street "T" that would include a 10' center median, 14' travel lanes and six foot bike lanes. DKS has reviewed this street section as shown and finds it acceptable. The 20' of pavement between median and curb (14' travel lane plus six foot bike lane) would meet the Uniform Fire Code requirements.

Recommendation: Figure 9B should be updated as identified by the applicant to include Residential Median



T. Residential - Median

Not To Scale

Recommended Residential Street "T"



Street "T".

Parking Adjacent to Significant Resource Overlay Zones (SROZ) [Chapter 5, Section 3]

In order to protect visibility of the adjacent natural open spaces, on-street parking should be restricted on a portion of the public street that is directly adjacent to SROZ areas. For example, parking is not currently allowed on the south side of SW Normandy Lane that is directly adjacent to the Grahams Oak Nature Park. Parking is allowed on the north side that is adjacent to residential houses.

Recommendation: *Add an additional bullet on page 73 of Section 5.3 as follows:*

- *In order to protect visibility of open spaces, on-street parking should not be allowed on the side of public streets that are directly adjacent to SROZ areas. For example, parking would not be allowed on the south side of SW Normandy Lane since it is directly adjacent to the Grahams Oak Nature Park.*

Villebois Drive North/South Connectivity [Chapter 5, Compliance Analysis]

Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. The Villebois street network was planned in a way to minimize traffic volumes on Villebois Drive (by providing parallel alternative routes) while still maintaining north/south and east/west neighborhood connectivity. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design treatments that would discourage neighborhood connectivity should not be considered.

Recommendations: *Add an additional bullet to the METHODOLOGY section on page 63 and add additional section to the end of the Compliance Analysis subsection on page 70 as follows:*

Methodology (add bullet to end of page 63)

- Provides adequate north/south through connectivity for local traffic with Villebois Drive and the Loop Road

North/South Neighborhood Connectivity (page 70)

Villebois Drive is a key roadway that provides neighborhood connectivity between southwest and northeast Villebois. This roadway should be operated and maintained in a manner to encourage north/south neighborhood travel. Any design modifications that would discourage north/south neighborhood connectivity should not be considered.

Enhanced Pedestrian and Bicycle Crossings [Chapter 5, Compliance Analysis]

Where trails and pathways cross public streets, street crossings can create barriers in the transportation system for pedestrians and bicycles. Enhanced pedestrian crossings (medians, curb extensions, raised pedestrian crossing, signing and markings) should be considered where applicable to facilitate safe bicycle and pedestrian movements.

Recommendation: Add the following to the **COMPLIANCE ANALYSIS** section after the **Continuity of Streets and Trails** subsection in Chapter 5 as follows:

Enhanced Pedestrian and Bicycle Crossings

Provide enhanced pedestrian and bicycle crossings for high use pedestrian crossings (i.e. trails and pathway). Enhanced crossings can include but are not limited to medians, curb extensions, raised pedestrian crossings, signing and markings.

Implementation: Placement of enhanced pedestrian crossings shall be reviewed and approved by City staff through the Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approval process. Enhanced crossing locations should follow ODOT and FHWA guidelines to maintain consistency with state and national and practices.



Enhanced Pedestrian and Bicycle Crossing Example



APPENDIX:

Figure 5

Legend

- Neighborhood Commons
- Pocket Park
- Linear Green
- Urban Plaza
- Villagebois Proposed Major Pathways
- Villagebois Proposed Minor Pathways
- Villagebois 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 GIS application.

Classification Method:
1. Health
2. Species (native with habitat and ecological 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



Neighborhood Parks - 21.63 acres

East Neighborhood Park - 1.60 acres

Cedar Park - 1.50 acres

Oak Park - 1.55 acres

Fir Park - 1.90 acres

(UP) Village Center Plaza - 0.50 acres

Hilltop Park - 1.90 acres

West Neighborhood Park - 1.80 acres

(PP) Pocket Parks - 5.50 acres

(LG) Lines: Greens with Pathways - 4.00 acres

(LG) Village Center Promenade - 0.60 acres

Community Parks - minimum 3.00 acres

Elementary School

Minimum 3 acres of park area associated with school location

Regional Parks - 33.45 acres

Villagebois Greenway - 32.45 acres

Open Space - 100.66 acres

Forested Wetland Preserve - 1.00 acres

Forested Wetland Preserve (Upper Study Area) - 22.4 acres

Upland Forest Preserve - 10.60 acres

Coffee Lake Natural Area - 62.50 acres

Total amount of Parks = 58.26 acres

Total amount of Open Space = 100.66 acres

Total amount of Parks & Open Space = 158.94 acres

Trails and Pathways - 50.36 miles

Nature Trail - 1.00 miles

Minor Path - 1.20 miles

Major Path - 2.00 miles

(Tonquin Trail/Villagebois Loop Trail)

Coffee Lake-Wood Trail

Bike Lane - 5.00 miles

Sidewalks - 34.50 miles

Park Legend

City ownership: HOA maintenance for 5 years; then city maintenance except for Special Feature (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)



NOTES

The Villagebois 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.

Parks and Open Space Plan

JULY 26, 2013

Note on Attached Testimony.

A number of the following public comments contain site specific comments outside the scope of the Planning Commission's legislative review of the proposed Villebois Village Master Plan amendments. The Planning Commission review focuses on the Villebois Village Master Plan as a whole, as proposed to be amended, and its conformance with City, Regional, and State policies. In this review the Commission does not consider evidence and testimony specific to the development of a specific site or subdivision. Issues related to specific development proposals will be reviewed by the Development Review Board at a future time.

From: Marta McGuire <marta.mcguire@gmail.com>
Sent: Tuesday, July 09, 2013 3:32 PM
To: Pauly, Daniel
Subject: Fwd: Polygon's newest development

Follow Up Flag: Follow up
Flag Status: Completed

Hi Daniel,

Can you respond to the concerns below either before or at the meeting?

Thanks!

Marta

Sent from my iPhone

Begin forwarded message:

From: Lorie Jaraba <Lorie.Jaraba@managementtrust.com>
Date: July 9, 2013, 3:21:54 PM PDT
To: "Marta McGuire (marta.mcguire@gmail.com)" <marta.mcguire@gmail.com>
Subject: FW: Polygon's newest development

Hello Marta,
Everett asked that I forward the below email to you for Thursday night's meeting.
Thanks,

Lorie Jaraba, CMCA | Senior Community Manager
The Management Trust
PO Box 23099 • Tigard, Oregon 97281
P: (503) 670-8111 x 253 | T: (877) 852-8100 | F: (503) 670-0775

-----Original Message-----

From: Lorie.Jaraba@managementtrust.com
To: erlapp@comcast.netgary@kona-m.comcarl.hocevar@frontier.comjames.paris@gmail.comcrains.red.house@gmail.comronald.g.larson@gmail.comjoecarol@fibersphere.net
Cc:
Sent: 2013-07-09 13:08:52 GMT
Subject: FW: Polygon's newest development

Hello Board,
Please see below per John Danahy's request. Thanks,

Lorie Jaraba, CMCA | Senior Community Manager The Management Trust PO Box 23099 *
Tigard, Oregon 97281

P: (503) 670-8111 x 253 | T: (877) 852-8100 | F: (503) 670-0775

-----Original Message-----

From: John Danahy [<mailto:danahy.john@gmail.com>]

Sent: Tuesday, July 09, 2013 12:55 PM

To: Lorie Jaraba

Subject: Polygon's newest development

Hi Lorie, could you pass this message on to the board? Thank you. John

We have received notice of a community meeting Thursday night regarding Polygon's plans for the next development south and west of Arbor Villebois Phases 3 and 4. Unfortunately I will not be able to attend. We should be concerned about the border between us and the new development. Specifically, the fence behind the houses on Villebois Drive and Lusanne that not only marks the individual property lines, but also the HOA property line. This area is filled with large old trees that, if kept, need a lot of trimming to stay healthy. We need to know what Polygon is planning along that border. Also, the border south of San Remo CT should be a concern. That border appears to be ill-defined, with a some what haphazard broken down wire fence. Our concern here is also with the trees, and with what Polygon is planning to do about the occasional drainage from the city mandated storm water facility. The HOA owns a small batch of large trees between the back side of San Remo homes and the back side of Lusanne homes. The area needs brush clearing and tree trimming, if trees are kept. The HOA should also carefully monitor the survey of lot lines along the border. I have no confidence that Arbor did things correctly, and we could find ourselves having to either move the fence or maintain a strip down the outside. Overall, I welcome Polygon's development of that area, but recognize that there will be issues to resolve. John Danahy

Sent from XFINITY Connect Mobile App

From: Marta McGuire <marta.mcguire@gmail.com>
Sent: Wednesday, July 10, 2013 10:58 AM
To: Pauly, Daniel
Subject: Fwd: LEC concern

Comments on Polygon proposal.

----- Forwarded message -----

From: Janell Beals <janell@isabellaandmax.com>
Date: Tue, Jul 9, 2013 at 10:03 PM
Subject: LEC concern
To: Marta McGuire <marta.mcguire@gmail.com>

Hi Marta,

The one big concern I have about the proposed development is the string of lots that butt up adjacent to the property lines of the existing homes on Villebois Drive. (Beginning with the group home.) Looking at that area on the map I don't understand how homes could be built there without cutting down a great deal of the trees that line this corner of the hood at Villebois and Normandy. These trees are large old growth and are also seen from all the backyards of the homes on Lausanne St. It also appears the proposed street in front of this line of lots does not end, as it is not shown as a cul-de-sac but rather a road that could be extended in two directions, moving further into the rim of old growth trees that run around the perimeter of the LEC. I am not against development, but would hope the integrity of the land would be respected with growth.

You did say to forward any questions/concerns! Those are mine and many of my neighbors. Thanks, Janell

Sent from my iPhone

From: janell@isabellaandmax.com
Sent: Thursday, July 11, 2013 11:13 AM
To: jim@pacific-community.com; Pauly, Daniel
Subject: Villebois Resident Concerns with Polygon's LEC plan proposal

To Whom it May Concern:

I am one of the Villebois homeowners who attended the Work Session on July 10th regarding the proposed LEC development by Polygon.

I appreciate and approve of the LEC land being developed as it has the potential to further enhance Villebois as a desirable place to live. I know from conversations I've heard over the last couple of months among residents of Villebois and the community of Wilsonville that there is a demand for the larger lots and homes. I've spoken with two people in the last week who have wanted to purchase a "manor" home in Villebois, but there is simply no inventory available. Including homes in the 2500 to 3200 square foot range will meet this need and ensure the original intent for there to be diversity in the housing options available in the community of Villebois, and Wilsonville as a whole. I also think the potential for a future Street of Dreams is an attractive concept, if the Polygon homes in the LEC include enough architectural detail so as to create a blend between the Polygon homes and the homes built for the Street of Dreams. It would also be important to include front yard courtyards on many of the rear loading homes in the LEC, a characteristic missing from the homes built by Polygon in the other phases of Villebois to date. This feature has proven to be a very key aspect of the community in fostering gathering of neighbors in their front yards and how that has encouraged people getting to know one another as the community has grown.

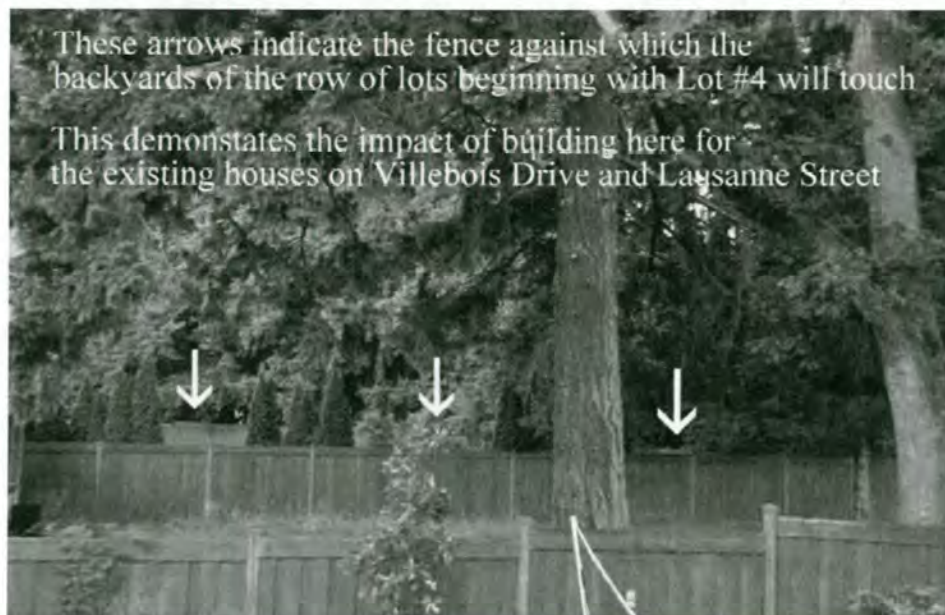
My concerns with the plan as it was presented at the City Work Session are as follows:

1. Minimizing the Impact on Existing Homes:

It is important for this development to respect the rights of Villebois homeowners who purchased and live in the homes along the outer edges of the LEC, so as to not negatively impact the value of their homes. It will be key to maintain the existing buffer of trees between these existing lots and the proposed new development, as promised to the homeowners when purchasing their homes. We were told the LEC land could be developed in the future, but that future homes would be placed behind the existing band of trees behind our homes and that those trees would remain as they currently exist. I believe much of the plan as it was presented does this with the exception of the string of lots at the upper northeast corner of the plan, beginning with lot #4 and moving south. This particular area of development will encroach upon the bank of trees that were presented as valuable features to the residents living along Villebois Drive and Lausanne St. when purchasing their homes, with a significant lot premium attached to their lots. The families living along the area boarding the LEC chose their homes in large part because of the attributes these trees provide.



If you are unfamiliar with this corner of the neighborhood I would urge you to walk the property. Looking just inside the fence along Villebois Drive seen above, where these proposed lots sit, see for yourself the expanse of old growth trees including many large fir trees that sit right in the middle of these proposed lots. It is hard to understand how this strip of land can be built upon without significantly altering the landscape of this corner of the neighborhood. This beautiful and lush band of trees frame this corner of the neighborhood, providing beauty, shade and privacy to those living along this area of Villebois. The trees are so tall that they also create an attribute that can be seen from many other vantage points throughout the community, including as far away as the community center and the two entries into the neighborhood from Boones Ferry Road.



3. The Northernmost Trees Create a Buffer Between Past Development and New Development:

I was asked after providing my comments in the meeting on July 10th whether or not I (and my neighbors along the street of Lausanne and Villebois Drive) can see the existing building on the northern portion of the LEC from our yards. I answered yes, a little sliver. This answer, the idea that we could already see the building from our homes, was then brought up as an argument for building on these lots. Since we could already see the building it wouldn't have that much impact if new homes were built on Lots #4 through #8. What was not made clear in my answer was that yes, if you squint and walk up and down the land of our homes, you may be able to catch a glimpse of what appears to be structure between the dense trees. But if you didn't know what you were looking for, you would never know a building did exist beyond the trees. I've pasted below an aerial view showing the location of our lots in relationship to the existing LEC building, as well as the photo above and below taken from a backyard on Lausanne Street facing the existing LEC building to demonstrate more accurately what can and can not be seen from the yards of the existing homes due to the presence of the trees currently in jeopardy.

There is not an issue with building homes on the land where the current northern building on the LEC sits, the problem exists with clearing trees north and east of it, developing the northern most lots beginning with #4. This row of homes would sit very close and be very visible to the homes on Villebois Drive and Lausanne Street.





4. Protecting the Health of Old Growth Trees On Existing Homeowner's Land

Many of the homes along Villebois Drive and Lausanne Street that boarder the LEC land have old growth fir and oak trees on their property. These trees are an extension of the trees that fill the band of land where the proposed lots beginning with #4 sit. These trees sway significantly in wind and storms, and my and other homeowner's concerns are if the trees in the southern portion of this band are removed to make way for homes on these lots, what is the possible long term repercussion of the health of the remaining trees located on our lots?



5. Group Home Adjacency

Is Polygon aware that the row of lots beginning with #4 and moving south would line up directly against the backyard fence line of the Group Home located at the end of Villebois Drive? This home was placed here as it sits on a large lot creating distance between it and its neighbors. As to be expected there are occasional issues that come along with having a group home located in the community and this might want to be taken into consideration when determining if it is in the best interest of everyone to place new homes directly behind it. The most recent issue has arisen with a change in code that does not allow the residents to smoke within their home, and now they do so in this strip of land adjacent to the proposed lots. It is something I would think Polygon would want to consider, as a consideration to both the residents of this Group Home and the future purchasers who would occupy those proposed homes on Lot #4 and down and share a fence with these residents.

Thank you for your consideration and I look forward to answering any questions you may have.

Janell Beals
11964 SW Lausanne St
503-481-4559

Janell Beals
Founding Editor - House of Fifty
Read the [House of Fifty Anniversary Issue!](#)

janell@isabellaandmax.com
<http://blog.houseoffifty.com> - A Lifestyle Blog
www.houseoffifty.com - Online Magazine
 Facebook  Twitter

From: Jennie Hill <designerjennie@yahoo.com>
Sent: Friday, July 12, 2013 12:13 PM
To: jim@pacific-community.com; Pauly, Daniel
Subject: Polygon proposal for developing the LEC property adjacent to Graham Oaks

Hi guys,

I wanted to write and express my concerns about the proposed plans for developing the former LEC property as part of the Villebois Master Plan. As much I want to see Villebois grow have this area developed, we need to make sure the right proposal is approved so that it will be something that will enhance the Villebois neighborhood and align with the concepts and selling points of the original master plan. A homeowner at the meeting yesterday, who previously worked for the city when the Villebois Master Plan was developed, said this area was **never intended to be 100+ homes**, it was originally supposed to be at most 60 cottages that were tailored around the natural area. I believe that 121 homes is too many, and that preserving the wetlands should be a high priority. I believe that the impact of developing this area and how it will negatively impact existing homes and lots should be a major consideration. Many Arbor homeowners bought homes along the trees because they were led to believe that would be their view indefinitely. Although I am encouraged to learn that the the homes planned for that area will be larger, I also hope that they will incorporate the concept of outdoor living that was part of the original Villebois plan, and is markedly missing from the Polygons homes that have been built already. Additionally, the valid concerns about the **major traffic impact** both on Grahams Ferry and on the narrow streets of Villebois Dr and Normandy need to be taken very seriously. Both for the quality of life and safety of existing Villebois residents, as well as marketability of the proposed new homes.

Those of us that already live in Villebois appreciate what Polygon has done to spur growth and help the master plan continue to grow. However, it is crucial that Polygon prepare and present further plans with more than just their bottom line in mind. Thank you for your consideration.

Jennie Hill
503.708.1409

From: Marta McGuire <marta.mcguire@gmail.com>
Sent: Friday, July 12, 2013 11:28 AM
To: Straessle, Linda; Neamtzu, Chris; Pauly, Daniel; Mangle, Katie; Amy Dvorak
Cc: Albert Levit (levitreberg@frontier.com); Ben Altman (baltman@sfadg.com); Eric Postma (espostma@comcast.net); Peter Hurley (pkhurley1@gmail.com); Phyllis Millan (phyllmikey@frontier.com); Ray Phelps
Subject: Villebois Homeowner meeting

Hi all,

I attended the homeowner meeting on the Polygon proposal yesterday. There were around 50 homeowners in attendance. Fred Gast, Polygon President and the consultants from Community NW presented. There were no city staff present. They presented the proposal on a 2 x 3 board and there were no handouts provided to attendees of what as being proposed.

Major concerns, comments and questions voiced a the meeting:

-Remove the 5 lots that are proposed to go on Villebois Drive, which butt up against Lausanne homes and the group home on Villebois Drive. It was suggested that the space be a park or common space instead of housing to better connect the housing to the rest of the neighborhood, and not impede as much on the existing homes. Fred asked who supported this idea and everyone raised their hand.

-Reduce the overall number of lots in the proposal. They were a number of people that raised concerns about the number of houses and cars that would be introduced as a result of the development. Both Normandy and Villebois Drive are narrow streets that have on street parking on both sides. Homeowners were concerned about both safety and nuisance. Homeowners that purchased lots facing Graham Oaks paid a premium for both the lots and homes and now are faced with being a congested street with cars accessing the new homes. People were also concerned about the increased traffic coming down Grahams Ferry. Fred mentioned a traffic study that was done. Can this be posted on the city's website so homeowners can read it?

-There was lot of confusion and concern around the SROZ boundary. Homeowners did not understand how the area was defined, specifically the habitat portions, and how city was letting Polygon put so many homes in the area. A number of folks felt this was significant habitat for trees and animals and that more of it should be preserved as green space/parks versus homes.

-Lots of questions about how Fred came up with putting in 121 homes. He conveyed this was "density requirement" that came down from Metro and the city. *(note: Chris/Katie- Can you clarify this for me? Is the city requiring them to have this area developed at a certain density? My understanding was that Villebois was exceeding its density targets.)*

-There was a lot of comments about Polygon's home lack of front porches and courtyards. Almost none of the new Polygon homes have this element and it has taken away from the aesthetic of Villebois and the Polygon homes do not fit in. Additionally, the lack of front porches, drives people to their backyard, which goes against the philosophy of the neighborhood. Everyone at the meeting raised there hands that this become a standard feature in all homes going forward and encouraged Fred to address this issue with the homes he is currently building.

-Jim Benard's wife attended the meeting (sorry I forgot her name), who mentioned she worked for the city when the Villebois Master Plan was being developed and said the area was never intended to be 100+ residential homes. That this proposal was not consistent with the idea behind developing that area. That originally it was supposed to be an extension of the LEC facilities or if anything small cottages that were tailored around the forested areas (60 cottages at most).

-Other comments from several homeowners supported her statement , including the area was too many houses, too grid like, lacked the green space and design of the rest of Villebois, the area was already deattached from the rest of the neighborhood and questioned if this was the right proposal for it, the area should be larger lot sizes to be more consistent with the master plan and having the large and estate lots on the outer rim, and the proposal did not support the villebois tenant of diversity of houses due to the lack of variation of lots and should be increases the amount of large lots in the neighborhood, which currently there are a limited number.

-Other question/comment was if the new homes would have access to the swim center.

I'm hoping the consultant took notes as well and will share that with us, but I thought I would forward this along. The general consensus from the meeting is that there is not support from homeowners for this proposal in its current form. Fred said he would take in all the feedback and then consider next steps.

Straessle, Linda

From: Neamtzu, Chris
Sent: Friday, July 12, 2013 2:57 PM
To: Gary Templer
Cc: Pauly, Daniel; Straessle, Linda
Subject: RE: Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

Mr. Templer,

The city is in receipt of your comments. They will be made part of the public record for the Planning Commission's consideration as part of the public hearings on the applicant's proposal. There will be information contained in the staff report (available one week prior to the 8.14. public hearing) that will address many of your concerns. In the meantime, please feel free to contact Daniel Pauly, Associate Planner (503-682-4960, or via email at pauly@ci.wilsonville.or.us) if there are additional questions.

Thank you for taking time to offer your comments.

Chris Neamtzu, AICP
Planning Director
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070
503.570.1574
neamtzu@ci.wilsonville.or.us

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

From: Gary Templer [mailto:gt95969@yahoo.com]
Sent: Friday, July 12, 2013 1:08 PM
To: Talk2PC
Subject: To: Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

To: Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

I am a homeowner on Grenoble St. in Arbor close to the former LEC property.

I wish to express some concerns and make comments which I will submit in more detail in a signed letter to Chris Neamtzu.

It is my understanding that Polygon does not own the property but has an option to purchase.

The City of Wilsonville I would hope would 1st of all represent the interests of current property owners in making decisions for Wilsonville.

My past experiences have led to conclude that because of the revenue potential from developments cities and developers have a common interest and too often ignore input from current property owners. I hope that will not be the case on this proposal.

It appears that the property site is a sensitive environmental area. Every effort should be made to evaluate this site. I would like to see an independent environmental study done by a neutral 3rd party.

A 2nd issue is the roadway access to and from this site. There is one road stub near the end of Villebois Dr. So. and it is the only direct access to Villebois. It does not seem that the original general plan anticipated a development of 120+ home sites on that LEC parcel.

The Arbor neighborhood is residential and was not designed as a thru way to a large subdivision. The streets leading to the stub off of Villebois Dr. So. have heavy parking that limits driving width. A couple of street widths without parking are dangerous for 2 vehicles to pass and to pedestrians.

Having an entrance off of Grahams Ferry to the proposed subdivision is on the Polygon plan. But drivers headed to the grammar school or Wilsonville Rd. from the proposed subdivision will likely use the access to Villebois Dr. as it is a shorter distance.

3rd, I have a concern about the lots up against the Graham Oaks Nature Park area. This area is environmentally sensitive and is having difficulty establishing it self. Having homes right up on the property line could have a negative impact on the park. Those homes will likely be visible from the park.

Lastly are the lots on the property line that parallels Villebois Dr. Extensive tree cover and vegetation will have to be permanently removed to develop those lots. We are a City of Trees.

Please consider my input as I know many other homeowners have my concerns but may not have the time to contact you.

Gary Templer

From: Gary Templer <gt95969@yahoo.com>
Sent: Friday, July 12, 2013 1:08 PM
To: Talk2PC
Subject: To: Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

To: Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

I am a homeowner on Grenoble St. in Arbor close to the former LEC property.

I wish to express some concerns and make comments which I will submit in more detail in a signed letter to Chris Neamtzu.

It is my understanding that Polygon does not own the property put has an option to purchase.

The City of Wilsonville I would hope would 1st of all represent the interests of current property owners in making decisions for Wilsonville.

My past experiences have led to conclude that because of the revenue potential from developments cities and developers have a common interest and too often ignore input from current property owners. I hope that will not be the case on this proposal.

It appears that the property site is a sensitive environmental area. Every effort should be made to evaluate this site. I would like to see an independent environmental study done by a neutral 3rd party.

A 2nd issue is the roadway access to and from this site. There is one road stub near the end of Villebois Dr. So. and it is the only direct access to Villebois. It does not seem that the original general plan anticipated a development of 120+ home sites on that LEC parcel.

The Arbor neighborhood is residential and was not designed as a thru way to a large subdivision. The streets leading to the stub off of Villebois Dr. So. have heavy parking that limits driving width. A couple of street widths without parking are dangerous for 2 vehicles to pass and to pedestrians.

Having an entrance off of Grahams Ferry to the proposed subdivision is on the Polygon plan. But drivers headed to the grammar school or Wilsonville Rd. from the proposed subdivision will likely use the access to Villebois Dr. as it is a shorter distance.

3rd, I have a concern about the lots up against the Graham Oaks Nature Park area. This area is environmentally sensitive and is having difficulty establishing it self. Having homes right up on the property line could have a negative impact on the park. Those homes will likely be visible from the park.

Lastly are the lots on the property line that parallels Villebois Dr. Extensive tree cover and vegetation will have to be permanently removed to develop those lots. We are a City of Trees.

Please consider my input as I know many other homeowners have my concerns but may not have the time to contact you.

Gary Templer

From: Bob and Gina Nikkel <bgnikkel@gmail.com>
Sent: Saturday, July 13, 2013 10:32 AM
To: Pauly, Daniel
Cc: jim@pacific-community.com
Subject: Polygon proposal re Villebois

Daniel,

I am one of the many neighbors in Villebois who will be affected by Polygon's proposed subdivision near my house at 11984 SW Lausanne.

My objections to the current proposal is as follows:

The subdivision is too large. The proposed 121 lots should be reduced to about 80. The lots that should be eliminated are those closest to the north of the other proposed lots.

The proposed road arrangement which goes through Normandy and will also likely affect Villebois St should be abandoned in favor of a second entry from Grahams Ferry Road. The connectivity concern can be ameliorated by a wide sidewalk into the remaining Villebois neighborhood.

While not directly affecting our neighborhood, the proposed configuration of lots is completely rectangular and out of character with the remainder of Villebois. Also there are no pocket parks as in the remainder of our model community.

As you are hearing from all the other neighbors, I won't elaborate but simply say that there is great concern among all of us that the current Polygon proposal is unacceptable and needs significant revisions.

Bob Nikkel
11984 SW Lausanne

From: jeff williams <jporterw@gmail.com>
Sent: Monday, July 15, 2013 12:10 PM
To: jim@pacific-community.com; Pauly, Daniel
Cc: Jeff Williams
Subject: Polygon LEC development proposals

Jim and Daniel,

My name is Jeff Williams, a resident of Wilsonville in the Villebois community, and I wanted to contribute my inputs and response to the recent Polygon proposed use for the LEC area. I have several significant concerns on the proposal, and at this point object to the planned development plans in place with Polygon. My objections include:

- 1) The current plan calls for the removal of a significant cluster of trees in order to accommodate homes. These trees provide a natural greenscape for current residents on both sides of Villebois Dr (by/around the group home) as well as a few homes on Lausanne St. As Wilsonville prides itself on being "Tree City USA" it seems counter-productive to remove so many healthy trees. Further, these trees do in fact host a wide variety of wildlife including owls, deer, coyotes, rabbits, etc. My residence backs up to the greenspace, and I have seen these all first hand. Lastly, the tree area to be removed had been considered a SROZ all along by the city, so I don't know why they would be removed.
- 2) The number of homes proposed is excessive, with lot/home sizes that are inconsistent with the concept of the master plan of this community. The intent of this community is to have larger homes/lots as you move away from the center. The LEC area is a remarkable area, and to force 121 homes of the proposed sizes is inconsistent with the flow of the neighborhood. My home, and those of my neighbors, are all well in excess of 3,000 square feet. While Polygon is proposing some homes of this size, they are also including a significant number of much smaller homes.
- 3) Polygon's math of density, as they presented it to us at the community meeting last week was, at best, irrelevant. The comparisons were to other segments/phases of the community as well as to prior applications for use of this space. Both measures are meaningless as compared to the approved vision and concept within the master plan. Bigger homes on bigger lots as you move outwards...and the current LEC proposed development simply does not do this.
- 4) With 121 homes proposed for this space, or even 112 if the 9 homes in the NE corner of the area were removed due to tree issues, will create a substantial traffic issue on Normandy and Villebois. If the use was more consistent with the master plan, the number of homes would be substantially lower, as would the subsequent traffic impact.
- 5) The proposed plan is effectively the traditional "big square grid" that you would expect in other cities that simply do not care about the flow/feel of their areas. Wilsonville, and Villebois in particular, have done a tremendous job in creating meandering streets with ample greenspaces and parks....and this proposed use is not consistent with that. There are no common area parks or greenspaces in this location, nor anything to tie that part of the community together. It's simply an overpopulated area of inconsistent home types.

Simply put, this space has the potential to be something truly special and unique for the City of Wilsonville and the residents of Villebois. We in the community are eager to see this area developed, but we want to see this done in the right way. I truly believe that Polygon as a builder does not share in the same vision as the residents

with regards to this space, and I would like to see the city reject the proposed plans in lieu of plans that are consistent with the master plan that we have all (the city included) have invested into.

I am available any time for questions or discussions on this, and I appreciate your time on this.

Sincerely,

Jeff Williams
503-706-7931

From: Neamtzu, Chris
Sent: Monday, July 15, 2013 9:03 AM
To: Marta McGuire; Straessle, Linda; Pauly, Daniel; Mangle, Katie; Amy Dvorak
Cc: Albert Levit (levitrehberg@frontier.com); Ben Altman (baltman@sfadg.com); Eric Postma (espostma@comcast.net); Peter Hurley (pkhurley1@gmail.com); Phyllis Millan (phyllmikey@frontier.com); Ray Phelps; Pauly, Daniel
Subject: RE: Villebois Homeowner meeting

Good Morning Commissioner McGuire,

Thank you for the notes, they are very helpful.

The City has not set any minimum density requirements for the LEC site.

Please let me know if there are any other questions.

See you tonight,

Chris Neamtzu, AICP
Planning Director
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070
503.570.1574
neamtzu@ci.wilsonville.or.us

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

From: Marta McGuire [mailto:marta.mcguire@gmail.com]
Sent: Friday, July 12, 2013 11:28 AM
To: Straessle, Linda; Neamtzu, Chris; Pauly, Daniel; Mangle, Katie; Amy Dvorak
Cc: Albert Levit (levitrehberg@frontier.com); Ben Altman (baltman@sfadg.com); Eric Postma (espostma@comcast.net); Peter Hurley (pkhurley1@gmail.com); Phyllis Millan (phyllmikey@frontier.com); Ray Phelps
Subject: Villebois Homeowner meeting

Hi all,

I attended the homeowner meeting on the Polygon proposal yesterday. There were around 50 homeowners in attendance. Fred Gast, Polygon President and the consultants from Community NW presented. There were no city staff present. They presented the proposal on a 2 x 3 board and there were no handouts provided to attendees of what as being proposed.

Major concerns, comments and questions voiced at the meeting:

-Remove the 5 lots that are proposed to go on Villebois Drive, which butt up against Lausanne homes and the group home on Villebois Drive. It was suggested that the space be a park or common space instead of housing to better connect the housing to the rest of the neighborhood, and not impede as much on the existing homes. Fred asked who supported this idea and everyone raised their hand.

-Reduce the overall number of lots in the proposal. They were a number of people that raised concerns about the number of houses and cars that would be introduced as a result of the development. Both Normandy and Villebois Drive are narrow streets that have on street parking on both sides. Homeowners were concerned about both safety and nuisance. Homeowners that purchased lots facing Graham Oaks paid a premium for both the lots and homes and now are faced with being a congested street with cars accessing the new homes. People were also concerned about the increased traffic coming down Grahams Ferry. Fred mentioned a traffic study that was done. Can this be posted on the city's website so homeowners can read it?

-There was lot of confusion and concern around the SROZ boundary. Homeowners did not understand how the area was defined, specifically the habitat portions, and how city was letting Polygon put so many homes in the area. A number of folks felt this was significant habitat for trees and animals and that more of it should be preserved as green space/parks versus homes.

-Lots of questions about how Fred came up with putting in 121 homes. He conveyed this was "density requirement" that came down from Metro and the city. *(note: Chris/Katie- Can you clarify this for me? Is the city requiring them to have this area developed at a certain density? My understanding was that Villebois was exceeding its density targets.)*

-There was a lot of comments about Polygon's home lack of front porches and courtyards. Almost none of the new Polygon homes have this element and it has taken away from the aesthetic of Villebois and the Polygon homes do not fit in. Additionally, the lack of front porches, drives people to their backyard, which goes against the philosophy of the neighborhood. Everyone at the meeting raised there hands that this become a standard feature in all homes going forward and encouraged Fred to address this issue with the homes he is currently building.

-Jim Benard's wife attended the meeting (sorry I forgot her name), who mentioned she worked for the city when the Villebois Master Plan was being developed and said the area was never intended to be 100+ residential homes. That this proposal was not consistent with the idea behind developing that area. That originally it was supposed to be an extension of the LEC facilities or if anything small cottages that were tailored around the forested areas (60 cottages at most).

-Other comments from several homeowners supported her statement , including the area was too many houses, too grid like, lacked the green space and design of the rest of Villebois, the area was already deattached from the rest of the neighborhood and questioned if this was the right proposal for it, the area should be larger lot sizes to be more consistent with the master plan and having the large and estate lots on the outer rim, and the proposal did not support the villebois tenant of diversity of houses due to the lack of variation of lots and should be increases the amount of large lots in the neighborhood, which currently there are a limited number.

-Other question/comment was if the new homes would have access to the swim center.

I'm hoping the consultant took notes as well and will share that with us, but I thought I would forward this along. The general consensus from the meeting is that there is not support from homeowners for this proposal in its current form. Fred said he would take in all the feedback and then consider next steps.

From: Sonimar Poppe <sonimar_fd@yahoo.com>
Sent: Tuesday, July 16, 2013 5:02 PM
To: jim@pacific-community.com; Pauly, Daniel
Subject: Polygon's proposal for the development of the LEC land

Hi:

My name is Sonimar Poppe, a resident of Wilsonville in the Villebois community. I would like to make sure that you are aware of my main concerns regarding the proposal. My main concerns are the following:

1- The amount of traffic that 120+ house will generate in Villebois and Normandy lane. With the cars parked in both sides of the Villebois street and the limited space on each end of Normandy (specially when cars are parked) makes it an already dangerous situation with the current traffic in both streets. Also the narrow space when turning from Costa Circle to St Tropez (next to basketball court) makes it extremely dangerous when cars are coming in both direction or kids are playing/walking on the side of the road. In many occasions I have turned into that street and there is a car coming the other direction in the middle of the road with barely time for the two cars to react (lack of visibility when turning contributes).

2- The trees that will be removed for this project specifically the trees considered SROZ. The removal of these tree will have a big impact on the wildlife of the area that is already stressed by the development around them and the impact of quality of life of residents. I feel taking those trees down would go against everything Villebois and Wilsonville stands for.

3- I would like the area to follow the original Villebois plan with bigger houses away from the center and encouraging residents to spend time in front of their house instead of backyard.

I would like to see the property develop and I am grateful that Polygon took this initiative but I would like to see it done the right way following the Villebois way!

Thank you!

Sonimar

From: Justine Keith <justinesemail@gmail.com>
Sent: Wednesday, July 17, 2013 2:12 PM
To: jim@pacific-community.com; Pauly, Daniel
Subject: Proposed Polygon Development for the LEC Property.

Good afternoon,

I wanted to send a response to the meeting I attended at the Water Treatment Center last week (June 11th) for the proposed Polygon development for the LEC property. We live on San Remo Ave. and a big concern for our family is the increased flow of traffic on Grahams Ferry Rd., as well as through Villebois.

We were told that a traffic flow test was conducted. When was this done and where can I view this information?

Are the homes along Grahams Ferry aware of this potential build of 121 homes (with an average of 2 cars per home = 240 car increase?)

It was suggested the new phase would flow through Villebois by using Villebois Dr. Are you aware that street is basically a one way street due to the homes on both sides parking along that street? It could potentially become very dangerous, plus you are suggesting these 121 homes to drive through the major "park zone" of the neighborhood. And if drivers aren't fond of Villebois Dr., they will more than likely speed down Normandy, which will again be of great danger.

Other concerns we have is the look and feel of the potential new development. Currently Polygon is building homes that are taking away from what the focus of this neighborhood was built on. It was designed to create community...front porches and courtyards to greet one another. As it stands today many of the Polygon homes don't even offer a front porch or courtyard to blend in with the rest of the community, thus setting them apart. The point of Villebois was to create a look and feel that brought people together. How can this happen when the builder isn't creating the opportunity to do so?

And lastly please explain why there needs to be 121 homes built? Villebois is expected to grow toward Tooze street and we already have met the "density" levels of homes. So besides wanting to make money can you please explain to me why we would need 121 more homes planted in the midst of the lovely oak trees, a natural habitat for a plethora of birds, owls, coyotes and such?

Thank you for your time and reading through my concerns. Please know that I love this community, it is something very special to my family, friends and neighbors. Many of us are open to change and development, but we are protective of what we have and want to be sure that the intentions of this neighborhood stay in tack. Seeing as though the builders have strayed from the path a bit it make it difficult to watch from the sidelines, so again I appreciate your time.

Justine Keith
503-780-4123

From: Nathan Knight <nathan.knight.mail@gmail.com>
Sent: Wednesday, July 17, 2013 11:43 PM
To: Pauly, Daniel; jim@pacific-community.com
Subject: Development of LEC property near Villebois
Attachments: Villebois_Park_Master_Plan_med.jpg

July 17, 2013

RE: LEC land development

Dear Jim and Dan,

I would like you to carefully consider what is currently being proposed by Polygon LLC for the former LEC property. From what I understand in reading the document City Staff published prior to the Planning Commission meeting under *Policy 2* of the Villebois Village Master Plan the indication is 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/commons and distance to the Village Center at the confluence of neighborhoods. The proposal given by Polygon seems to be similar to what they have already built in the neighborhood. After reading this excerpt highlighted above it seems as though we have a real opportunity to create something unique to the City of Wilsonville and to the neighborhood of Villebois.

In my findings, the original intent was for this parcel of land to be a "unique" area according to the report in 2003 with these recommendations from the former property owners: New sanctuary New teen center Chapel and Expansion of the retreat center, including additional overnight lodging facilities and senior housing and care facilities. I am not confident that the current proposal adheres to any type of unique qualities that the natural landscape affords.

The many homes being proposed on this site would significantly impact the traffic circulation on the neighborhood streets: 121 proposed homes = at least 242 cars. According to the plans it looks like there is one small road connecting this property to Normandy and Villebois drive with other access points on Grahams Ferry Road. Villebois Drive in particular is a very narrow street lined with cars on both sides. Traffic will be greatly impacted if 121 standard homes are allowed.

Homeowners that live on the border of this property will be significantly impacted. Neighbors have maps given to them by Arbor Homes that showed the conceptual intent of the property when they purchased their homes. (See Attached). It would be interesting to see how this promise for green space by the developer at the time compares to the current Polygon proposal. The conceptual map appears to be mostly green space, but the Polygon proposal appears to be mostly small homes on a fairly straightforward grid.

The uniqueness of this property gives us a great opportunity to enhance our neighborhood and the City. We, the City of Wilsonville and it's residents, should be driving this decision and making decisions on what our vision for this parcel should be. If we follow the current Villebois Master Plan concept the homes should at the very least be larger estate homes since they are farthest away from the urban core. If we go away from the current Master Plan Concept as, according to the highlighted text above, we have the ability to then we should be looking to do something unique with this property.

I would be happy to discuss any options with the City of Wilsonville and the Planning Commission. I do encourage you to carefully consider the possibilities of this development as it relates to the natural surroundings, the existing Villebois neighborhood, and the adjacent Graham Oaks Nature Park. You all have done an amazing job in creating a fantastic City for all of us to enjoy and we greatly appreciate your efforts.

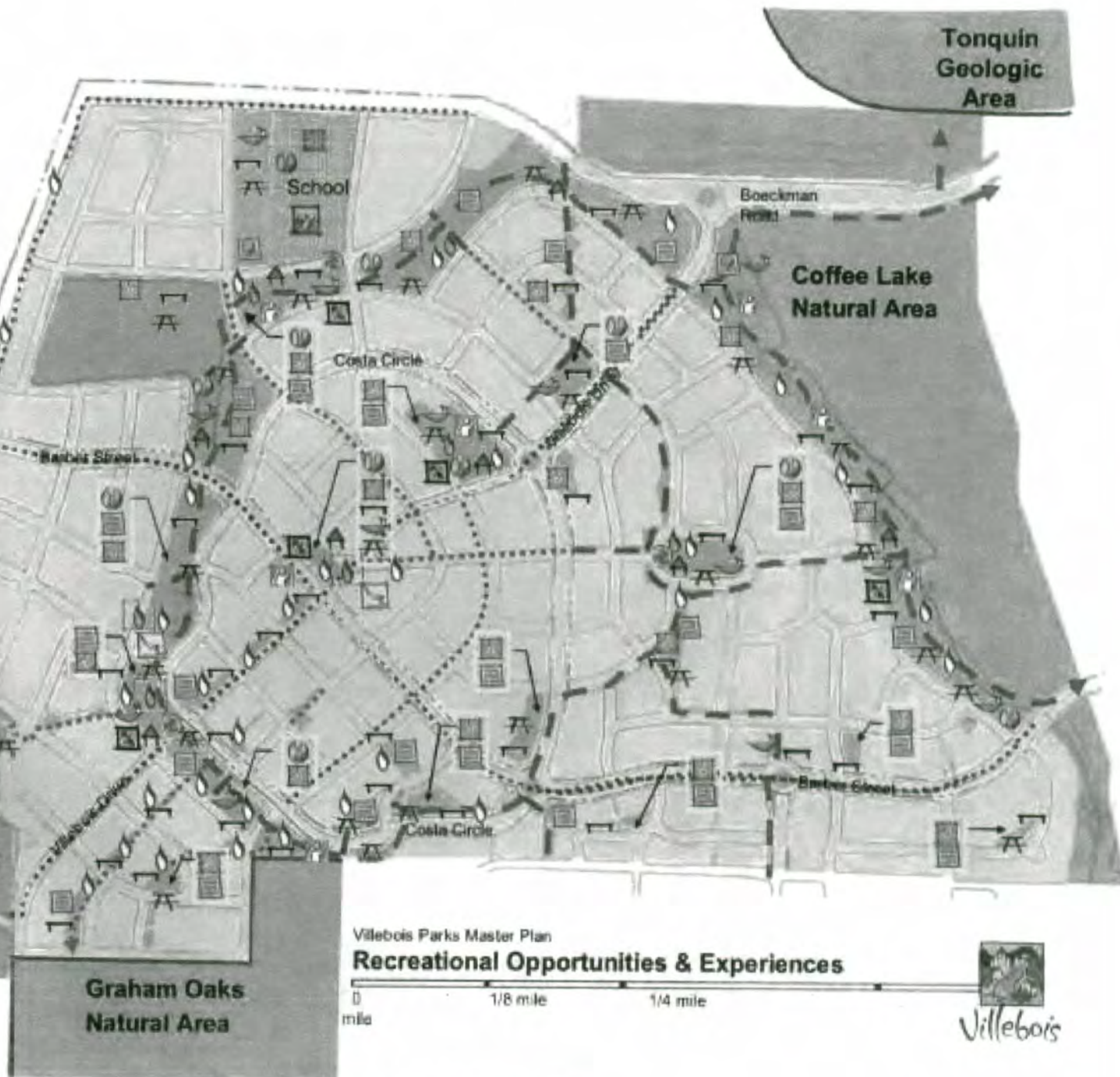
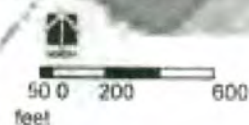
Thank you for your time and consideration,

Nathan Knight, Arbor Villebois Homeowner

Legend

- Stormwater/Rainwater Pond/Swale
- Minor Water Feature
- Major Water Feature
- Shelter
- Restroom
- Overlook
- Private Recreation Facility
- School Gym
- Drinking Fountain
- Bench
- Picnic Area Seating
- Sport Court
- Child Play
- Lawn Play
- Sports Field
- Neighborhood Commons
- Parks & Open Space

ARBOR
CUSTOM HOMES



From: GT <gt97504@gmail.com>
Sent: Monday, July 22, 2013 9:43 AM
To: Pauly, Daniel
Subject: Re: Explanation of Villebois process of LEC

Dear Mr. Pauly,

Thank you for taking the time to talk with me.

If I understood you correctly the street stub off Villebois Dr. to the proposed subdivision and the streets leading to that stub were constructed with no decision on the maximum number of residents that design would serve.

I hope I misunderstood you.

It would now be unfortunate to local homeowners if legally the streets can handle the increase in traffic but in reality will increase safety issues for drivers and pedestrians.

Gary Templer

On Monday, July 22, 2013, Pauly, Daniel wrote:

Please see attached. Any additional questions let me know.



Daniel Pauly, AICP | Associate Planner | City of Wilsonville | 29799 SW Town Center Loop East Wilsonville OR 97070
Phone 503.682.4960 | pauly@ci.wilsonville.or.us

Disclosure: Messages to and from this E-mail address may be subject to Oregon Public Records Law.

From: Vanessa Olson <vkolson@gmail.com>
Sent: Monday, July 22, 2013 10:38 AM
To: Pauly, Daniel; Jim@pacific-community.com
Subject: Polygon development of LEC area

Good morning Paul and Jim,

I appreciate that you are available for input of the proposed development. As a homeowner near the proposed development, I would like to express my concerns.

First, I would like to see some larger homes in the plan to keep consistent with the original Villebois development. I would like to see more of a mix of sizes of homes.

Second and most important to me, is the affect on traffic throughout the neighborhood. Specifically, I am concerned about the mostly quiet street we live on (Normandy Lane). There are cars that already zip by at high speeds. When my husband and I purchased our home last year, we called the city to see if Normandy and Graham Oaks could be changed. We purchased because we are planning on having children, and wanted a quiet street. We were told it is protected, so we did not worry. Now, I am concerned there would be increased traffic on Normandy due to the size of the development. Normandy is a narrower road than most. What I would like to see is: another access to Graham's Ferry. Also, I would like to see the traffic flow have the traffic diverted away from Normandy Lane and towards the larger streets. Speed bumps may be a good idea on Normandy Lane as well.

Thank you for the opportunity for me to share my thoughts.

Sincerely,

Vanessa Olson

11765 SW Normandy Lane

From: Chris Olson <crizo22@gmail.com>
Sent: Wednesday, July 24, 2013 9:18 AM
To: Pauly, Daniel; Jim@pacific-community.com
Subject: Polygon LEC development in wilsonville

Good morning Paul and Jim,

To start off, I would like to say I appreciate you being receptive of input on this matter. As a homeowner near the proposed development, I would like to share some of my concerns based on the preliminary meetings and docents provided this far.

1) The density of homes and the size of them concerns me. I would like to see some larger homes in the plan to keep consistent with the original Villebois development.

2) Most important to me, is the affect on traffic throughout the neighborhood. Specifically, I am concerned about the mostly quiet street we live on (Normandy Lane) that borders Graham Oaks natural area. Prior to buying on Normandy Ln we called the city to see if Normandy and Graham Oaks could be changed. This kind of development, although not in the natural area, certainly affects it. We purchased because we are planning on having children, and wanted a quiet street. We were told it is protected, so we did not worry. Now, I am concerned there would be increased traffic on Normandy due to the size of the development. If hundreds of houses are in the LEC area, and Normandy is connected, Normandy could become a main arterial road, just like Costa Cir became, connecting Sherwood to Wilsonville. We used to live on Costa Cir and in short time, that road became very busy. If you watch traffic flow through Costa Cir, its quite obvious that much of that traffic is just "passing through", headed to Newberg, Sherwood, or the hills. What I would like to see is more/better access to Graham's Ferry for this new development. It should be designed so this new development's traffic flows around Villebois, not through it.

Thank you for the opportunity for me to share my thoughts.

Sincerely,
Chris Olson
11765 SW Normandy Lane

From: David Balin <d_balin@msn.com>
Sent: Monday, July 29, 2013 8:08 PM
To: Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Jim Lange; Pauly, Daniel

Dear Mayor et al,

My wife and I oppose the Polygon development plan for the Living Enrichment Center (LEC) at Villebois. We believe that the plan to build high density housing will diminish the character of the planned community of Villebois. We purchased a home in Wilsonville in Villebois because the plan called for a carefully planned balance and diversity of high, medium and low density housing, open space, and services for people of varying income levels. The Polygon plan will disturb this delicate balance and ruin the character of the neighborhood that brought us to Wilsonville by creating too many high density and low income homes. We do not oppose high density, low income housing which was already a part of the original Costa Pacifica Villebois Master Plan. In fact, the variety of housing was part of the appeal of Villebois. However, the Polygon plan goes too far.

Please do not approve the current Polygon plan.

Tami and David Balin

From: Brittany Turco <brittany.m.turco@gmail.com>
Sent: Monday, July 29, 2013 7:12 PM
To: Mayor; richardgoddard2010@gmail.com; scottstarr97070@gmail.com; Fitzgerald, Julie; Stevens, Susie
Subject: Concerns for LEC Property Plans

Dear Wilsonville City Council Members,

I am a Villebois resident and long-time Wilsonville member of the community. We love our town and Villebois community, which is the reason I write to you today.

It has come to my attention that Polygon Homes is proposing a plan for the former Living Enrichment Center (LEC) property.

Polygon has already built a substantial amount of homes in the neighborhood and I am concerned that this new proposal is steering away from the original master plan that we fell in love with when we purchased our home nearly 6 months ago.

My concerns are:

- Number of homes: Well over 100 homes on standard-sized lots. This is a lot of homes. I would like to see more large/estate-sized lots to balance what is already existing in the area.
- Traffic: That many homes is going to bring a tremendous amount of traffic through our close-knit community and along Grahams Ferry Road, which is a rural, "country" road and not intended to be a high traffic area.
- Builder: As you know, we already have a large portion of Polygon homes in the neighborhood and I would love to see another builder have an opportunity to build.

My hope is that this proposal will be denied and that we can give others a chance to bring a new and better proposal.

Thank you,
Brittany Turco

From: Jeanie Williams <jeanie@thedaretodreamteam.com>
Sent: Monday, July 29, 2013 10:27 PM
To: Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Stevens, Susie; Pauly, Daniel
Subject: LEC Development plans from Polygon

All,

My name is Jeanie Williams, a home owner in Villebois for the past 5.5 years. I have had the opportunity to review the plans submitted by Polygon, and I would like to urge all of you to reject this proposed plan for the Living Enrichment Center. Villebois was founded on a diversity of home builders, with a lot of open spaces and parks, neighborhoods that are not the typical grid designs, and that flows together. The plans from Polygon are not consistent with the Master Plan. Their proposal includes far too many homes for that space, are home sizes that are not consistent with the flow of the existing homes. Further, there has been no effort to truly integrate this space into the existing community, and the traffic impacts from so many homes would be a nightmare to us existing residents.

The LEC area is such a unique space, it would be a shame to see the city waste it on a generic development. I urge you to reject their plans, and let us find a more suitable home builder who can deliver a quality product to a remarkable part of our great city.

Sincerely,

Jeanie Williams

Unit Manager, lia sophia Jewelry

503-706-1802

jeanie@thedaretodreamteam.com

Order online at www.liasophia.com/jeanie

I dare you to dream! Join my team and create the life you have only dreamt about!!

From: jeff williams <jporterw@gmail.com>
Sent: Monday, July 29, 2013 10:53 AM
To: Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Jim Lange; Pauly, Daniel
Cc: janet keuper; Lisa Scott; Sonimar Poppe; Sherine Beltran; John Gurnick; Susy Dunn; Wei Zou; Mary Pettenger; Dianne Knight; juma chaud; d_balin@msn.com; Bob Nikkel; adrien levin; Tianne Call; Nicole Case; bikingb97070@gmail.com; inara.scott@yahoo.com; Wendy Clausen; Kraig Sproles; schroederd@rocketmail.com; Janell Beals; Jeanie Williams
Subject: Development of the Living Enrichment Center (LEC)

All,

My name is Jeff Williams, and I am a resident of the Villebois community here in Wilsonville. I am emailing you today to state my opposition to the current Polygon development plan for the LEC area. I believe their plans are inconsistent with the overall concept of this great community, and believe that this unique site is deserving of a development plan that will create a truly remarkable addition to our city. Sites like this one do not come up often, if ever, and thus I believe that Wilsonville has a tremendous opportunity to create something remarkable. The Polygon plan will not do this.

1) Even with their reduced proposal of 113 homes, this is far too many homes for this space. They make density claims to show that this is not over building, but even if they were to base this only on the developable land, practicality would argue against them. Polygons model is to create overly dense communities of lower quality homes, with only a focus on their financial results. By submitting plans for 113 homes without ample green spaces or pocket parks to maintain consistency to the Master Plan, they are demonstrating a focus on building as many homes as possible and NOT on creating a sustainable and vibrant community. We are "Tree City USA", so should our communities and development plans thus not be rich in open spaces, pocket parks, meandering streets and full of trees? The entire neighborhood up to this point is filled with focal points, destinations, and sites of interest. The Polygon proposal is inconsistent with this, and is inconsistent with the Master Plan that we have all invested into.

2) Given the 113 homes, traffic impacts throughout Villebois will be tremendous. With an estimated 50% of traffic routing through the existing neighborhood, the streets will be simply over crowded with traffic. This is particularly shameful given the vast efforts that have gone into the revitalization of the Grahams Oaks area.

3) Polygon, through its current development, has demonstrated an inconsistency with the overall aesthetics of the Villebois plan. Homes are being built without courtyards, color schemes are abysmal, and the build qualities are substantially sub par for the rest of the existing community. Wilsonville is creating one of, if not the most unique community in the entire Portland metro area. To further fill this with low end, low quality, overly dense homes would cause significant damage to the functionality of this community.

4) Our schools, particularly Lowrie, can not handle an additional 113 homes of new families. Again, overbuilding this community will only serve to harm our already fragile infrastructure.

5) Their current proposal is to create an isolated pocket of development, with no real attachment to the existing community. I have heard they are even giving this development its own name, a Grande Point at Villebois. By not having this be simply an extension of Villebois further demonstrates this lack of connectivity. This site is indeed grand....their proposed plans are not.

I urge you to please reject the development of the LEC space by Polygon, so as to allow for a truly unique, special, and more deserving addition to our great community and the City of Wilsonville. This site is one of a kind...lets find a developer who embraces this, who is aligned with all of our goals, and encourage them to transform the LEC site into a crown jewel for our city....not just another over crowded and dense development.

Thank you for your time and consideration. I am happy to discuss this further with any of you, should you choose.

Sincerely,

Jeff Williams
503-706-7931

From: Lisa Scott <lisascott04@gmail.com>
Sent: Monday, July 29, 2013 6:42 PM
To: Mayor
Subject: LEC property in Wilsonville

Please consider the following in my opposition to the current building plan Polygon has for the LEC.

1. Over Density: The LEC was originally marked to be an area of approximately 60 homes, and any plan should not exceed that number significantly so as to not stress the substructure of the community. The current plan nearly doubles this original intent.

2. Traffic issues: The reduction of 8 homes from Plan 1 to Plan 2 is insignificant and no real plans to address additional traffic were provided.

3. School Overcrowding: In response to this concern, Fred Gast stated a new school is earmarked for the Frog Pond area of Wilsonville. However, planning and bond measures for that school have not even begun and any new schools would be a good 10 years out. Lowerie is said to reach capacity in just 2 years.

4. Introducing a "New Product" to the market: The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current formula there is the potential threat of introducing a cheaper but larger product in Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

5. No Pocket Parks, Winding/Meandering Streets: To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.

6. Connectivity: There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.

7. Lack of innovation: The plan does not take advantage of the unique natural characteristics of the site.

8. Question of additional housing options, such as single story homes: Yes, Fred said they would entertain a single family home, but a single family home is more expensive to build with less return on investment for lot size. It would be smart not to make the assumption there will be single family home options built unless specifically stated in the plan.

9. Lack of commitment to retain any significant trees on lots or within the main footprint of the development: When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois.

Do we really want the all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later

another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thanks,
Lisa Scott
Villebois resident

From: Sonimar Poppe <sonimar_fd@yahoo.com>
Sent: Monday, July 29, 2013 5:48 PM
To: Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com
Subject: LEC proposed development

Hi:

I am extremely opposed and concerned regarding the LEC proposed development. I have been a resident of Villebois for 6 years. I felt in love with the initial concept of the neighborhood. It was so different than anything else in the metro area. I left my box next to box neighborhood in which we spent a lot of our free time in our backyard and hardly knew our neighbors and bought a beautiful house from Arbor Homes. The concept of having so many parks around for our then 1 year old, the opportunity to spend time with our neighbors in the front yard and walking to stores was so amazing to me. Sadly, the recession took a toll on the neighborhood. I think there were changes but everything was guided by a master plan. This LEC area was not well defined/planned in that original plan and now is putting in jeopardy the great plan of Villebois. Luckily, in this wonderful city the residents are heard and with that hope in mind I am writing this email.

There is one house between my house and the LEC property. I have learned to love and appreciate the beauty of that property and looking at the plan to develop it saddens me. First of all it does not take advantage of the uniqueness of this piece of property. The amount of houses that is planned for the area is too high. It brings density to a city that needs more bigger housing development. The amount of smaller houses (the only ones that were selling during the down turn) and apartment in the city of Wilsonville in the last few years has been incredible. I honestly don't think the city can support the development of this many additional houses in this neighborhood. The traffic and schools will be hit the hardest. The amount of traffic and speed inside and outside our neighborhood is big issue in the city for years. The brand new school that opened this year and created because of overcrowding in Boones Ferry will be at capacity in around 3 years. This is not what the master plan asked for either. The density is supposed to decrease the farther the area is from the center and no the other way around.

In addition I still think that too many trees will be lost in the "new" plan. The 5 lots removed from the northeastern corner of the plan were moved to the southwestern lower edge of the plan, where trees currently stand. (Away from homeowners that will complain about the tree removal.) It is important the footprint of any accepted plan be smaller to minimize the impact not only on the trees, but the wildlife they support. And the lack of significant open areas is also alarming. This development pushes people to the backyard instead into the front yards and parks.

Thank you so much for taking the time to read this email.

Best Regards,

Sonimar

From: Susy Dunn <susy.dunn@hotmail.com>
Sent: Monday, July 29, 2013 8:28 PM
To: Mayor; Fitzgerald, Julie; scottstar97070@gmail.com; richardgoddard2010@gmail.com
Subject: Reject Polygon LEC Proposal - Need More Impact Studies

I am writing in opposition to Polygon's proposal to build on the former Living Enrichment Center property adjacent to Villebois. I have been a resident of Villebois since Phase 2 in 2006. I strongly recommend the city reject the proposal in it's entirety in order to do a more comprehensive study of this area for how it will impact the community, city and schools.

I have participated in both open neighborhood sessions facilitated by Fred Gast of Polygon homes. While I appreciate him listening to homeowner feedback, I do not believe this is in the best interest for Villebois or Wilsonville. My core issues are:

Overdensity problems with Traffic on SW Villebois Drive: I live on the corner of SW Villebois Drive and Grenoble Street. We have had longstanding issues with cars speeding down the street to access residents near the proposed building area. We have a five year old son and are greatly concerned about his safety and the other children who ride bikes along this street. This street can not handle the impact of adding over 100 homes to the proposed land. In peak hours it is a single lane street with poor visibility due to the volume of parked cars blocking line of sight with alley ways.

Lack of builder diversity: Villebois needs a new high quality product on the market that will bring back the uniqueness of our wonderful neighborhood. Polygon's current development has been a major disappointment from the low quality aesthetic of their homes, lack of front courtyards, lack of consistency in their fencing standards, high gloss paint and an overall low quality architecture. Villebois looks like two distinct neighborhoods with a clear Arbor vs Polygon differentiation. Our home continues to assess well under what we paid in 2006 and we are greatly concerned about how long it will take to finally break even.

I do not support Polygon building any more homes in the neighborhood as our Master plan is built around diversity in builders as well as diversity in homes. We need more estate and large lots, no more standard or small lots in the neighborhood. Polygon does not have the appeal or reputation of a high end builder. And with their 'bait and switch' tactics to make shortcuts on core elements of our architecture, how can we trust they would build with integrity on this land?

I would STRONGLY support a high end builder and/or the Street of Dreams to occupy this property. Our focus on sustainability and connectivity should be a huge draw for a very unique neighborhood that would command high priced homes. This would benefit our community and Wilsonville as a whole. With the land being so close to the high end equestrian area along Wilsonville drive, it should command a discerning buyer. We have long wanted to upgrade our 2600 sq ft home for a high quality estate lot within Villebois but Polygon's plan would eliminate that.

School Overcrowding: Lowrie Elementary is already faced with overcrowding concerns. Our son is entering Kindergarden and on the current trajectory, we have been told by Principal Meigs that modular buildings will likely be needed before he reaches the 4th grade. That was before the proposal from Polygon. Our schools

CAN NOT support 100 more homes to this neighborhood, especially with the volume of starter homes with families that have already been added by Polygon.

Lack of Sustainability: Villebois was an innovator in our sustainability and Polygon is clear that is not their primary driver. When asked about sustainability, the response is that they meet Energy Star compliance. Arbor sold sustainability as their top priority and it drew us specifically to this neighborhood. It is critical that we bring in a new builder with a core focus on sustainability that will bring back the differentiation. The other huge concern is the impact to the trees in this area. We have owls, deer, and other wonderful wildlife that is integrated to our community. We need more time to study the impact of what 100 homes would do to the wildlife.

Finally, the crime level in our community has increased significantly since the apartments and Polygon homes have come into the neighborhood. The volume of rental properties has also significantly increased. I do not want yet another conduit in and out of the neighborhood for criminals to access.

Please reject the Polygon proposal and conduct more in depth studies on this land. I am a huge proponent of development, but thoughtful development is essential in order to preserve the integrity, sustainability, and livability of Villebois.

Thank you,
Susy Dunn
11796 SW Grenoble Street, Wilsonville Oregon 97070.

From: Straessle, Linda
Sent: Tuesday, July 30, 2013 9:59 AM
To: Pauly, Daniel
Subject: FW: Concerns for LEC Property Plans

See below. I will check these emails against the interested people list and add them if they are not there already.

Linda Straessle

Administrative Assistant
City of Wilsonville
29799 SW Town Center Loop East
Wilsonville OR 97070
(503) 570-1571
straessle@ci.wilsonville.or.us

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From: Neamtzu, Chris
Sent: Tuesday, July 30, 2013 9:02 AM
To: Straessle, Linda
Subject: FW: Concerns for LEC Property Plans

Chris Neamtzu, AICP
Planning Director
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070
503.570.1574
neamtzu@ci.wilsonville.or.us

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

From: Mayor Tim Knapp
Sent: Monday, July 29, 2013 11:25 PM
To: Cosgrove, Bryan
Cc: Kraushaar, Nancy; Neamtzu, Chris
Subject: Fw: Concerns for LEC Property Plans

FYI/TK

Sent from my Verizon Wireless Droid

-----Original message-----

From: Brittany Turco <brittany.m.turco@gmail.com>
To: Mayor <Mayor@ci.wilsonville.or.us>, "richardgoddard2010@gmail.com" <richardgoddard2010@gmail.com>, "scottstarr97070@gmail.com" <scottstarr97070@gmail.com>, "Fitzgerald, Julie" <fitzgerald@ci.wilsonville.or.us>, "Stevens, Susie" <stevens@ci.wilsonville.or.us>

Sent: Tue, Jul 30, 2013 02:12:30 GMT+00:00

Subject: Concerns for LEC Property Plans

Dear Wilsonville City Council Members,

I am a Villebois resident and long-time Wilsonville member of the community. We love our town and Villebois community, which is the reason I write to you today.

It has come to my attention that Polygon Homes is proposing a plan for the former Living Enrichment Center (LEC) property.

Polygon has already built a substantial amount of homes in the neighborhood and I am concerned that this new proposal is steering away from the original master plan that we fell in love with when we purchased our home nearly 6 months ago.

My concerns are:

- Number of homes: Well over 100 homes on standard-sized lots. This is a lot of homes. I would like to see more large/estate-sized lots to balance what is already existing in the area.
- Traffic: That many homes is going to bring a tremendous amount of traffic through our close-knit community and along Grahams Ferry Road, which is a rural, "country" road and not intended to be a high traffic area.
- Builder: As you know, we already have a large portion of Polygon homes in the neighborhood and I would love to see another builder have an opportunity to build.

My hope is that this proposal will be denied and that we can give others a chance to bring a new and better proposal.

Thank you,
Brittany Turco

From: Erik Scott <escott.oregon@gmail.com>
Sent: Tuesday, July 30, 2013 11:56 AM
To: Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Jim Lange; Pauly, Daniel
Subject: Development of Living Enrichment Center

All,

My name is Erik Scott, and I am a resident of the Villebois community here in Wilsonville. I am emailing you today to state my OPPOSITION to the current Polygon development plan for the LEC area. I believe the proposed plan is inconsistent with the overall concept of this great community, and believe that this unique site is deserving of a development plan that will create a truly remarkable addition to our city. Sites like this one do not come up often, if ever, and thus I believe that Wilsonville has a tremendous opportunity to create something remarkable. The Polygon plan will not do this.

The proposed plan includes includes 113 homes which is a greater density of homes than currently exists in the adjoining areas. The 113 is approximately 50% more homes than in the area to the northeast (Normandy to Grenoble to Villebois Dr). The master plan provides guiding principles for the development of this "future study area" as "The larger single-family lots will be located adjacent to existing single-family homes along Brown Road and Evergreen Road to the south, the Future Study Area to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed Coffee Lake Drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft transition between the built and the natural environment. The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center." The master plan envisioned larger Manor homes and Estate homes on the periphery of the neighborhood with greater density of homes near the Village Center. **The proposed plan does not comply with this vision.**

Additionally, the plan does not respect the preexisting design standards of open space within the confines of the neighborhood, instead proposing a single pocket park on the periphery of the neighborhood. We are "Tree City USA", so should our communities and development plans thus not be rich in open spaces, pocket parks, meandering streets and full of trees? The entire neighborhood up to this point is filled with focal points, destinations, and sites of interest. The Polygon proposal is inconsistent with this, and is inconsistent with the Master Plan that we have all invested into.

Given the 113 homes, traffic impacts through the adjoining neighborhood through the Villebois Dr access point will be tremendous. With an estimated 50% of traffic routing through the existing neighborhood, the streets will be simply over crowded with traffic. This is especially concerning given the current design and poor sight lines that exist at Normandy Ln/St Tropez, Normand Ln/SW Villebois Dr, and St Tropez/Costa Circle. This is particularly shameful given the vast efforts that have gone into the revitalization of the Grahams Oaks area. Further impact should be evaluated on cyclists that access Graham Oaks by avoiding Costa Circle and using Villebois Dr/Normandy Ln to access Graham Oaks trail through to Wilsonville Rd.

Polygon, through its current development, has demonstrated an inconsistency with the overall aesthetics of the Villebois plan. Homes are being built without courtyards, color schemes are abysmal, and the build qualities are substantially sub par for the rest of the existing

community. Wilsonville is creating one of, if not the most unique community in the entire Portland metro area. To further fill this with low end, low quality, overly dense homes would cause significant damage to the functionality of this community.

The current proposal is to create an isolated pocket of development, with no real attachment to the existing community. I have heard they are even giving this development its own name, a Grande Point at Villebois. By not having this be simply an extension of Villebois further demonstrates this lack of connectivity. This site is indeed grand....their proposed plans are not.

I urge you to please reject the proposed project, so as to allow for a truly unique, special, and more deserving addition to our great community and the City of Wilsonville. This site is one of a kind...lets find a project that embraces this, that is aligned with all of our goals, and transform the LEC site into a crown jewel for our city....not just another over-crowded and dense development.

Thank you for your time and consideration. I am happy to discuss this further with any of you, should you choose.

Sincerely,

Erik Scott

971-263-6100

From: Inara Scott <inara.scott@yahoo.com>
Sent: Tuesday, July 30, 2013 11:17 AM
To: Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Jim Lange; Pauly, Daniel
Subject: Development of the Living Enrichment Center (LEC)
Attachments: IMG_1951.jpg; IMG_1952.jpg; IMG_1955.jpg; IMG_1961.jpg

All,

My name is Inara Scott, and I am a resident of the Villebois community. It is my understanding that the current plan for the development of the LEC area, as submitted by Polygon Homes, does not make any attempt to preserve any existing trees, and would likely result in a clear cut of the beautiful, irreplaceable stand of mature Douglas Fir and oak trees on the current boundary between the existing Villebois homes and the undeveloped property. This breaks my heart, and I am writing to ask you to strongly consider adding a requirement that any development in this area preserve existing stands of mature, native trees.

As we all know, development provides economic benefits to our communities as well as necessary housing for new residents. These new residents will certainly bring additional vibrancy to our neighborhood. But these benefits and this increase in population does not have to come at the expense of the landscape and habitat for people and nature. The Wilsonville city webpage states, "Wilsonville has been recognized as a Tree City, USA for almost a decade. The community strives to maintain its natural beauty while accommodating new residents and businesses." How can this claim be made if we do not require developers to maintain our existing tree cover? Mature oaks and firs cannot be replaced. Please look at the attached photos to see what is likely in store for this area, should Polygon be given the green light to clear cut these trees. I have included images of both the sickly, unhealthy trees on the edge of a small pocket park on Grenoble Street, and the small, unhealthy trees planted on the edge of the open space on Lausanne in the current Polygon development. Presumably, Polygon would do more of this type of landscaping after cutting down the existing giants. As we have seen in the Villebois neighborhood, soil that has been damaged by construction makes new growth difficult, and the builders do not want to pay to plant and maintain the large, slow-growing species that are native to this area, and so beautifully represented on the LEC property. For contrast, I have also included pictures of the stand of trees we will be losing.

Preserving mature trees provides many aesthetic, health and financial benefits. These benefits include improvements in energy efficiency of homes, reduction in carbon dioxide emissions and pollution, reduced stormwater runoff, and increased property values (and associated tax revenues). I urge you to review the following publication, which describes and calculates these benefits relative to costs, resulting in net annual benefits. Of course, the benefits run to the city, the tax payers, and the residents of Wilsonville. They do not run to the developer, which is precisely why we cannot expect Polygon to maintaining and preserving mature existing trees, unless required to do so.

http://www.fs.fed.us/psw/programs/uesd/uep/products/cufr_164.pdf

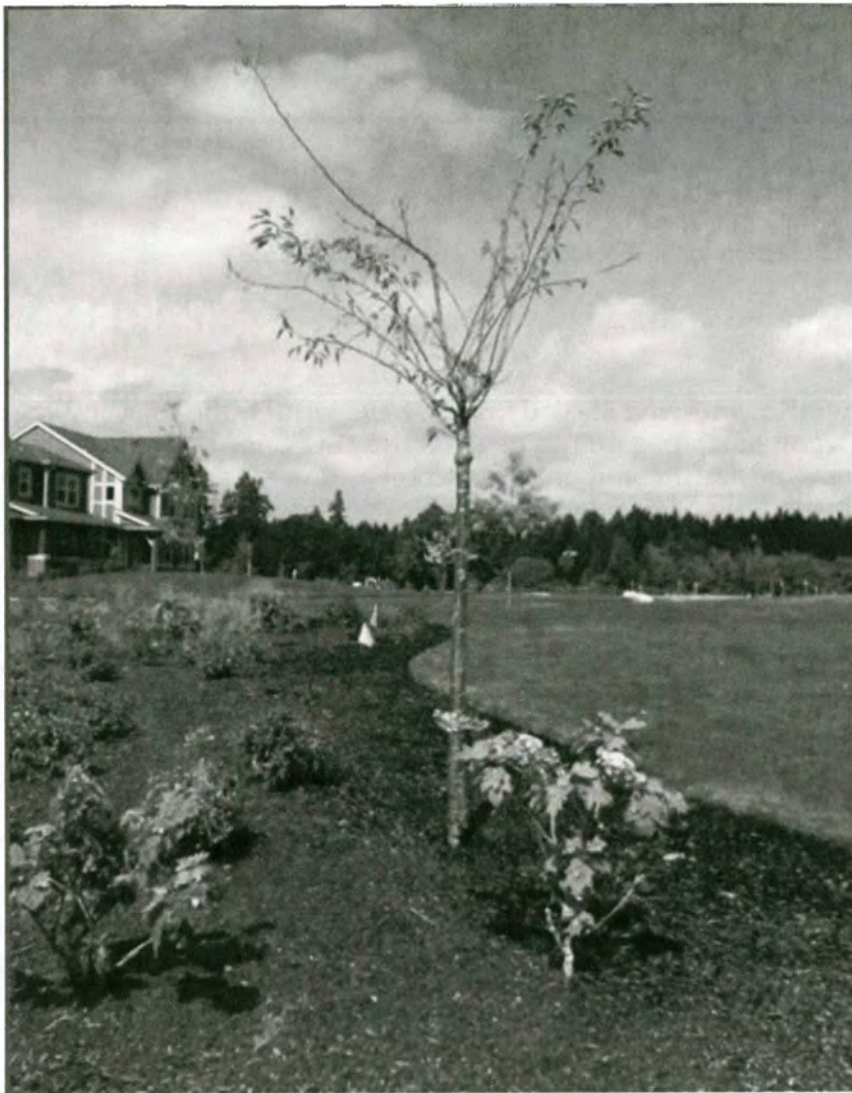
You have a difficult position, and I know community, economics, and jobs matter to all of you. Please remember this is not a short term decision; cutting down a decades old tree is something you can never undo. While it may seem more economic in the short run to clear cut trees in favor of roads, grass, and shrubs, in the long run this type of planning will cost our citizens, city, and community quite a bit more.

Thank you for your time and consideration.

Sincerely,

Inara Scott
503-333-2553





From: janell@isabellaandmax.com
Sent: Tuesday, July 30, 2013 9:13 AM
To: Pauly, Daniel
Subject: Objection to the Polygon Development of the LEC

Hello Daniel,

I wanted to take a moment to write and let you know I have written the four city councilors expressing my objection to the plan Polygon has presented to develop the LEC land. I have written you previously, but I wanted to send you a copy of what I communicated to them. I'm sure you have received many messages, so I thank you for taking the time to review and take into consideration yet again my thoughts on this matter:

I am a resident of Villebois and have attended the City Works meeting, as well as the two neighborhood meetings hosted by Polygon. After carefully reviewing the plan I have found significant issues with it as it currently stands. Villebois is a community that has seen success through a mindset of going above and beyond to build something special, and this plan in no way embraces those attitudes.

Below are my main concerns with the LEC development plan as presented by Polygon:

1. Over Density: While the plan was amended to include a number of Large lots, the majority of the plan is still made up of lots intended to build high density housing. There are many areas of the Villebois Development that embrace high density housing, and it is needless for this unique parcel of land to do so as well. Here lies an opportunity for larger lots as well as fewer lots than the proposed 113, providing the opportunity to build a type of home that would offer yet another housing option within Villebois and the city of Wilsonville.

2. Traffic Problems: The traffic study cited by Polygon indicates 50% of the traffic will be routed through the southern portion of Villebois, on Villebois Drive and Normandy, streets not designed to carry a significant amount of traffic. Villebois Drive typically has cars parked on each side, in essence leaving a single lane for traffic. Normandy is connected to Costa Pacific Circle via the very narrow and winding St. Tropoz street, a street which has two blind spots including a 45 degree angle where it turns into Normandy. Many people bike on these streets to access Graham's Oak and I personally have experienced a near miss head on collision with a car taking one of the turns on St. Tropoz too fast while positioned in the middle of the narrow street.

3. School Overcrowding: Lowrie is said to be at capacity in just two years, with no specific plans and dates to have future schools in the city built anytime soon. We should be very mindful of growth and how the schools can adequately support these additional children. Wilsonville has a very good reputation for providing a strong education - one of the reasons I moved my family here from Tualatin - and it is important we not overtax the system.

4. Lack of Connectivity: The Polygon plan offers no creative or effective plan to build connectivity between the LEC and the existing community. A park set near the feeder street on Villebois and Normandy Drive could promote connectivity if it hosted a unique characteristic not featured in parks elsewhere throughout Villebois. One idea I have, fully embracing the sustainable tenant of Villebois, would be to create a community garden. This would be a wonderful addition to Villebois and have the effect of drawing residents throughout the community of Villebois into the LEC area in a way that is positive and enriching. This is only one of any number of creative solutions that could be determined with the correct mindset on developing this land.

5. Lack of Pocket Parks/Meandering Streets: The Polygon planned is obviously laid out to maximized return on investment, with it's basic grid layout and lack of any pocket parks placed within the grid of

homes. Again, this is not in keeping with the Master Plan and a significant departure from what has been built in Villebois to date.

6. Lack of Intent to Build around Trees: When I asked whether or not Polygon would be willing to retain any significant trees identified within the footprint of the proposed development, on specific lots or within the grid, in keeping with many beautiful sections seen and enjoyed throughout Villebois, the response was: "unlikely."

7. Lack of a Creative Vision for Maximizing the Unique Characteristics of the LEC Land: How does this plan take advantage of the natural characteristics of this special piece of land adjacent to Graham's Oak nature preserve? Due to the high density of the plan there is no room left to fully take advantage of the beauty this piece of land holds to create something special that could be a strong addition to Villebois and the city of Wilsonville as a whole. There is a great opportunity here to offer yet another housing option to draw in yet another buyer into Villebois and the city. Larger lots with a range of home sizes that could include some single story housing options for an older demographic would be things to consider, as well as homes built with distinction by a builder with a reputation for quality homes. (To be frank, I am concerned with how the Polygon homes will hold up with age, and have already heard of some homeowners experiencing issues within their new Polygon homes.)

8. Group Home: The community does include group homes and other housing options for citizens that need assistance in their daily living. This plan does not include a group home, I would like to see that option available if there was a need stated.

9. Need for Diversity in Builders Involved with the Completion of Villebois: It would be a detriment to the final product of Villebois if one builder were allowed to build out the majority of the remaining land in Villebois. The Master Plan never intended for one builder to develop the majority of the land, and it is important - particularly with the beginning of a turn in the housing industry - that this vision be upheld.

Finally, if this plan were to be rejected it has been suggested that a neighborhood study be conducted to gather feedback on what the resident's vision for the development of the LEC land is. This information would be valuable in assisting the creation of a guide for those builders that will follow Polygon in their interest to obtain this land. It would be very important, in my opinion, that the study part for this "Future Study Area" be allowed to occur before the building part commences.

Thank you very much for your time and consideration. Please let me know if you have any questions, Janell

Janell Beals
Founding Editor - House of Fifty
Read the [House of Fifty Anniversary Issue!](#)

janell@isabellaandmax.com
<http://blog.houseoffifty.com> - A Lifestyle Blog
www.houseoffifty.com - Online Magazine
[Facebook](#) [Twitter](#)

From: Katharine Glauner <riverlong9@msn.com>
Sent: Tuesday, July 30, 2013 7:59 PM
To: Pauly, Daniel
Subject: Polygon Development

As a resident of Villebois, I urge you to vote no on Polygon's plan for development of the LEC property. This community does not need any more high density housing, increased traffic issues, over crowded schools or environmental destruction. I chose Villebois and Wilsonville to live because of the viability of the area which was reported to be concerned about the environment and types of and density of housing. With the Polygon plan, this does not appear to be the case.

Please vote no on the proposed Polygon plan.

Kate Glauner
29363 SW Villebois Drive S
Wilsonville

From: Neamtzu, Chris
Sent: Wednesday, July 31, 2013 9:46 AM
To: Straessle, Linda; Pauly, Daniel
Subject: FW: LEC development plan concerns

Chris Neamtzu, AICP
Planning Director
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070
503.570.1574
neamtzu@ci.wilsonville.or.us

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From: Mayor Tim Knapp
Sent: Tuesday, July 30, 2013 6:29 PM
To: Cosgrove, Bryan
Cc: Kraushaar, Nancy; Neamtzu, Chris
Subject: Fw: LEC development plan concerns

FYI/TK

Sent from my Verizon Wireless Droid

-----Original message-----

From: Katie Hamm <katie_hamm@hotmail.com>
To: Mayor <Mayor@ci.wilsonville.or.us>
Sent: Tue, Jul 30, 2013 23:30:33 GMT+00:00
Subject: LEC development plan concerns

Hello Mayor Knapp:

I wanted to write you this note to voice my concerns about what the proposed LEC development. I grew up in Wilsonville, went to Wilsonville High School, and moved back to Wilsonville, specifically Villebois, with my husband 6 and a half years ago. I was so energized by the opportunities that the Villebois development had in making Wilsonville a really unique, special place to live. I think that vision was shared by many in Wilsonville at that time, but maybe has been forgotten in a time of limited city revenues.

The original, master plan for Villebois estimated 60 homes in the LEC area, and the new plan calls for almost double that. I see a lot of negative impacts on our whole community with that. First and foremost, we need to be thinking about what we're doing to our schools. Lowrie will be reaching capacity soon, and the strenght of our schools defines the strenght of our community.

I live on Milano Lane, and very occassionally use Normany/Villebois drive to get home. The way that this street was built makes it clear that this should not be a thouroughfare for a large number of homes.

On Milano Lane, we lost a huge, beautiful tree last year. The fact that we have large, beautiful trees keeps up our property values. We live in Oregon in part because it's beautiful here. In my opinion, it should be a major concern to us that the developer who is given the opportunity to develop such an amazing peice of land have the environment in mind. We need to demand to hear from a developer exactly what their plan is, from what trees are staying up, to exactly what kinds of homes (SFR versus townhomes versus duplexes) they will be putting in.

Please, Mayor Knapp, help us to keep Wilsonville on track to becoming the wonderful city that we know it can be.

Sincerely,

Katie Hamm
503-705-6751

From: Straessle, Linda
Sent: Tuesday, July 30, 2013 10:00 AM
To: Pauly, Daniel
Subject: FW: LEC property in Wilsonville

See below.

Linda Straessle

Administrative Assistant
City of Wilsonville
29799 SW Town Center Loop East
Wilsonville OR 97070
(503) 570-1571
straessle@ci.wilsonville.or.us

DISCLOSURE NOTICE: Messages to and from this Email address may be subject to the Oregon Public Records Law.

From: Neamtzu, Chris
Sent: Tuesday, July 30, 2013 9:02 AM
To: Straessle, Linda
Subject: FW: LEC property in Wilsonville

Chris Neamtzu, AICP
Planning Director
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070
503.570.1574
neamtzu@ci.wilsonville.or.us

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

From: Mayor Tim Knapp
Sent: Monday, July 29, 2013 11:24 PM
To: Cosgrove, Bryan
Cc: Kraushaar, Nancy; Neamtzu, Chris
Subject: Fw: LEC property in Wilsonville

FYI/TK

Sent from my Verizon Wireless Droid

-----Original message-----

From: Lisa Scott <lisascott04@gmail.com>
To: Mayor <Mayor@ci.wilsonville.or.us>
Sent: Tue, Jul 30, 2013 01:41:43 GMT+00:00
Subject: LEC property in Wilsonville

Please consider the following in my opposition to the current building plan Polygon has for the LEC.

1. Over Density: The LEC was originally marked to be an area of approximately 60 homes, and any plan should not exceed that number significantly so as to not stress the substructure of the community. The current plan nearly doubles this original intent.

2. Traffic issues: The reduction of 8 homes from Plan 1 to Plan 2 is insignificant and no real plans to address additional traffic were provided.

3. School Overcrowding: In response to this concern, Fred Gast stated a new school is earmarked for the Frog Pond area of Wilsonville. However, planning and bond measures for that school have not even begun and any new schools would be a good 10 years out. Lowerie is said to reach capacity in just 2 years.

4. Introducing a "New Product" to the market: The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current formula there is the potential threat of introducing a cheaper but larger product in Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

5. No Pocket Parks, Winding/Meandering Streets: To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.

6. Connectivity: There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.

7. Lack of innovation: The plan does not take advantage of the unique natural characteristics of the site.

8. Question of additional housing options, such as single story homes: Yes, Fred said they would entertain a single family home, but a single family home is more expensive to build with less return on investment for lot size. It would be smart not to make the assumption there will be single family home options built unless specifically stated in the plan.

9. Lack of commitment to retain any significant trees on lots or within the main footprint of the development: When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois.

Do we really want the all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thanks,
Lisa Scott
Villebois resident

From: Lisa Scott <lisascott04@gmail.com>
Sent: Tuesday, July 30, 2013 2:59 PM
To: Pauly, Daniel
Subject: Opposition to Polygons Plan for Building in the LEC Wilsonville

Please consider the following in my opposition to the current building plan Polygon has for the LEC.

1. Over Density: The LEC was originally marked to be an area of approximately 60 homes, and any plan should not exceed that number significantly so as to not stress the substructure of the community. The current plan nearly doubles this original intent.

2. Traffic issues: The reduction of 8 homes from Plan 1 to Plan 2 is insignificant and no real plans to address additional traffic were provided.

3. School Overcrowding: In response to this concern, Fred Gast stated a new school is earmarked for the Frog Pond area of Wilsonville. However, planning and bond measures for that school have not even begun and any new schools would be a good 10 years out. Lowerie is said to reach capacity in just 2 years.

4. Introducing a "New Product" to the market: The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current formula there is the potential threat of introducing a cheaper but larger product in Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

5. No Pocket Parks, Winding/Meandering Streets: To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.

6. Connectivity: There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.

7. Lack of innovation: The plan does not take advantage of the unique natural characteristics of the site.

8. Question of additional housing options, such as single story homes: Yes, Fred said they would entertain a single family home, but a single family home is more expensive to build with less return on investment for lot size. It would be smart not to make the assumption there will be single family home options built unless specifically stated in the plan.

9. Lack of commitment to retain any significant trees on lots or within the main footprint of the development: When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois.

Do we really want the all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later

another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thanks,
Lisa Scott
Villebois resident

From: Robert Nikkel <bobnikkel@gmail.com>
Sent: Tuesday, July 30, 2013 9:26 AM
To: Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Pauly, Daniel; jiim@pacific-community.com
Cc: jporterw@gmail.com; janell@isabellaandmax.com
Subject: Objections to Polygon proposal

I am one of the many neighbors in Villebois who will be affected by Polygon's proposed subdivision near my house at 11984 SW Lausanne.

My objections to the current proposal are as follows:

1. The subdivision is too large. The proposed 121 lots should be reduced to about 60. The lots that should be eliminated first are those closest to the north of the other proposed lots.
2. The proposed road arrangement which goes through Normandy would add an unacceptable level of traffic through what is now a quiet residential street with a view of Graham Oaks Nature Park. The proposed plan will also affect Villebois St because the flow of traffic would likely spill over because of the proposed entry road into Polygon's proposal.
3. The proposed configuration of lots is completely rectangular and out of character with the remainder of Villebois. There are no pocket parks as in the remainder of our model community. This demonstrates to me that Polygon has no real appreciation or understanding of the unique nature of Villebois.
4. Trees must be protected for many reasons--ecological, aesthetic, and in concert with neighbors who purchased homes here with the expectation that the forested areas would remain intact.

The current Polygon proposal is completely unacceptable and should be rejected so that other developers can work in good faith with our neighborhood. Acceptable developers should demonstrate first that they appreciate and understand the unique nature of our neighborhood.

Bob Nikkel
(503) 929-9346

From: Sonimar Poppe <sonimar_fd@yahoo.com>
Sent: Tuesday, July 30, 2013 2:06 PM
To: Pauly, Daniel
Subject: Fw: LEC proposed development

Hi:

I am extremely opposed and concerned regarding the LEC proposed development. I have been a resident of Villebois for 6 years. I felt in love with the initial concept of the neighborhood. It was so different than anything else in the metro area. I left my box next to box neighborhood in which we spent a lot of our free time in our backyard and hardly knew our neighbors and bought a beautiful house from Arbor Homes. The concept of having so many parks around for our then 1 year old, the opportunity to spend time with our neighbors in the front yard and walking to stores was so amazing to me. Sadly, the recession took a toll on the neighborhood. I think there were changes but everything was guided by a master plan. This LEC area was not well defined/planned in that original plan and now is putting in jeopardy the great plan of Villebois. Luckily, in this wonderful city the residents are heard and with that hope in mind I am writing this email.

There is one house between my house and the LEC property. I have learned to love and appreciate the beauty of that property and looking at the plan to develop it saddens me. First of all it does not take advantage of the uniqueness of this piece of property. The amount of houses that is planned for the area is too high. It brings density to a city that needs more bigger housing development. The amount of smaller houses (the only ones that were selling during the down turn) and apartment in the city of Wilsonville in the last few years has been incredible. I honestly don't think the city can support the development of this many additional houses in this neighborhood. The traffic and schools will be hit the hardest. The amount of traffic and speed inside and outside our neighborhood is big issue in the city for years. The brand new school that opened this year and created because of overcrowding in Boones Ferry will be at capacity in around 3 years. This is not what the master plan asked for either. The density is supposed to decrease the farther the area is from the center and no the other way around.

In addition I still think that too many trees will be lost in the "new" plan. The 5 lots removed from the northeastern corner of the plan were moved to the southwestern lower edge of the plan, where trees currently stand. (Away from homeowners that will complain about the tree removal.) It is important the footprint of any accepted plan be smaller to minimize the impact not only on the trees, but the wildlife they support. And the lack of significant open areas is also alarming. This development pushes people to the backyard instead into the front yards and parks.

Thank you so much for taking the time to read this email.

Best Regards,

Sonimar

From: Straessle, Linda
Sent: Tuesday, July 30, 2013 9:56 AM
To: Pauly, Daniel
Subject: FW: Reject Polygon LEC Proposal - Need More Impact Studies

Chris is forwarding all the emails he has received regarding the LEC property. If I don't see your name in list of who they went to originally, I will forward them to you. See below.

Linda Straessle

Administrative Assistant
City of Wilsonville
29799 SW Town Center Loop East
Wilsonville OR 97070
(503) 570-1571
straessle@ci.wilsonville.or.us

DISCLOSURE NOTICE: Messages to and from this Email address may be subject to the Oregon Public Records Law.

From: Neamtzu, Chris
Sent: Tuesday, July 30, 2013 9:02 AM
To: Straessle, Linda
Subject: FW: Reject Polygon LEC Proposal - Need More Impact Studies

Chris Neamtzu, AICP
Planning Director
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070
503.570.1574
neamtzu@ci.wilsonville.or.us

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

From: Mayor Tim Knapp
Sent: Monday, July 29, 2013 11:29 PM
To: Cosgrove, Bryan
Cc: Kraushaar, Nancy; Neamtzu, Chris
Subject: Fw: Reject Polygon LEC Proposal - Need More Impact Studies

FYI/TK

Sent from my Verizon Wireless Droid

-----Original message-----

From: Susy Dunn <susy.dunn@hotmail.com>
To: Mayor <Mayor@ci.wilsonville.or.us>, "Fitzgerald, Julie" <fitzgerald@ci.wilsonville.or.us>, "scottstar97070@gmail.com" <scottstar97070@gmail.com>, "richardgoddard2010@gmail.com"

<richardgoddard2010@gmail.com>

Sent: Tue, Jul 30, 2013 03:27:43 GMT+00:00

Subject: Reject Polygon LEC Proposal - Need More Impact Studies

I am writing in opposition to Polygon's proposal to build on the former Living Enrichment Center property adjacent to Villebois. I have been a resident of Villebois since Phase 2 in 2006. I strongly recommend the city reject the proposal in it's entirety in order to do a more comprehensive study of this area for how it will impact the community, city and schools.

I have participated in both open neighborhood sessions facilitated by Fred Gast of Polygon homes. While I appreciate him listening to homeowner feedback, I do not believe this is in the best interest for Villebois or Wilsonville. My core issues are:

Overdensity problems with Traffic on SW Villebois Drive: I live on the corner of SW Villebois Drive and Grenoble Street. We have had longstanding issues with cars speeding down the street to access residents near the proposed building area. We have a five year old son and are greatly concerned about his safety and the other children who ride bikes along this street. This street can not handle the impact of adding over 100 homes to the proposed land. In peak hours it is a single lane street with poor visibility due to the volume of parked cars blocking line of sight with alley ways.

Lack of builder diversity: Villebois needs a new high quality product on the market that will bring back the uniqueness of our wonderful neighborhood. Polygon's current development has been a major disappointment from the low quality aesthetic of their homes, lack of front courtyards, lack of consistency in their fencing standards, high gloss paint and an overall low quality architecture. Villebois looks like two distinct neighborhoods with a clear Arbor vs Polygon differentiation. Our home continues to assess well under what we paid in 2006 and we are greatly concerned about how long it will take to finally break even.

I do not support Polygon building any more homes in the neighborhood as our Master plan is built around diversity in builders as well as diversity in homes. We need more estate and large lots, no more standard or small lots in the neighborhood. Polygon does not have the appeal or reputation of a high end builder. And with their 'bait and switch' tactics to make shortcuts on core elements of our architecture, how can we trust they would build with integrity on this land?

I would STRONGLY support a high end builder and/or the Street of Dreams to occupy this property. Our focus on sustainability and connectivity should be a huge draw for a very unique neighborhood that would command high priced homes. This would benefit our community and Wilsonville as a whole. With the land being so close to the high end equestrian area along Wilsonville drive, it should command a discerning buyer. We have long wanted to upgrade our 2600 sq ft home for a high quality estate lot within Villebois but Polygon's plan would eliminate that.

School Overcrowding: Lowrie Elementary is already faced with overcrowding concerns. Our son is entering Kindergarden and on the current trajectory, we have been told by Principal Meigs that modular buildings will likely be needed before he reaches the 4th grade. That was before the proposal from Polygon. Our schools CAN NOT support 100 more homes to this neighborhood, especially with the volume of starter homes with families that have already been added by Polygon.

Lack of Sustainability: Villebois was an innovator in our sustainability and Polygon is clear that is not their primary driver. When asked about sustainability, the response is that they meet Energy Star compliance. Arbor sold sustainability as their top priority and it drew us specifically to this neighborhood. It is critical that we bring in a new builder with a core focus on sustainability that will bring back the differentiation. The other huge

concern is the impact to the trees in this area. We have owls, deer, and other wonderful wildlife that is integrated to our community. We need more time to study the impact of what 100 homes would do to the wildlife.

Finally, the crime level in our community has increased significantly since the apartments and Polygon homes have come into the neighborhood. The volume of rental properties has also significantly increased. I do not want yet another conduit in and out of the neighborhood for criminals to access.

Please reject the Polygon proposal and conduct more in depth studies on this land. I am a huge proponent of development, but thoughtful development is essential in order to preserve the integrity, sustainability, and livability of Villebois.

Thank you,
Susy Dunn
11796 SW Grenoble Street, Wilsonville Oregon 97070.

To: Chris Neamtzu, Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

This is an additional signed letter that I wish to be made a part of the public record for the Planning Commission's consideration.

Please retain this letter for the next phase of the approval process as well.

I am a homeowner on Grenoble St. in Arbor close to the former LEC property.

I understand that the City will insist on the development of the Villebois Dr. So. near the Normandy St. intersection.

Polygon NW has now submitted their "Final Lot Plan" of 113 lots.

City Planning is going to approve the amendment.

Comment #1

It is my humble opinion that the approval of the proposed development amendment will violate the street plan and neighborhood concept of the Villebois Master Plan.

By directing a substantial amount of vehicle traffic through a new intersection off of the end of Villebois Dr. South the concept of local streets for neighborhood use will be violated.

The proposed subdivision should be a new and separate neighborhood (circle #4), even if the planning dept. reasons otherwise. They state that there are an "inadequate number of homes". This is a very separate area.

The Villebois Plan street concept is that traffic on local residential neighborhood streets will flow into the Village's Common streets or to arterial roads, not on to a local street in an adjoining neighborhood.

Traffic should not flow from the new neighborhood #4 onto a local street, Villebois Dr. So., and then have vehicles travel to reach Costa Circle, a community street.

Therefore, all vehicle traffic for the proposed neighborhood #4 should be directed to Grahams Ferry Road, an arterial road.

Connectivity in this instance is not a great idea.

Redesigning the neighborhood concept diagram to include this parcel is a worse idea.

Comment #2

The Master Plan contained no scenario of a large development on the LEC property. So apparently DKS Associates did not analyze the potential traffic increase onto Villebois Dr. South.

Street design changes may have been recommended by DKS that would have altered street design in the South Arbor area. What is their opinion now?

The ITE trip generation rates seem to indicate that the proposed subdivision will generate about 1100 average daily trips per a weekday. The range is 4 to 22 trips per weekday from a single-family residence.

The peak hour trips could exceed 80 trips on Villebois Dr. South when combined with current traffic.

The Walkscore is about 20 (car dependent) in that area.

Home sizes in the development will start at 2200 sq. ft.

Those trips could be higher than 1100 with perhaps 50% of the trips through the new Villebois Dr. So. intersection.

A Traffic Impact Report may show that the additional traffic impact is legal, but safety is another issue.

The stub off the end of Villebois Dr. So. should not be opened. It can be an emergency exit or for Fire Dept. use, but should be left closed otherwise.

Comment #3

Many homeowners have expressed concerns that construction vehicles, which could weigh as much as **80,000 lbs.**, will travel on the south Arbor Villebois area residential streets creating a safety hazard and vehicle noise.

I am requesting that the City provide some type of construction vehicle traffic restrictions on south Arbor area streets during the entire Polygon NW LEC property development.

The city should not leave the enforcement up to Polygon. They have not done a good job of that on their development around west Barber St.

Since Lennar Homes will very shortly complete construction on all remaining lots in the south Arbor Villebois area there will be no conflict in adapting restrictions.

Signed,

 7-31-13

Gary Templer

From: Neamtzu, Chris
Sent: Thursday, August 01, 2013 5:31 PM
To: Straessle, Linda; Pauly, Daniel
Subject: FW: LEC At Villebois

Chris Neamtzu, AICP
Planning Director
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070
503.570.1574
neamtzu@ci.wilsonville.or.us

Disclosure Notice: Messages to and from this email address may be subject to the Oregon Public Records Law.

From: Cosgrove, Bryan
Sent: Thursday, August 01, 2013 5:06 PM
To: Neamtzu, Chris
Subject: FW: LEC At Villebois

Bryan Cosgrove,
City Manager

503.570.1504 (work)
503.754.0978 (cell)
cosgrove@ci.wilsonville.or.us
29799 SW Town Center Loop
Wilsonville, Oregon 97070

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"I was gratified to be able to answer promptly, and I did. I said I didn't know."

- **Mark Twain**

From: Robert Rodkey [<mailto:rrodkey@frontier.com>]
Sent: Thursday, August 01, 2013 3:55 PM
To: Cosgrove, Bryan
Subject: LEC At Villebois

What are the plans for handling the additional traffic load that will come from the new homes that will be built at the site of the old LEC? Villebois streets are not capable of safely handling this additional load. Then, what happens when the area that is not vacant but was initially assigned to Legends gets built out? Do you really think that the narrow streets of Villebois can handle this load let alone the demand that will be put on Brown Road. Come on you guys. Start thinking and quit this nonsense of unbridled growth. Over 50% of Wilsonville is multi-family units. They suck up services but pay no taxes. Now we have Polygon building their Tinker Toy homes with zero lot lines. Give us residents that bought into the City of Trees legend a break. Help stop the damage – preserve the value of our investments and way of life.

Stop this nonsense now.

Robert & Donna Rodkey
11988 SW Lausanne St.
Wilsonville, OR 97070

To: Chris Neamtzu, Planning Dept. RE: LP 13-0005, Polygon NW proposal to amend Villebois Master Plan

This is an additional signed letter that I wish to be made a part of the public record for the Planning Commission's consideration.

Please retain this letter for the next phase of the approval process as well.

I am a homeowner on Grenoble St. in Arbor close to the former LEC property.

I understand that the City will insist on the development of the Villebois Dr. So. near the Normandy St. intersection.

Apparently, Polygon NW has now submitted their "Final Lot Plan" of 113 lots for future consideration.

City Planning is going to approve the amendment. I do not know what the amendment will stipulate.

Comment #1:

I will assume my other written and verbal comments have not been received with acceptance. So I will suggest that the city do a very comprehensive design of the future study area as part of the amendment.

That the area be declared a neighborhood or assigned some type of designation so the City can do a complete analysis as they did with Villebois proper keeping in mind that parcel's unique qualities.

The maximum number of lots would be defined.

The property owner as a condition of zoning change would have to accept that very specific design.

Any sub divider would have to accept that very specific design in an application for development.

Comment 2:

It would appear, based upon my contacts with City Planning, that the City failed to show foresight in the design of the streets of the south Arbor area as it relates to the future study area. Please advise me if I misunderstood.

Apparently, the City made no scenario as to what would be the largest acceptable development in the future study area and design the south Arbor area to accommodate the potential traffic impact.

If that is the case, then the amendment should include a stipulation as to the use of the street stub at the end of Villebois Dr. South near Normandy.

That street stub should only be open to traffic if the number of lots in the future study area remain below a level to be determined by a study that decides safety not just the legality of the use of Villebois Dr. South.

I am concerned that at peak rate times there will be a safety issue on Villebois Dr. South for pedestrians and drivers.

Signed,

Gary Templer 8-2-13

Gary Templer

From: John Gurnick <gurnick@gmail.com>
Sent: Friday, August 02, 2013 9:35 PM
To: Fitzgerald, Julie
Cc: Pauly, Daniel
Subject: Fwd: A concerned Villebois resident opposed to the Polygon LEC proposal

Hello Julie:

As one of your neighbors I wanted to reach out to you directly regarding the proposed Polygon LEC development in the Villebois neighborhood and my opposition to this moving forward. As you know, we have lived in Villebois for five years on Lausanne Street. What I love about Villebois is its original vision and those elements that are throughout our community. I like the variety of the neighborhood and the openness and sense of connectivity you have when you travel through Villebois.

This development seems to be focused on building too many houses in an area where the approach should be thought out. I also feel like there is a need to slow down and consider the best option for land use for the entire community.

My specific concerns are:

1. **Over Density**- The LEC was originally marked to be an area of approximately 60 homes and this plan greatly exceeds that number.
2. **Protecting the Existing Trees** - There is a lack of commitment to retain any significant trees on lots or within the main footprint of the development: When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois and every effort should be made to keep the trees in place.
3. **A need for Pocket Parks and Winding/Meandering Streets** - To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.
4. **Potential Traffic issues** - This corner of the neighborhood at this time is not equipped to handle such a large increase in traffic
5. **Connectivity to Villebois** - There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.
6. **Considering Larger Higher Quality Homes** - The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current formula there is the potential threat of introducing a cheaper but larger product in

Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

7. **A Rush to commit with a lack of innovation** - The plan does not take advantage of the unique natural characteristics of the site. Why does this have to happen so fast? Does all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thank you for taking the time to hear my feedback and consider what is best for Wilsonville and Villebois going forward. I really do love it here and hope the best decision can be made for all people keeping in mind what was envisioned for Villebois.

Appreciate your time and consideration,

John

John Gurnick
gurnick@gmail.com
cell: [503-481-6887](tel:503-481-6887)

Please consider the environment before printing

From: John Gurnick <gurnick@gmail.com>
Sent: Friday, August 02, 2013 9:46 PM
To: richardgoddard2010@gmail.com
Cc: Pauly, Daniel
Subject: Fwd: A concerned Villebois resident opposed to the Polygon LEC proposal

Hello Richard:

I am reaching out directly regarding the proposed Polygon LEC development and my opposition to this project

moving forward. I have lived in Villebois for five years on Lausanne Street. What I love about Villebois is its original vision and those elements that are throughout our community. I like the variety of the neighborhood and the openness and sense of connectivity you have when you travel through Villebois.

This development seems to be focused on building too many houses in an area where the approach should be thought out. I also feel like there is a need to slow down and consider the best option for land use for the entire community.

My specific concerns are:

1. **Over Density-** The LEC was originally marked to be an area of approximately 60 homes and this plan greatly exceeds that number.
2. **Protecting the Existing Trees** - There is a lack of commitment to retain any significant trees on lots or within the main footprint of the development: When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois and every effort should be made to keep the trees in place.
3. **A need for Pocket Parks and Winding/Meandering Streets** - To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.
4. **Potential Traffic issues** - This corner of the neighborhood at this time is not equipped to handle such a large increase in traffic
5. **Connectivity to Villebois** - There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.
6. **Considering Larger Higher Quality Homes** - The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current

formula there is the potential threat of introducing a cheaper but larger product in Villebois, having the effect of bringing down the property values of the larger Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

7. A

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ush to commit with a lack of innovation - The plan does not take advantage of the unique natural characteristics of the site. Why does this have to happen so fast? Does all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thank you for taking the time to hear my feedback and consider what is best for Wilsonville and Villebois going forward. I really do love it here and hope the best decision can be made for all people keeping in mind what was envisioned for Villebois.

I a
ppreciate your time and consideration,

John

John Gurnick
gurnick@gmail.com
cell: [503-481-6887](tel:503-481-6887)

Please consider the environment before printing

From: John Gurnick <gurnick@gmail.com>
Sent: Friday, August 02, 2013 9:42 PM
To: scottstarr97070@gmail.com
Cc: Pauly, Daniel
Subject: A concerned Villebois resident opposed to the Polygon LEC proposal

Hello Scott:

As a resident of Villebois, I am reaching out directly regarding the proposed Polygon LEC development and my opposition to this moving forward. I have lived in Villebois for five years on Lausanne Street. What I love about Villebois is its original vision and those elements that are throughout our community. I like the variety of the neighborhood and the openness and sense of connectivity you have when you travel through Villebois.

This development seems to be focused on building too many houses in an area where the approach should be thought out. I also feel like there is a need to slow down and consider the best option for land use for the entire community.

My specific concerns are:

1. **Over Density**- The LEC was originally marked to be an area of approximately 60 homes and this plan greatly exceeds that number.
2. **Protecting the Existing Trees** - There is a lack of commitment to retain any significant trees on lots or within the main footprint of the development: When asked if Polygon would save any trees within the footprint of the development if any were identified that could be retained, the answer was "unlikely." This is not in keeping with master plan for Villebois and every effort should be made to keep the trees in place.
3. **A need for Pocket Parks and Winding/Meandering Streets** - To address the concern that there were no meandering streets a slight curve was added to the main North to South street in the plan. But when comparing the first plan to the revised plan you can see this little bump out was actually required to fit in two more small lots added to the rows of homes to the left of this road. This speaks to Polygon's approach of doing the minimal amount required to address and quiet concerns. And still, no pocket parks.
4. **Potential Traffic issues** - This corner of the neighborhood at this time is not equipped to handle such a large increase in traffic
5. **Connectivity to Villebois** - There is no real creative solution in the plan to encourage connectivity between the LEC development and Villebois.
6. **Considering Larger Higher Quality Homes** - The potential home sizes in this plan now extend to as large as 3600 sq ft. When asked to describe how this new product would differ from the current product Polygon is building in Villebois, he would commit to nothing except to say they would be bigger. Fred mentioned these could sell into the 600's, but if Polygon were to continue their current formula there is the potential threat of introducing a cheaper but larger product in Villebois, having the effect of bringing down the property values of the larger

Arbor and Lennar homes currently in Villebois. We have seen how the small Polygon homes have significantly brought down the value of the small Arbor built homes in the neighborhood. We shouldn't assume without a specific commitment of building homes of similar quality to the Arbor and Lennar homes, that we'll see anything but a larger version of the current Polygon product.

7. **A Rush to commit with a lack of innovation** - The plan does not take advantage of the unique natural characteristics of the site. Why does this have to happen so fast? Does all the remaining land of Villebois to be built out solely by Polygon? No one in the city has indicated they are in a rush to see this land developed. The Home Builders Association of Portland does have this land on their radar, as indicated through the fact that the site is being looked at as a possible location for the 2015 Street of Dreams. If the Polygon plan were to be rejected sooner or later another builder will come along, with a standard set for what will and will not be accepted. There are many quality builders in the area and it would be beneficial to the completed community of Villebois to have a mix of builders, price ranges and housing options. It's important to keep a high standard to protect our investment and the quality of this neighborhood.

Thank you for taking the time to hear my feedback and consider what is best for Wilsonville and Villebois going forward. I really do love it here and hope the best decision can be made for all people keeping in mind what was envisioned for Villebois.

I appreciate your time and consideration,

John

John Gurnick
gurnick@gmail.com
cell: [503-481-6887](tel:503-481-6887)

Please consider the environment before printing

From: Chris Olson <crizo22@gmail.com>
Sent: Monday, August 05, 2013 11:39 AM
To: Mayor; Fitzgerald, Julie; scottstarr97070@gmail.com; richardgoddard2010@gmail.com; Pauly, Daniel; Stevens, Susie
Subject: comment on Villebois LEC polygon proposal

Dear City Council Members,

First, I thank you for your time in taking public input on the proposed Polygon development of the LEC area in Villebois. I would like to comment on one aspect of the proposal: the traffic impact that this will have on Villebois Dr/Normandy Lane.

At one of the meetings, a Polygon representative displayed a traffic impact study with this distribution:

50% north on Grahams Ferry
25% on Villebois Dr.
15% south on Grahams Ferry
10% on Normandy

I spoke with a veteran ODOT engineer and he expressed some concerns with these numbers and how they were obtained:

- 1) Was the study performed by an external consulting firm, or by software? He said that ODOT always hires a firm to study traffic based on current usage. It would be great to get secondary input on the traffic impact.
- 2) Do we know what peak traffic currently is on Villebois Dr and was this considered in the impact?
- 3) Have traffic recorders been used in the neighborhood to measure current traffic (I've never seen them)?

Lastly, as I think about which path I would take if I lived in the proposed LEC area, I'm almost certainly taking the shortest route to the freeway (given that Wilsonville is a bedroom community). Grahams ferry would be very much out of the way which leaves Villebois Dr and Normandy Ln. As a resident near Villebois Dr, I don't think this road can take much more traffic, and especially not 25%. This is a very dense area, and with garages that fit one vehicle at best, everyone parks on the street(both sides). Also, Normandy Lane is against a natural area; I'm concerned what affect such an increase in traffic would have on it.

I thank you for your time and considering my comments,
Chris Olson
Wilsonville

From: Richard J Shebitz <wds503@msn.com>
Sent: Monday, August 05, 2013 8:40 AM
To: Pauly, Daniel
Subject: FW: Villebois and Polygon Home development proposal
Importance: High

Mr. Pauly...Please read attached

Tahnk You!

From: wds503@msn.com
To: mayor@ci.wilsonville.or.us
CC: fitzgerald@ci.wilsonville.or.us; scottstarr97070@gmail.com; richardgoddard2010@gmail.com
Subject: Villebois and Polygon Home development proposal
Date: Mon, 5 Aug 2013 08:36:13 -0700

Attn: Mayor Tim Knapp Council Members

Mr. Knapp, Ms Fitzgerald, Mr. Starr, Mr. Goddard

I am writing to you regarding my concerns for future plans to develop the LEC area that are currently being considered by you and the fellow city council members. After reviewing the proposed plans presented by the 'Polygon' builder I am extremely dismayed on how the original plans for this area have been distorted and magnified in both scope and density. How it is now shown can only be described as 'grotesque' in size and completely different from the original concept of LEC development. A lack of vision, of parks, 'pocket parks', standard street designs for the area and non-conformity of the Villebois 'look and feel'. Polygon has saturated this area with small, dense, cheaply constructed homes. We do not need more of the same. Villebois is a stunning example of how a community should be. Parks, winding streets, roundabouts for traffic controls to reduce speeding, community centers, a lovely new school and many walking/riding trails. This neighborhood is a joy to be in and I believe should continue to be so. Not just from a financial investment perspective but mostly a livability approach. With this current plan being put forth by Polygon we can only look forward to a high density area overbuilt for its environment, school overcrowding, heavy traffic through our community, more of the

same type homes (which will have a negative impact on the current dwellings), what appears to be a lack of any innovative concept and a overall loss to the Wilsonville area. PLEASE, we do not need to become another Beaverton or Tualatin! We have yet to realize the impact of the current homes being built in this area by Polygon (144) and the potential 300 plus automobiles driving through this development, the impact to the streets of Wilsonville and traffic impacts on the I-5 on/off ramps, which at this time are beginning to 'back up' now. Another large development can only be detrimental to the livability of this beautiful community and city. I believe the LEC can be developed successfully without having to resort to high density cheap homes within a 'could be anywhere' footprint. Let's seek another developer(s) that are willing to accommodate the original plans and visions and bring in quality homes without having a negative impact on the beauty and livability of this area. We are all hopeful that you and the council members will hold to the vision we all bought into to live in Wilsonville!

Thank you for your time and considerations,

Richard & Susan Shebitz
29245 SW Charlotte lane
Wilsonville, Oregon

From: Andrew James <ajames@fibersphere.net>
Sent: Tuesday, August 06, 2013 12:19 AM
To: Mayor; richardgoddard2010@gmail.com; scottstarr97070@gmail.com; Fitzgerald, Julie; Stevens, Susie; Pauly, Daniel
Subject: Villebois Master Plan Amendment relating to the Future Study Area (Grande Point at Villebois)

My wife and I live at 11976 SW Lausanne St, Wilsonville, Oregon. We are the original owners of our house and purchased the property in 2007 as soon as Arbor Villebois phase 4 was opened. Our home backs up to the future study area. We always envisioned this area would be developed and looked forward to its extension of the Villebois concepts of housing diversity, utilization of the natural forests and trees, and fostering of community.

I do commend Fred Gast and Polygon NW's willingness to meet with the neighborhood, listen to our concerns, and make some mutually beneficial changes based on our discussions. The corrections to their plan for the future study area has moved slightly in the right direction, but has not moved far enough to fit what is needed by Villebois and the city. I recommend the Planning Commission and City Council not approve the amendment to the future study area at this time based on the following gaps:

1. The proposed lot sizes and arrangement break the flow of the Villebois master plan concept of a neighborhood with large diversity of housing with density centering and emanating from the village center. The gradient evident in the master plan runs from the very dense, 4-5 story apartment and condo units in the village center to very large, single family, detached homes interspersed with lots of community and green areas at the neighborhood perimeters. This is best exhibited along Villebois drive as it radiates from the village center. Near its end, the largest houses are on Lausanne and Normandy and they are adjacent to forests, Grahams Oaks Natural Area and community parks.

Page 8 of the Villebois Village Master Plan states:

"The larger single-family lots will be located adjacent to existing single-family homes along Brown Road and Evergreen Road to the south, the Future Study Area to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed Coffee Lake Drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft transition between the built and the natural environment. The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center."

The proposed Polygon amendment to the Future Study Area reverses this gradient, returning to large numbers of medium size lots with smaller houses that are packed in to smaller footprints. The higher density does not provide a soft transition between the built and the natural environment.

2. The proposed density does not fit the need of Villebois or of Wilsonville. The approvals of multiple sections of Retherford Meadows, Tonquin Meadows and Tonquin Woods have all increased the density over the original proposal in the Villebois Master Plan (most have been with allowable limits, but all have been in the direction of increased density). Out of the current 2,500 units shown on the land use plan, only 3.9% are large lots and only 0.8% are estate sized lots. Outside of Villebois, the city of Wilsonville is trending towards higher density, multi-family homes. The imbalance has fueled market demand for larger single family homes, as indicated by recent letters in the Spokesman from citizens and real estate agents. The Polygon proposal does provide some large-size lots, but does not contain enough to address this imbalance and does not provide any estate sized lots. Polygon reports density of units for

the entire Future Study Area. Not including the 23.2 acres of SROZ (which is not allowed to be built on), the density is at 5.77 units per acre.

3. The Future Study Area contains significant natural resources (54% of the acreage) and any development plan should utilize the area for the benefit of Villebois. The SROZ designation should stand and any encroachment should be minimized. To take advantage of the natural resource area, lots should be arranged to utilize the open spaces, possibly leaving open spaces between lots. Instead, the Polygon amendment stacks large tracks of houses side-by-side with the ends of the blocks encroaching into the SROZ.
4. The Villebois Master Plan contains a unique theme of having community streets border natural areas instead of private houses. This allows the community to access and enjoy the natural areas. This can best be seen on Normandy Lane and Costa Circle that border parks and natural areas their entire length. The Polygon amendment breaks this theme and has a large proportion of houses backing against the SROZ and forested areas. The community is forced to use limited access entrances to enjoy the natural areas. We need to have a plan layout that respects the natural areas and allows all Villebois community members to access the areas.
5. Diversity is a fundamental concept of Villebois. Polygon is the dominant builder in Villebois and their homes are of lower aesthetic s (options such as French facades and courtyards were removed). Even though approvals for specific home plans are not given at this stage in the process, the city should set the expectation that the Future Study Area should have higher quality facades with many options and diversify with varying products. We need to require whoever builds the Future Study Area to enhance the Villebois brand instead of using the Villebois brand.

The city of Wilsonville truly has an opportunity here. The housing market is bouncing back and even accelerating. I recommend that we do not jump at the first offer without first clearly knowing what is needed to grow Villebois and the city of Wilsonville. I encourage the city to study and determine a plan that would fulfill the Villebois vision and make Wilsonville stand out.

Thank you for your consideration.

Andy

Andy James
503.319.5327
ajames@fibersphere.net

Attachment G:

Minutes and Available Materials from Past Planning
Commission Meetings Regarding the Future Study Area

is available electronically only, including at
www.ci.wilsonville.or.us/swvillebois

Proposed Amendment to Villebois Village Master Plan (Future Study Area)

Neighborhood Meeting Notes

July 11, 2013

There were roughly 24+ people in attendance. Attendees' names and addresses are noted on the attached sign-in sheet. The meeting was held at the Water Treatment Plant Conference Room, 10350 SW Arrowhead Creek Lane in Wilsonville, OR. The meeting started at approximately 6:40 p.m. and ran until 8:30 p.m.

Fred Gast with Polygon Northwest Company welcomed the attendees and provided an introduction and overview of Polygon Northwest, the project and the purpose of the Neighborhood Meeting. Jim Lange with Pacific Community Design then summarized the history of the property, the guiding principles of Villebois and the plan's framework, and provided a description of how the plan for the Future Study Area was developed and some comparisons with adjacent and recent phases. Questions from the audience are summarized below.

Neighbors questioned the proposed lots in the northeast corner of the project and expressed concerns about the trees in this area. Neighbors asked how the SROZ is defined and how it can be determined to be different than shown on maps. Neighbors would like to see the trees in the northeast corner retained as they provide a visual buffer and shade from the afternoon sun in the summer time. Neighbors are concerned about partial removal of trees in the northeast corner and, if this occurs, would want the retained trees evaluated for health and stability following tree removal. A large amount of interest was shown for this topic. Fred asked for a show of hands for who would like to see trees retained in the northeast corner; the majority of attendees raised their hands. Fred indicated the plan for the northeast corner of the site would be reevaluated.

Discussion occurred regarding the SROZ, subsequent review processes and mitigation proposed for SROZ encroachments. Some concerns were expressed about proposed girdling of conifer trees to promote the health of oak trees. Neighbors were concerned about potential for trees falling during storms. Once it was clarified that the mitigation area is in the south and southeastern portions of the project, and not in the northeast corner, the concern seemed to be alleviated.

Neighbors asked about proposed home sizes. Fred shared that Polygon has been building homes in the range of 1,400 SF to 1,850 SF and that this project will include alley loaded homes from 2,400 SF to 2,600 SF and front loaded homes from 2,600 SF to 3,200 SF.

A question was raised about the prior owner, Living Enrichment Center, and who exactly it was that said this property would be for housing. It was explained that the property was identified as a Future Study Area during the Master Plan process as the property owner was not ready at the time to finalize land uses and that the City was involved in that decision to include the property into Villebois.

Neighbors questioned the number of units proposed (121), the number of access points (two), and whether the traffic impacts will be studied. It was explained that the traffic impacts are

currently being reviewed. Where can they find the study? It will be available for review with the application review.

A number of people expressed concern about increased traffic on Normandy, which was characterized as a quiet street. Neighbors asked whether the farms across Grahams Ferry Road had been notified (yes, 500' notification radius). Neighbors asked whether the City has bought off on the application. It was explained that we've had numerous meetings with the City leading to this application which is now being reviewed by the City.

Neighbors asked why the project has to connect to Villebois Drive. The need for connectivity and a second access point for fire and life safety were explained. Neighbors asked whether there could be 2 points of access on Grahams Ferry Road and expressed concerns about the speed of traffic on Villebois Drive and the narrowness of Villebois Drive when cars are parked on the street. It was explained that the Master Plan included this access from Villebois Drive to the site and that there are access spacing standards on Grahams Ferry Road, as well as the SROZ areas, that limit placement of access point to Grahams Ferry Road. It was also explained that the Traffic Study will evaluate potential impacts from proposed access points and proposed land uses.

A neighbor offered her perspective on the prior concept for development in relation to the SROZ, which encourages clustering smaller homes together with the resource areas protected. In regard to the northeast corner of the site, a suggestion was made to move lots 1-4 instead of having these homes up against existing homes to the north and east. A concern was also expressed about the design concept of encouraging people to spend time in their front yards. She's concerned the house designs are forcing people into their back yards and would prefer to see larger porches, front yard fencing and courtyards to encourage greater community interaction. Fred indicated there have been conversations with the City on this topic and that Polygon is building it into homes that are now in construction.

Neighbors expressed that they are happy to see this site develop. While the property has been vacant, there have been ongoing trespass concerns with the site and they welcome relief from these concerns.

The turnaround in the northeast portion of the site was questioned as to whether the street would be extended in the future. It was explained that this is just a turnaround design that minimizes impacts to resource areas and the turnaround is not for future street extensions.

An opinion was expressed that the project should have more large homes. It was explained that the plan was arrived at through a process of trying to balance a variety of objectives and still reach a viable project. Neighbors then pressed for where the requirement for density comes from - who can tell them how many houses are required. It was suggested that neighbors contact Chris Neamtzu with the City.

Neighbors asked whether this project would be part of the Association and would have access to the clubhouse. Fred relayed that Polygon would consult with the HOA prior to deciding whether to pursue this.

Neighbors expressed appreciation of front yard maintenance in existing phases of the project and asked whether this would be continued with this project. It was confirmed that the same maintenance program would be in place.

Neighbors asked whether the project would be part of Villebois. This was confirmed. Neighbors asked about the price point. Fred relayed that their conservative estimate is starting alley loaded homes at the high \$300,000's to low \$400,000's and the front loaded homes starting at the high \$400,000's to the low \$500,000's.

Neighbors expressed some concerns about this area being situated so that it seems separate from the rest of Villebois. It was suggested that removing homes in the northeast corner of the project near the access from Villebois Drive could provide a community gathering space that would draw the areas together.

A neighbor asked whether this project would include any assisted living. The response was no, this phase will not, but this is likely in future Villebois phases.

Neighbors expressed desire to see trees retained on lots where safe to do so. They asked for a description of how trees are protected during construction. Fred explained the process of valuing trees prior to site design and reviewing the plan to make adjustments to preserve important and good trees, establishing the drip line for trees to be preserved and the placement of tree protection fencing (chain link fence) and signage to remain in place throughout construction.

Neighbors expressed appreciation for the meeting and that they would like to see the property developed. A neighbor expressed that she feels the site is not intended to have 122 homes and she sees this as the reason the plan struggles to meet the Villebois goals. She encouraged removing lots to place a park in the northeast corner, providing more shared space and providing larger lots.

A neighbor expressed the desire to see senior housing included in Villebois and concern over the grid street shown in the plan. She enjoys the meandering streets in earlier phases of the project and feels that they enhance the space so that the smaller lots do not feel small.

Proposed Amendment to Villebois Village Master Plan (Future Study Area)
Neighborhood Meeting #2 Notes
July 24, 2013

There were roughly 24+ people in attendance. Attendees' names and addresses are noted on the attached sign-in sheet. The meeting was held at the Water Treatment Plant Conference Room, 10350 SW Arrowhead Creek Lane in Wilsonville, OR. The meeting started at approximately 6:45 p.m. and ran until 8:30 p.m.

Fred Gast with Polygon Northwest Company welcomed the attendees, polled how many people were at the last meeting (roughly 20) and how many were new (roughly 10), and explained that the purpose of this second meeting is to share responses to comments received at the last neighborhood meeting. He then reviewed a checklist of the comments and described how the plan has been advanced to respond to these comments. The following is a brief summary of this.

The northeast corner of the prior plan showed 8 lots and a street. In response to neighbors' comments, this portion of the plan now reflects 3 lots and no street. The trees are retained within additional open space areas.

A park closer to existing residents to encourage community gathering between the two areas was suggested at the last meeting. The new plan was reviewed, which includes additional open space areas and trail connections in the northeast corner and a pocket park at a central corner area internal to the project. The trail connections with exiting phases were described.

Fewer lots and larger lots were also requested at the last meeting. The plan now has 113 lots in total and now has more Large lots. The location of the Large lots was described around the perimeter of the project and was compared with Phase 4 South. The same number of Large lots is proposed in this phase as exists in Phase 4 South, but is a larger percentage of this project.

A neighbor requested that the roads have more wiggle to them to create greater street interest. The new plan was described to characterize the entry street from Grahams Ferry Road as having a boulevard feel with the median and how the streets are configured to provide view corridors into the surrounding open space areas. Wiggles have been added to the streets where it was feasible to do so. The street system also includes a small roundabout which serves to enhance the street character.

Several neighbors requested courtyards at the last meeting. Fred relayed that Polygon will be building more courtyards in this project and is adding them into other current phases in construction.

Access to Grahams Ferry Road was discussed at the last meeting with some neighbors requesting that two (2) access points to Grahams Ferry Road be provided. This option was reviewed and found to not impact trip distribution. The plan retains the one (1) access to Grahams Ferry Road.

At the last meeting, several neighbors asked if the connection to Villebois Drive could be eliminated. The significance of this street in providing connectivity both in terms of circulation and neighborhood connections was described. It was also noted that this request was discussed with the City, who has confirmed that they will require this connection to assure neighborhood connectivity is provided.

Traffic on Normandy was also discussed at the last meeting. An exhibit prepared by DKS to illustrate anticipated trip distribution was shared. Some potential traffic calming measures that could be applied to Normandy were also described.

Inclusion in the Swim Center/Community Center was also discussed at the last meeting. Fred noted that he has heard the neighbors express that they do not want to add any additional areas to the Swim Center/Community Center because there is not additional capacity available. He indicated that he would not pursue inclusion of this project without consulting the current membership and based on the feedback he has been receiving he will not indicate that membership is included in this project.

The meeting was then opened up for questions. Neighbors expressed some concerns about the added trips to Barber Street through Villebois Drive and questioned whether some traffic calming measures could be added to Barber Street. It was noted that Barber is a collector street and is not intended to be like a residential street. It was also noted that as full build-out along Barber is completed, the additional homes along the street will serve to alter the feel of the street and will likely reduce travel speeds. If this is a problem over time, neighbors can work with the City to consider traffic calming options.

Neighbors questioned whether the Villebois Drive access would be used for construction access and whether it could remain closed for most of the site construction. Fred indicated that Grahams Ferry Road would likely be used for construction access and that they would do what they can to limit use of the Villebois Drive access during construction. He indicated that there's a point during construction when this access will be required by the City to be open and available. They asked about construction hours and control over contractors' activities. Fred indicated that they do specify hours of construction activity in their contracts with contractors and take steps to try to minimize impacts from construction on the existing neighborhood.

Many neighbors expressed thanks for the responses to their comments from the last meeting.

Some concerns were expressed about vehicles speeding along Villebois Drive and Grenoble. There was some discussion about ways to encourage reduced speeds. Many neighbors stated they do not want speed bumps. They asked whether a 4-way stop sign could be installed at some point.

Neighbors asked about the build-out plan and timeframe. Fred indicated that this is still being worked out, but described a general scenario with model homes and potential phasing.

A neighbor asked about the size of the lots along Graham Oaks Park. These are Large lots, which are 60' by 90'-100'. Neighbors asked whether the Street of Dreams option was still being considered and how this would meet the Master Plan. Fred indicated that, if this occurs, the Street of Dreams builders would be required to meet the Pattern Book.

Neighbors asked about this new Large product. Fred indicated that it would be a different price point and a different square footage than the homes currently being built and described Polygon's approach to building homes. He indicated the Large homes will allow master on the main to be included, which will appeal to a broader base of people and expand Polygon's suite of homes. A neighbor asked the percentage of single-level homes. Fred indicated that this was not known yet, depends on demand.

A neighbor asked whether the forested area south of San Remo would be left alone. Yes, the only tree removal that would occur would be if a tree is identified as a problem tree due to health conditions. Mitigation plans include removal of ivy and blackberries, both of which are invasive species.

Neighbors asked whether Polygon's other development areas in Villebois would continue the footprints currently being built, specifically the Cottages. Fred indicated yes and that the home products will evolve overtime and continue to fit within the context of the Pattern Book.

Neighbors asked for more explanation of the terms shown on the Traffic Distribution exhibit - peak versus daily trips. A neighbor questioned what was estimated/planned for on this site with the Master Plan. The original assumption of 300 apartment units was explained.

Trail surface was questioned. It was noted that the trails would be natural. Bikes would use the streets? Yes.

A neighbor expressed preference to have a park in the northeast corner that would include something of significance not elsewhere in the project that would draw residents to this area (remove the 3 remaining lots). Other neighbors stated they do not want a park in the northeast corner that would draw people into the area near their back yard. Several neighbors expressed the preference that this area be a natural area instead of a developed park area.

A neighbor suggested that the area be used to put in a 2nd swim center/community center, saying that it may be a good revenue source. Fred indicated no, it's not worth the cost of developing and operating for the number of homes here.

A neighbor questioned the size of homes on the Medium lots on the south side of the entrance road from Villebois Drive and whether the density could be reduced by placing larger homes here. Fred indicated he'd look at this, but the intent is to provide a pedestrian oriented street with alley-loaded homes. The larger lots would add driveways to this street and would be contrary to this intent.

Neighbors asked if additional trees could be planted in the open space in the northeast corner to enhance the buffering and screening for the existing homes. It was indicated this would be looked at.

Neighbors asked what was next, would the 8/14 date be held. Yes, we're proceeding with the 8/14 Planning Commission Hearing.

Neighbors asked if the plans were available on a website. No, not yet - literally just printed prior to meeting. Neighbors asked if copies could be sent to them. Yes.

Some discussion occurred regarding school impacts and plans for the elementary school in Villebois. The fact that the school currently has kids from outside areas attending, which is planned to be phased out overtime as Villebois residents are able to provide for full attendance, was discussed. A neighbor questioned the 2,300 units noted in the Master Plan. It was noted that this is a minimum and the master planning process to analyze and provide for the project was described again (300 apartment units analyzed for this site in the background analysis for public facilities).



Villebois

Villebois Village Master Plan Proposed Amendment for Future Study Area



**COSTA PACIFIC
COMMUNITIES**

The City of Wilsonville
Submitted July 26, 2013



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VILLEBOIS VILLAGE MASTER PLAN AMENDMENT - FUTURE STUDY AREA

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Section I

General Information

Section 1A

Introductory Narrative

INTRODUCTORY NARRATIVE
FOR
VILLEBOIS VILLAGE MASTER PLAN AMENDMENT

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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 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 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 2, General Land Use Implementation Policy 2, 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.

Representatives of LEC have provided testimony on the proposed future uses of the LEC campus. In their March 31, 2003 letter, a representative of LEC proposed the following uses (which include expansion of some or all current uses):

- New sanctuary;*
- New teen center;*
- Chapel; and*
- Expansion of the retreat center, including additional overnight lodging facilities and senior housing and care facilities.*

The Villebois Village Master Plan recognizes the Future Study Area as part of the Residential - Village Comprehensive Plan land use designation and illustrates this area within the boundaries of the Master Plan. Full analysis of the Future Study Area's compliance with the City's Comprehensive Plan and its various sub-elements is not included in this document (City File 02PC07B).

A Specific Area Plan (SAP) will be submitted for this property in the future and as a part of this SAP approval, compliance must be demonstrated with the Villebois Village Master Plan, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

Implementation, General Land Use Plan - Policy 2

Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on Figure 1 - Land Use Plan or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the Villebois Village Concept Plan, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the Villebois Village Master Plan.

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.

Chapter 2 sets precedence for the establishment of a land use plan for the development of the Future Study Area. Chapter 2 and *Implementation Measure 5* require master plan or ordinance amendments to develop and implement said land use plan. Therefore, the proposed 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 2 and *Implementation Measure 5*. Policy 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 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.

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*.

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 Pocket Park (PP)-16 (*page 25*); update to include Miscellaneous Linear Greens (Future Study Area) (*page 26*), and OS-3 Forested Wetland Preserve description (*page 28*); and update for nature trail length (*see page 29*)
- Glossary: update definition of Future Study Area
- Table 1 - Park Programming Matrix: update to include PP-16, Linear Greens-Various, and OS-3 Forested Wetland Preserve

Master Plan Figures

- Figure 1 - Land Use Plan: add land use plan for Future Study Area and update table
- Figure 2 - Neighborhood Concept Diagram: remove Future Study Label
- Figure 3 - Conceptual Specific Plan Boundaries: add new street plan and remove Future Study Area label
- Figure 4 - Conceptual Sequence of Development: add new street plan and remove Future Study Area label
- Figure 5 - Parks and Open Space Plan: remove label and update plan and table
- Figure 5a - Recreational Experiences Plan: remove label and update plan
- Figure 5b - Parks & Open Space Categories: remove label and update plan
- Figure 6a - Onsite Stormwater Facilities: add plan information
- Figure 6b - Onsite Rainwater Management: add plan information
- Figure 7 - Street Plan: add plan information and update table to reflect addition of residential w/ median street section
- Figure 9B - add residential w/ median street section

Master Plan Technical Appendix

- Appendix B - DKS Memos for this amendment to be added when available
- Appendix F - Parks Capacity Analysis Drawings: update index sheet and add Feasibility Plan 20

IV. DESCRIPTION OF PROPOSED PLAN

LAND USES

Villebois is an urban village of at least 2,300 residential units 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 2,645 residential units (including this request) have been proposed or developed in Villebois as of the July 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 parks and open space uses. The development of approximately 113 detached residential units of varying sizes is anticipated with this plan. Lot sizes include medium, standard, and large. This proposed amendment 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 amendment to Specific Area Plan - South. *Parks & Open Space* below describes proposed parks and open space uses.

As mentioned in Section II of this report, *Policy 2* of the *Villebois Village Master Plan* 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/commons and 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 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 preservation, and plantings for wildlife forage and habitat. Water quality facilities are integrated into parks where required and

rainwater components are provided in a manner that does not interfere with park spaces.

The proposed amendment to the text of the Villebois Village Master Plan includes revisions to pocket parks, linear greens, and open spaces subsections of Chapter 3. In addition, the proposed amendment includes an update to the trails and pathways information. The Future Study Area will include Pocket Park-16, Miscellaneous Linear Greens (Future Study Area), and OS-3 Forested Wetland Preserve. The OS-3 Forested Wetland Preserve contains functioning wetlands and forested areas. The OS-3 area will include a creative child play area 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 and space for quiet contemplation. Additionally, soft-surface nature trails will meander through the forest and connect to existing trails in Graham Oaks Natural Area. Pocket Park-16 is designed to be a gathering and focal point within the neighborhood. It will include a child play structure and creative child play area with benches, picnic tables, and on-street parking. Linear greens are intended to provide visual and physical connections to open space and landscaping adjacent to existing development. The plan will comply with applicable SROZ regulations.

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 apartment units. The land use plan proposed with this application assumes the development of 113 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.

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 information for the Future Study Area. Figure Chapter - 5 Circulation of the *Villebois Village Master Plan* includes this addition to the street network.

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.

Section 1B

Signed Application

Note: The following sections are not included in this record

Section IC) Copy of Check (*due to security reasons*)

and

Section ID) Copy of Mailing List (*was revised by City staff*)

CITY OF WILSONVILLE

8445 SW Elligsen Road
Mail: 30000 SW Town Center Loop East
Wilsonville OR 97070
Ph: 503/682-4960
FAX: 503/682-7025
Web: www.ci.wilsonville.or.us

PLANNING DIVISION

Application for Legislative Action

Date Filed: _____

File No. _____

File Name: _____

APPLICANT

Name: Polygon Northwest Company; Fred Gast, President

City Department or Company: Polygon Northwest Company

Address: 109 E 13th Street, Vancouver, WA 98660

Telephone: (503) 314-0807 FAX: (360) 693-4442

Email Address: fred.gast@polygonhomes.com

Signature of Responsible Person: 

Request/Project Description:

Master Plan Amendment for Future Study Area proposed development plan

Property or Area Affected: Tax Lots 2800 & 2890 on Clackamas County Tax Map 3S 1W 15

Office Use Only

☐ DLCD Notification Y/N Date _____

☐ City Wide (BM 56) Notification Y/N Date _____

Planning Commission Hearing Date(s) _____

City Council Hearing Date(s) _____

Planning Commission Action (recommendation to City Council)

☒ Yes ☐ No Date _____

Planning Commission Resolution No. _____

City Council Adoption

☒ Yes ☐ No Date _____

City Council Resolution/Ordinance No. _____

Fee amount paid \$ _____

Check No. _____

☐ Cash

Signature for receipt of money _____

Date _____

Section II

Proposed Master Plan Amendments

Section IIA

Amendments to Master Plan Text and Tables

VILLEBOIS VILLAGE MASTER PLAN

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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*.

PP-4, PP-5, PP-14, PP-15 (0.18, 0.18, 0.25 & 0.13 acres)

These four small pocket parks serve as green space in front of the homes and apartments that will surround them. Pocket Park 5 serves as a connection between West Park (NP-3) and the Village Center Promenade (LG-5A/B/C) and includes a lawn play area (100'x25'). These pocket parks provide trails, benches, landscaping, and may incorporate stormwater/rainwater features.

PP-6 (0.43 acres)

This triangular shaped park will provide two lawn areas (80'x45' and 50'x80') for active play as well as a swing set, a play structure, and benches.

PP-7 (0.41 acres)

Pocket Park 7 is located across from Oak Park and Cedar Park. This pocket park adds to the aesthetic appeal of the roundabout intersection including green space with lawn (230'x35') and large shade trees.

PP-8 (0.32 acres)

Pocket Park 8 is located in the far southeastern corner of Villebois. This space includes a picnic table, benches, a play structure, and an open lawn area (30'x130').

PP-9 (0.21 acres)

Pocket Park 9 serves as one of a series of stepping-stones between Fir Park and the Villebois Greenway with linear green spaces connecting these three parks. It also preserves a large existing oak tree. This small pocket park will provide creative play as well as benches and a pathway.

PP-10 & 11: Garden Parks (0.68 & 0.34 acres)

Garden Park South (PP-10) and Garden Park North (PP-11) are pocket parks located along pathways leading to and from East Neighborhood Park (NP-6). These parks will provide spaces for recreation and informal play. Garden Park South includes swings, a play structure, picnic tables, benches, lawn plan (70'x60'), and may incorporate a rainwater element. These small parks serve the adjacent neighborhood, providing a continuous linear green connecting East Neighborhood Park with Fir Park to the north and the Villebois Loop Trail to the south.

PP-12 (0.60 acres)

Pocket Park 12 is located east of Hilltop Park. This park space includes a swing set, a play structure, benches, and existing trees.

PP-13 (0.42 acres)

Pocket Park 13 provides space with both passive and active recreation opportunities. This park includes a play structure, an open lawn area (115'x70'), game tables, and benches.

PP-16 (0.26 acres)

Pocket Park 16 provides a neighborhood focal point and gathering spot, and connections to the adjacent nature trail system. This pocket park provides nature paths, a picnic table, benches, and a play structure.

Linear Greens

Linear Greens are small park areas that provide connectivity among parks and through blocks. Linear Greens include trails.

LG-5A/B/C: Village Center Promenade (0.69 acres)

This linear green will link the Village Center Plaza with West Neighborhood Park and the Villebois Greenway. This Promenade will provide benches along the walkway and may provide stormwater/rainwater elements. Homes will front onto the Promenade, continuing the "eyes on

the street” concept that occurs in the Village Center and other more urban areas. The Promenade will thus become an extension or ‘spur’ of the Tonquin Trail in the Villebois Greenway leading pedestrians into the Village Center.

Miscellaneous Linear Greens (LG-1 through LG-4 and LG-6 through LG-22) (Total 4.81 acres)

These linear green spaces provide important pedestrian connectivity through small appealing “back routes” strategically located around the community. They highlight the locations of important pathways like the Villebois Loop Trail and other trails that connect through the middle of blocks into surrounding neighborhoods and open spaces. Some linear green spaces include lawn areas, benches, drinking fountains, and may include rainwater elements. Some of these spaces will incorporate existing trees and rainwater features into their designs.

Miscellaneous Linear Greens (Future Study Area) (Total 0.29 acres)

These linear greens offer visual and physical linkages to open space areas and areas adjacent to existing landscaping. Some linear green spaces include lawn areas, benches, and existing trees where feasible.

Community Parks (PRMP Category)

The only Community Park within Villebois is associated with the elementary school and is expected to serve the greater community around Villebois. This park provides the most formal active recreation space within Villebois.

CP-1: Elementary School Community Park (Minimum 3.00 acres)

This Community Park facility will be a minimum of 3 acres and will be provided at the elementary school site in Specific Area Plan East. The elementary school and Community Park will be built out by the West Linn/Wilsonville School District, who is in review of the Master Plan. This facility will include space for soccer fields that could be arranged to include one adult sized field (U-12 to adult) and one youth field (U-10 to U-12) or alternately three youth fields (U-9) and one youth field (U-10 to U-12) or two youth fields (U-10) and one youth field (U-10 to U-12). There is also a youth softball/little league baseball field (200'x200'), benches, picnic tables, a drinking fountain, and appropriately landscaped areas. A play structure and a multipurpose sport court will be located with the school. Potential community use of the school gym and classrooms and restrooms is under discussion and pending a cooperative agreement with the school district.

Regional Park (PRMP Category) (Total 33.45 acres)

The only regional park within Villebois is the Villebois Greenway. This park is expected to draw people from outside of Villebois. Villebois Greenway is made up of a series of eight contiguous areas, including West Neighborhood Park (NP-3, described above). The Villebois Greenway Regional Park provides a continuous band of park space, providing a significant portion of the park space within Villebois. The Greenway will include many of the major community recreation areas as described in each of the individual parks below. The Greenway will also serve as an important community link between the Tonquin Geologic area, a regionally significant open space to the north, Coffee Lake Natural Area (OS-4/5/6) to the east, and Graham Oaks Natural Area to the southwest of Villebois by way of the regional trail.

RP-1 (0.59 acres)

Regional Park component 1 provides a direct connection to the Graham Oaks Natural Area in the southwest quadrant of Villebois. This facility includes picnic tables, benches, a large stormwater detention pond (Pond F – the area of which is not included in the acreage of the park), and an overlook into the natural area.

numerous overlooks (several of which are shelters), benches, tables, and drinking fountains providing opportunities for seating and informal gatherings. There will also be restrooms associated with the interpretive area and porta-potties associated with the soccer field for convenience. The design of this park will incorporate 2 wetlands with boardwalks as well as a series of stormwater/ rainwater features.

Open Spaces

The Villebois land use plan incorporates abundant natural features, identified as nature preserves, covering over 101 acres of the site, including wetlands, forests and grasslands. These natural features are not considered “park” area, but will feature functional trails, bike paths and bridges, as permitted in Section 4.139.04 of the Wilsonville Code. These natural areas are integrated into Villebois and are recognized as significant assets to the community, providing opportunities for activities such as bird watching and nature walks.

The Villebois site’s natural systems have been carefully inventoried and several areas are placed under the protection of the City’s Significant Resource Overlay Zone (SROZ) regulations and incorporated into the plan to minimize impacts from development.

OS-1: Forested Wetland Preserve (5.07 acres)

This natural preserve contains intact and functioning wetlands within the forested portion of the area and farmed wetlands to the north (any work or impacts within the forested wetland preserve shall comply with the SROZ regulations). The Villebois plan includes restoration of the farmed wetlands. The wetlands in this area may be expanded to mitigate for other small wetlands throughout the site, which will be lost as drainage patterns are changed. Walking trails will be provided on the upland perimeter of the wetland area. This open space will also include child creative play, benches, picnic tables, and may include stormwater/rainwater features.

OS-2: Upland Forest Preserve (10.60 acres)

This site is dominated by a large grove of conifer with some deciduous trees mixed in. The Villebois plan advocates removal of invasive species within this area (any work or impacts within the upland forest area shall comply with SROZ regulations). The forest is contiguous with the Villebois Greenway and the Villebois Loop Trail’s Tonquin segment. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This second-growth forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Along the nature trails two benches for wildlife viewing and quiet contemplation will complement the undeveloped nature of this open space. Picnic tables, and a child play structure will provide recreation opportunities while complementing the existing site features.

OS-3: ~~Future Study Area~~ SROZ Forested Wetland Preserve (Future Study Area) (22.40 acres)

~~This area will be further defined by the developer of the Future Study Area during future planning for that property.~~ **This site contains intact and functioning wetlands within forested areas. While the plan does not include restoration or expansion of the wetlands in this site, any work or impacts within the forested wetland preserve shall comply with SROZ regulations as applicable. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Benches will be located along nature trails in forested areas, and will be distanced from residential areas and play areas. These areas will offer opportunity for wildlife viewing and quiet contemplation that complements the undeveloped nature of this open space. This open space will also include a creative child play area, benches, and picnic tables. Additionally, connections to trails in Graham Oaks Natural Area will be provided.**

OS-4/5/6: Coffee Lake Natural Area (62.59 acres)

Implementation Directive 11 of the *Villebois Village Concept Plan* (City File 02PC06) calls for development of “a wetland naturalization and enhancement plan” for the Coffee Lake wetland complex. The *Villebois Village Master Plan* includes Policy 7 and Implementation Measure 12 of Chapter 3 to encourage development of a naturalization and enhancement plan for the Coffee Lake wetland complex. Within Villebois, the Coffee Lake Wetland Complex is owned by a patchwork of different owners that include private individuals and developers, Metro and the Trust for Public Lands. Portions of the Coffee Lake Wetland Complex are also subject to a conservation easement for the wetland conservancy. The Coffee Lake Natural Area will eventually be linked via the Tonquin Trail, to Metro’s Tonquin Geologic Area and the Tualatin River National Wildlife Refuge to the north, one of ten urban refuges in the National Wildlife Refuge System. Refuge habitats consist of emergent, shrub, and forested, wetlands; riparian forests; oak and pine grassland; meadows; and mixed deciduous/coniferous forests common to Western Oregon prior to settlement.

Parts of the Coffee Lake area west of the SROZ will provide for recreational opportunities such as hiking, bicycling, picnicking and wildlife viewing. These areas are categorized and described as Regional Park - 8 North/Middle/South that runs along the western edge of the Natural Area.

Trails and Pathways

Nature Trails

Nature Trails will be located within two of the large natural open spaces at Villebois. There are approximately ~~1.850.71~~—miles of nature trails within Villebois. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections.

Upland Forested Preserve (OS-2): The *Villebois Village Master Plan* includes 2,300 lineal feet of nature trails through the forested area connecting neighborhoods to the north and south as well as linking to the multi-use trail in the greenway.

Forested Wetland Preserve (OS-3, 4, 5 and 6): The *Villebois Village Master Plan* includes ~~700~~ **5,998** lineal feet of nature trails around the edge of the forested wetland, connecting the Future Study Area with the West Neighborhood Park and Greenway via a short sidewalk.

Minor Pathways

Minor pathways serve as pedestrian and bike connections between neighborhoods, traversing parks and linear greens. There are approximately 1.2 miles of minor pathways throughout Villebois. These are important contributors to the walkability and connectivity of Villebois. Minor pathways between neighborhoods are often accompanied by pocket parks, which are described above. The locations and specifications of these trails can be seen on Figure 7 – Street Plan and the section seen on Figure 9B – Street and Trail Sections - B.

Major Pathways

Tonquin Trail / Villebois Loop Trail / Coffee Lake-Wood Trail

There are several major pathways planned for Villebois: the Tonquin Trail, the Villebois Loop Trail and the Coffee Lake-Wood Trail. There are approximately 2.9 miles of major pathways throughout Villebois. These trails will have a 12 foot paved surface, or alternately a 10 foot paved section with a 3-foot soft path adjacent. The Villebois Loop Trail provides connections between the Tonquin Trail and the Coffee Lake-Wood Trail. The locations of these trails can be seen on Figure 5B.

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 July 26, 2013)

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* 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.

*** Amenities to be determined pending discussions with school district.

Legend:

CP = Community Park,
 LG = Linear Green
 NP = Neighborhood Park
 OS = Open Space
 PP = Pocket Park
 RP = Regional Park

Section IIB

Amendments to Master Plan Figures

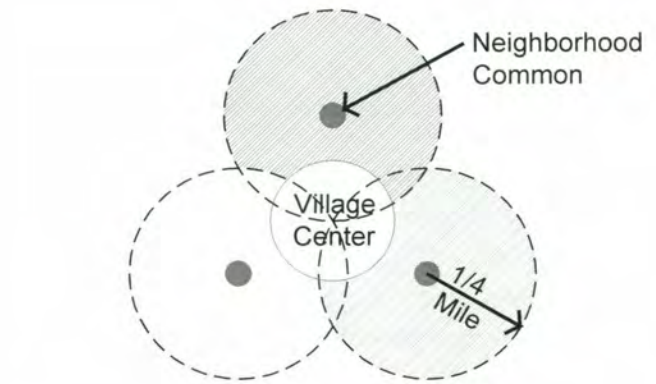
Figure 1



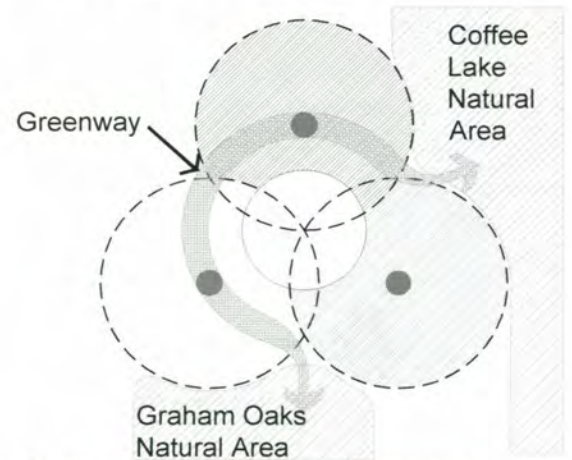
NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

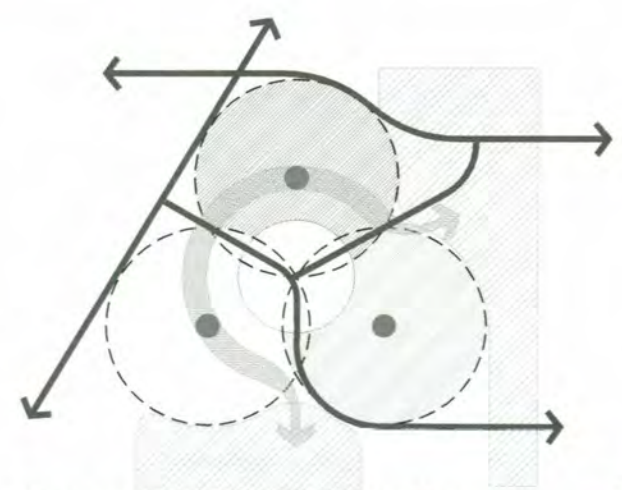
Figure 2



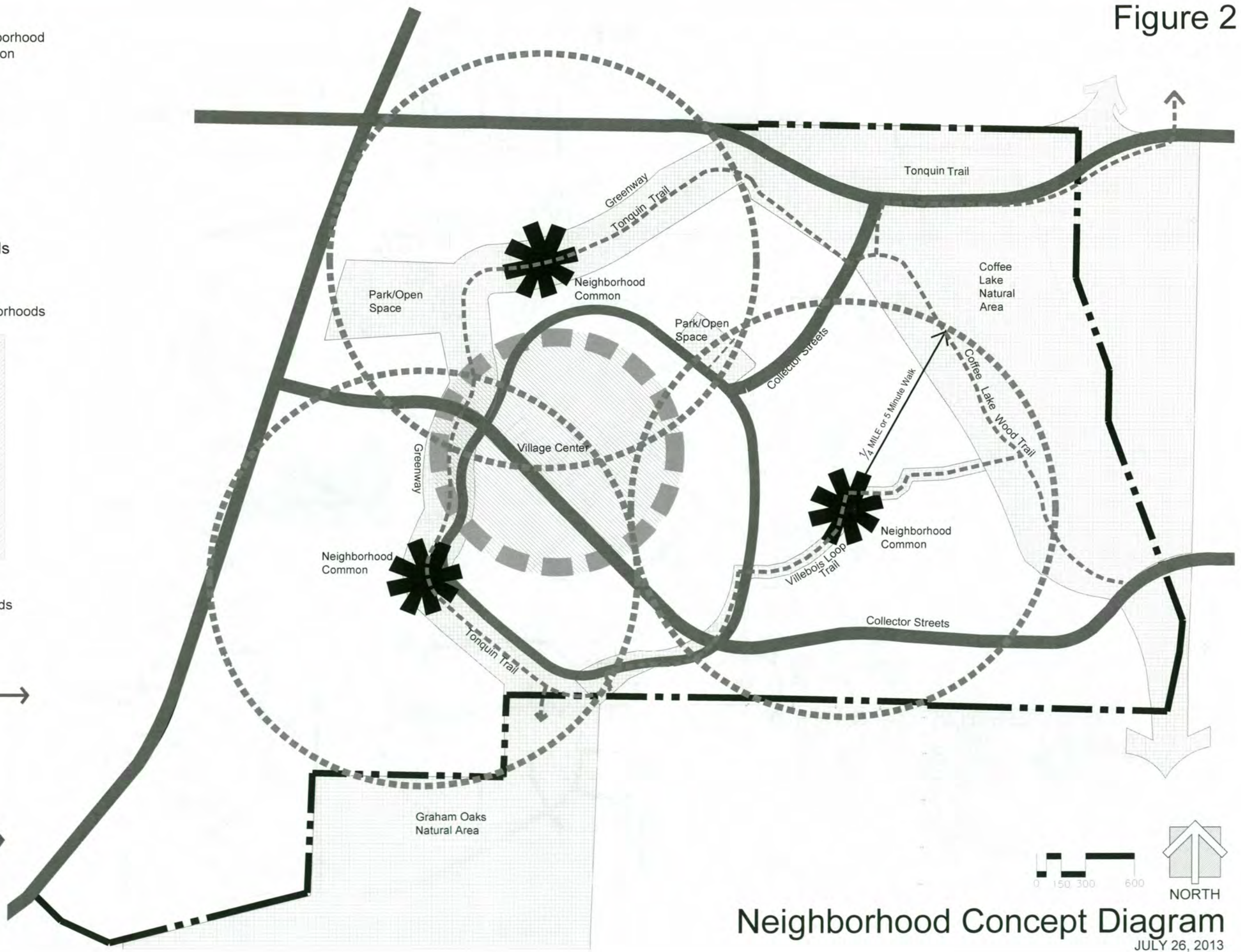
Conceptual Diagram - Neighborhoods
- 1/4 mile radius neighborhood = 5 minute walking distance
- Commons at neighborhood center
- Village Center at the confluence of neighborhoods



Conceptual Diagram - Greenway
- Connection to adjacent open spaces
- Open space linkage between neighborhoods

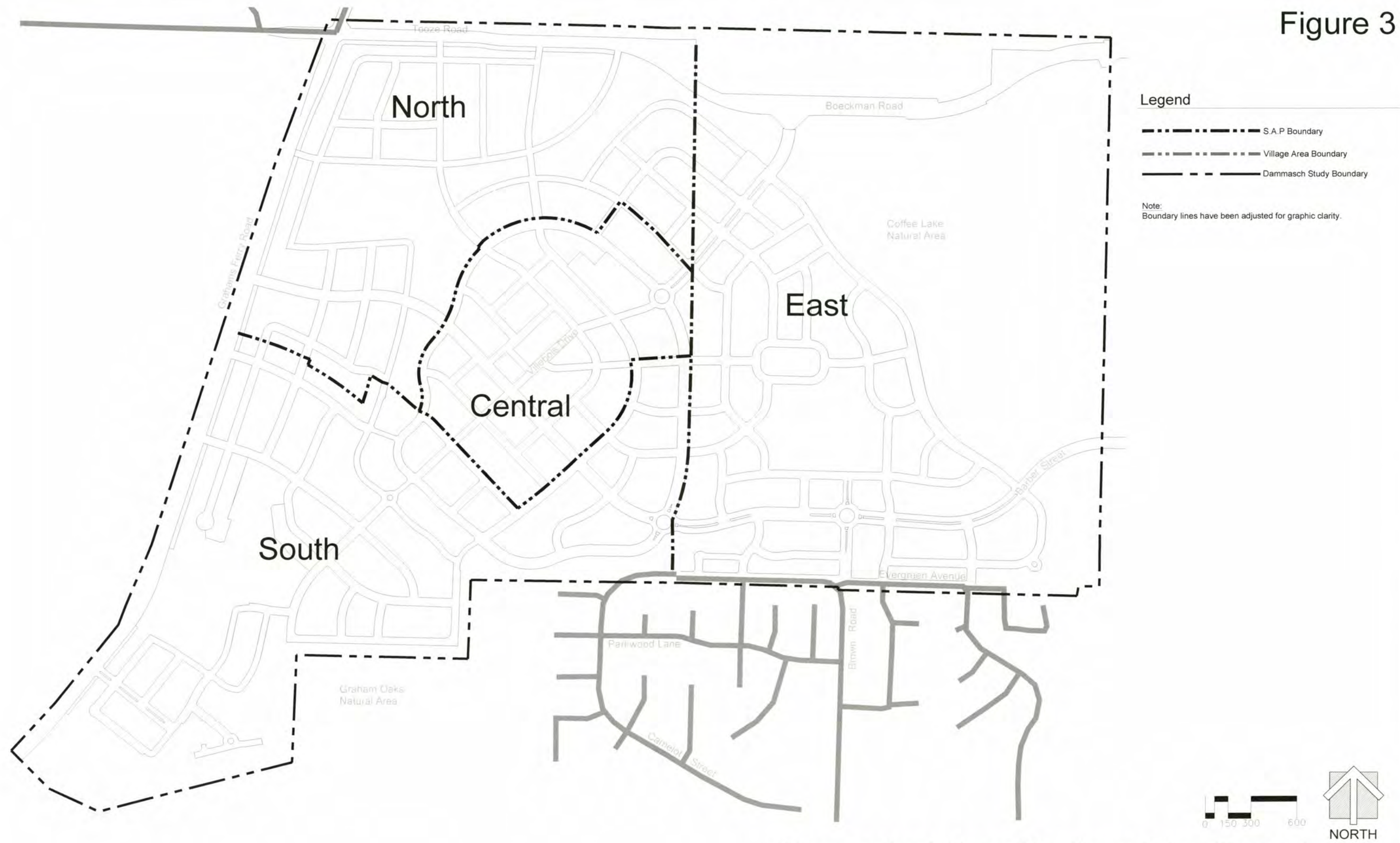


Conceptual Diagram - Roadways
- Roadway system defines neighborhood edges



Neighborhood Concept Diagram
JULY 26, 2013

Figure 3



Conceptual Specific Area Plan Boundaries

JULY 26, 2013

Figure 4



Legend

- Early Phases - 0 to 3 years
- Middle Phases - 2 to 6 years
- Later Phases - 5 to 9+ years
- Village Area Boundary

* Phasing dates are based on original Master Plan approval dated August 18, 2003

0 150 300 600

NORTH

Conceptual Sequence of Development
JULY 26, 2013

Figure 5

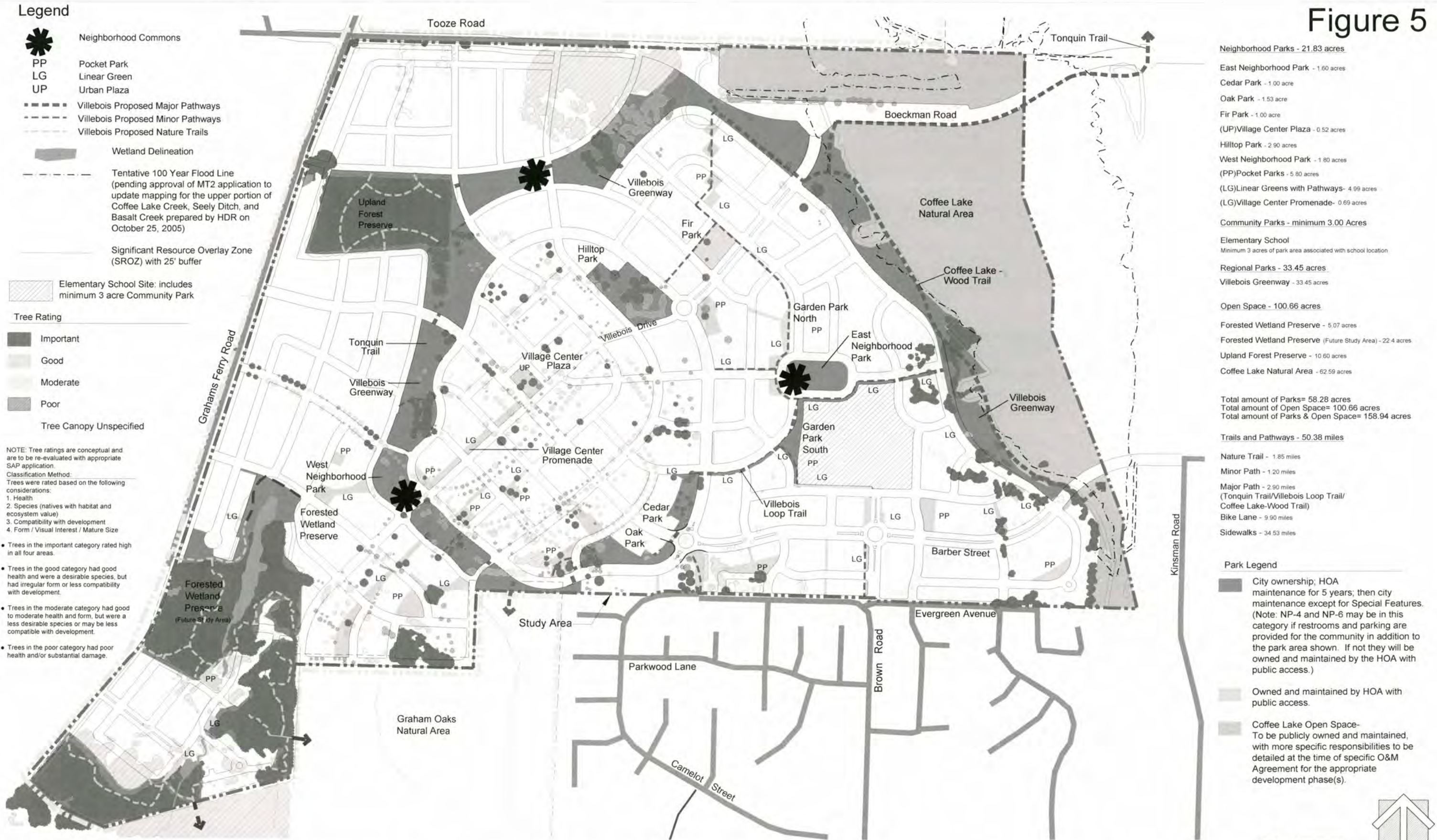


Figure 5A

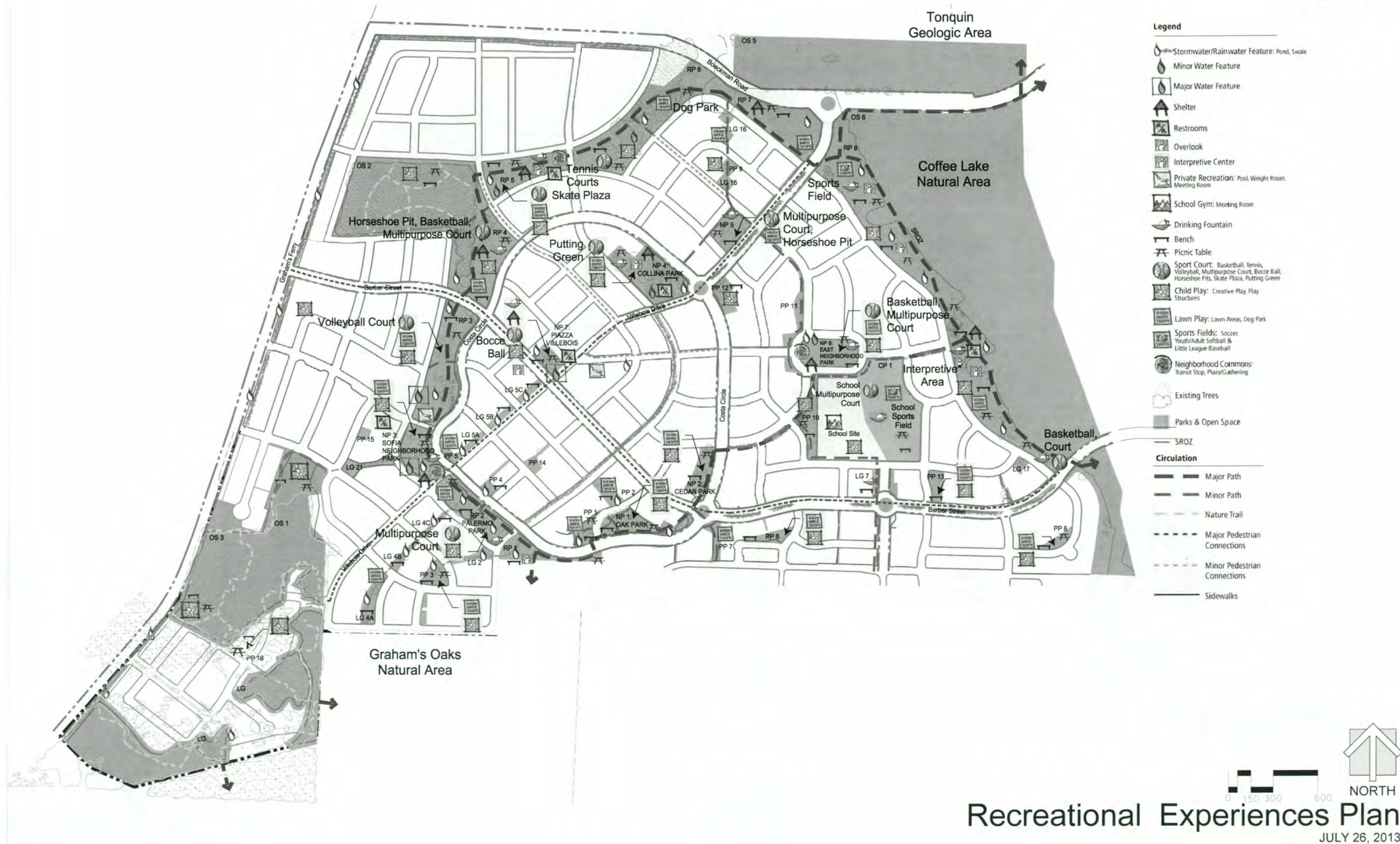
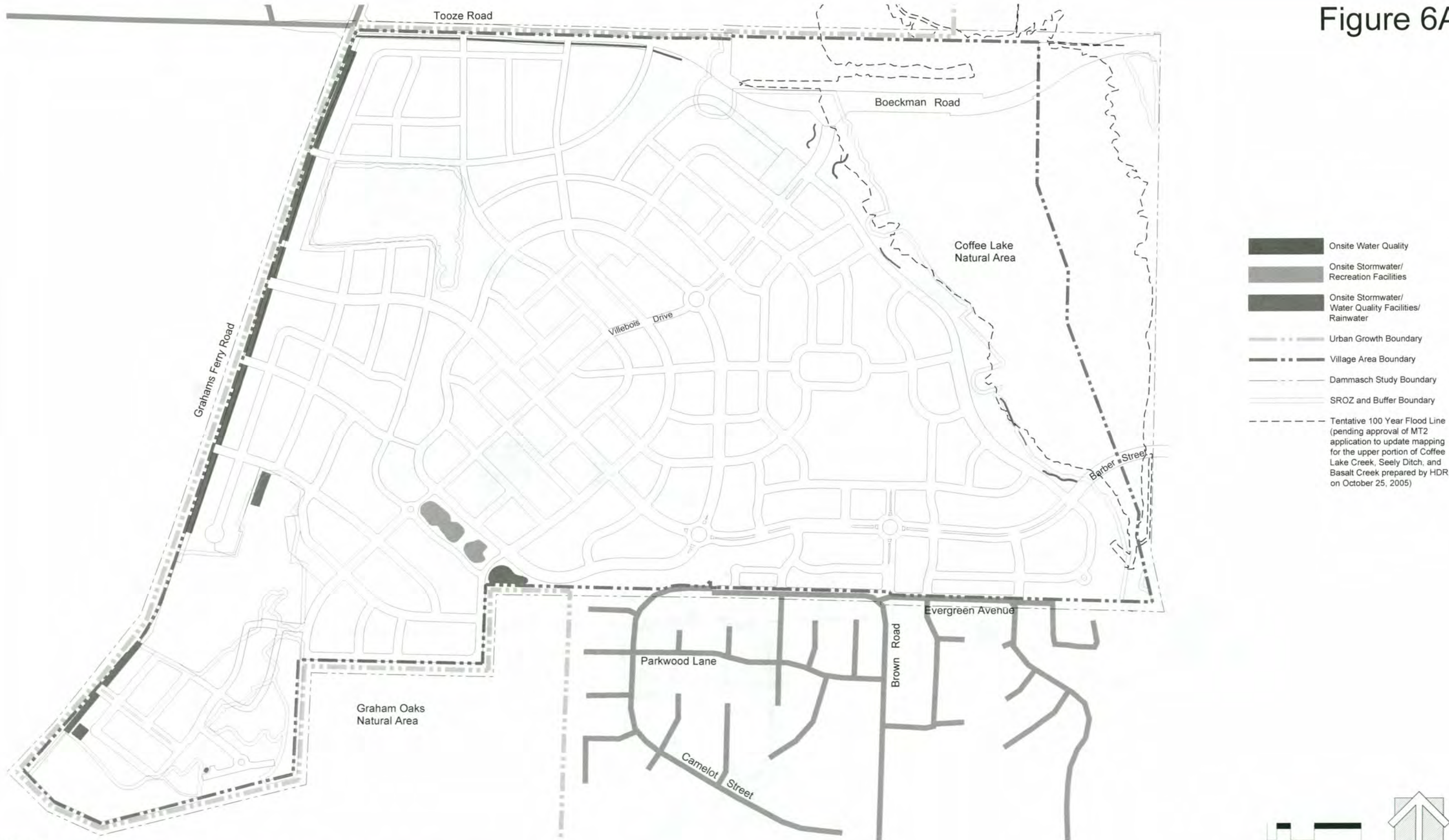


Figure 5B



Parks & Open Space Categories
JULY 26, 2013

Figure 6A



NOTES:
The Villbois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.



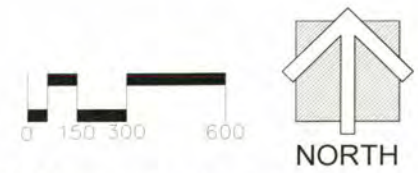
Onsite Stormwater Facilities
JULY 26, 2013

Figure 6B



- Opportunities for Rainwater Management Components
- Urban Growth Boundary
- Village Area Boundary
- Dammasch Study Boundary
- SROZ and Buffer Boundary
- Tentative 100 Year Flood Line (pending approval of MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2005)

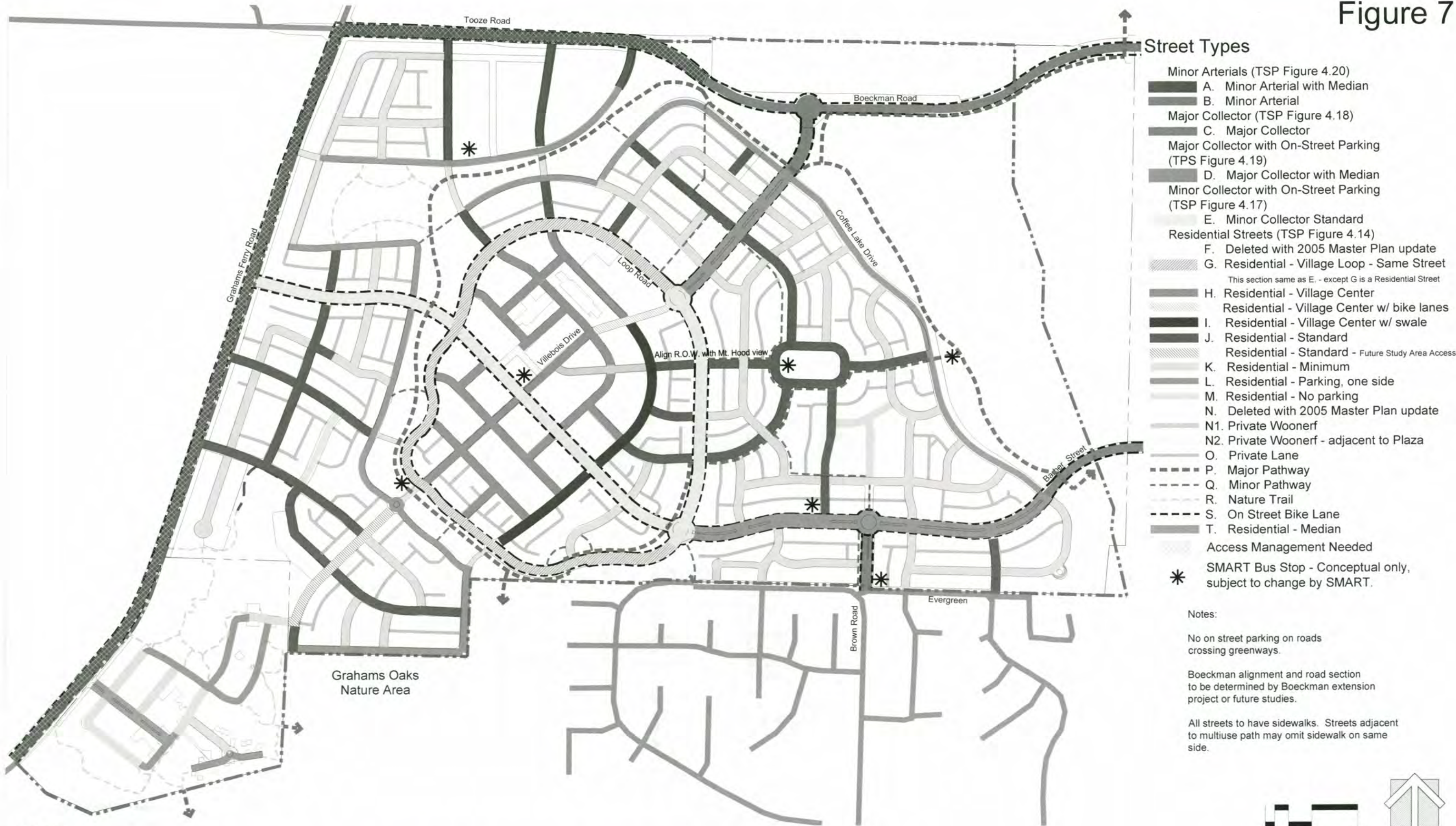
NOTES:
The Villbois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.



Onsite Rainwater Management

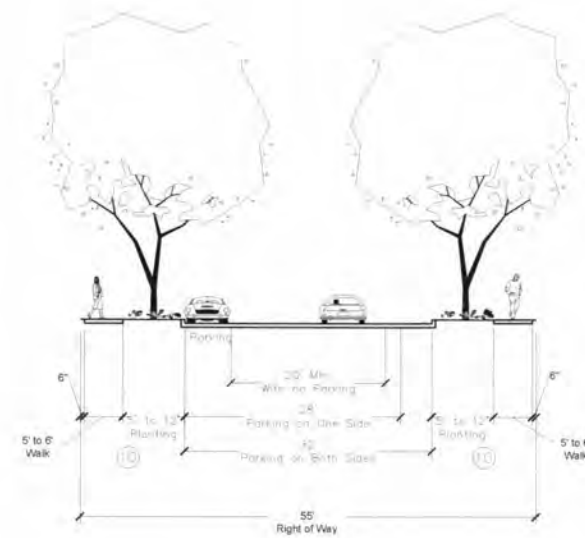
JULY 26, 2013

Figure 7



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.

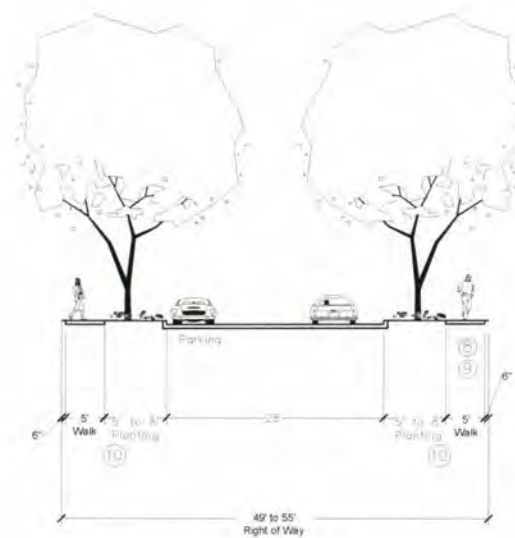
Figure 9B



K. Residential - Minimum

(TSP Figure 4.14)

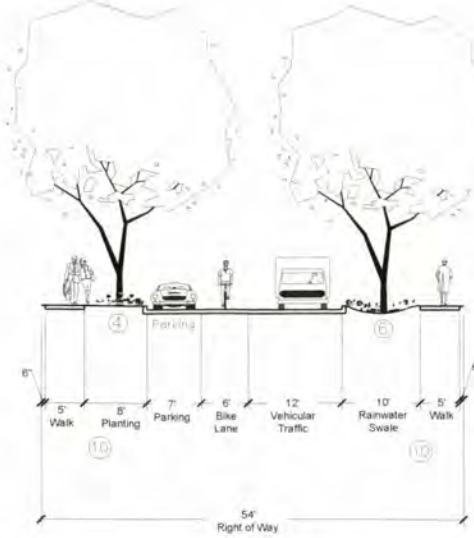
Not To Scale



L. Residential - Parking One Side

(TSP Figure 4.14)

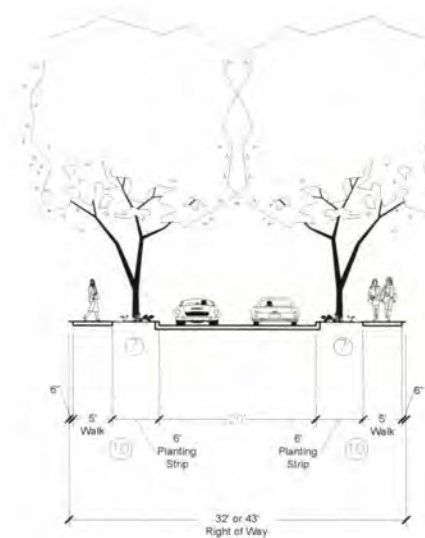
Not To Scale



L. Residential - Parking One Side, One-way Traffic

(TSP Figure 4.14)

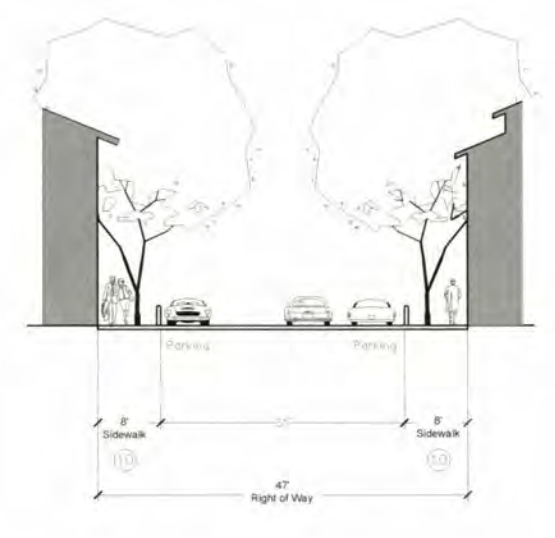
Not To Scale



M. Residential - No Parking

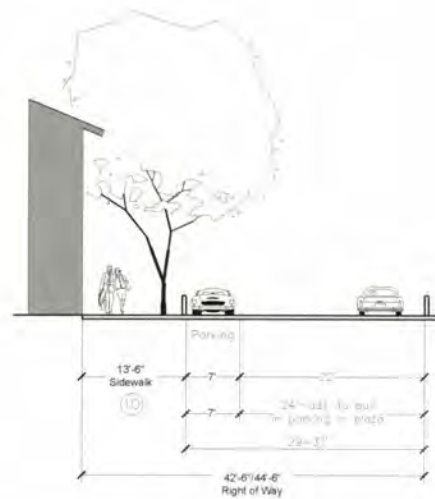
(TSP Figure 4.14)

Not To Scale



N1. Private Woonerf

Not To Scale



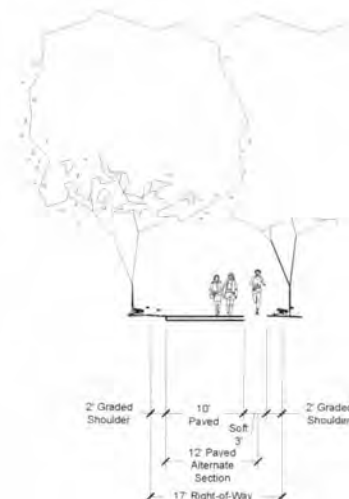
N2. Private Woonerf - adjacent to Plaza

Not To Scale



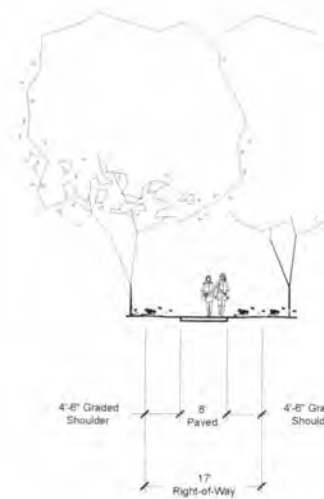
O. Private Lane

Not To Scale



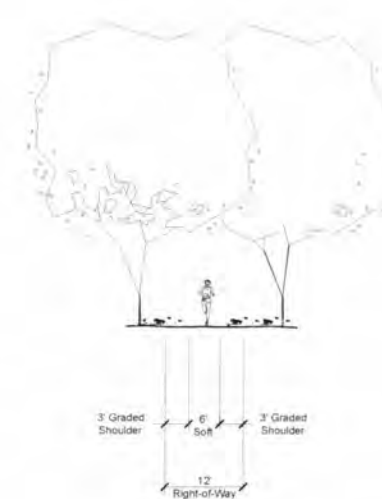
P. Major Pathway

Not To Scale



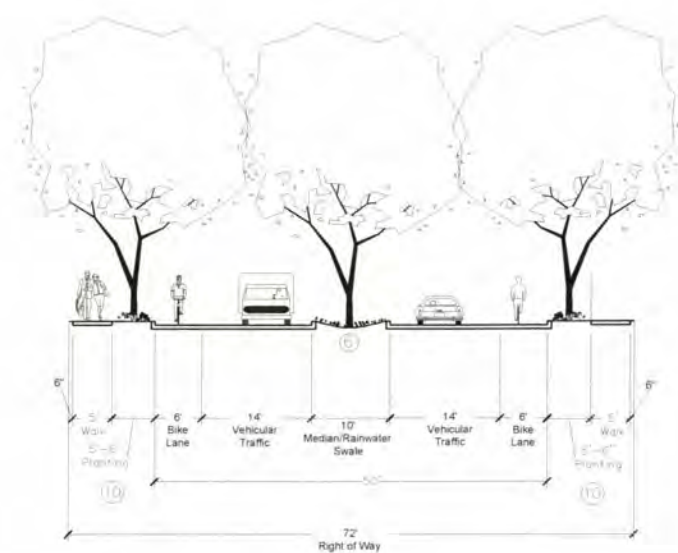
Q. Minor Pathway

Not To Scale



R. Nature Trail

Not To Scale



T. Residential - Median

Not To Scale

NOTES:

1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Rainwater swales are not required for streets with grades in excess of 8%.
3. Section to be determined by Boeckman extension project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
5. Blocks over 330' will have a mid-block Pedestrian crossing. This same area will provide 20 feet clear for vehicle passing on Queuing streets.
6. See 06A Submission for swale locations.
7. No planting strip at Greenway crossings. Provide minimum 5' clear sidewalk from back of curb.
8. Walkway and planting strip optional when adjacent to multi-use trail.

9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
11. 34' width for LEC access road may be revised with the SAP Plans to a 32' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 46' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5', planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section N deleted and replaced with Sections N1 & N2.

Street and Trail Sections - B

JULY 26, 2013

Section IIC

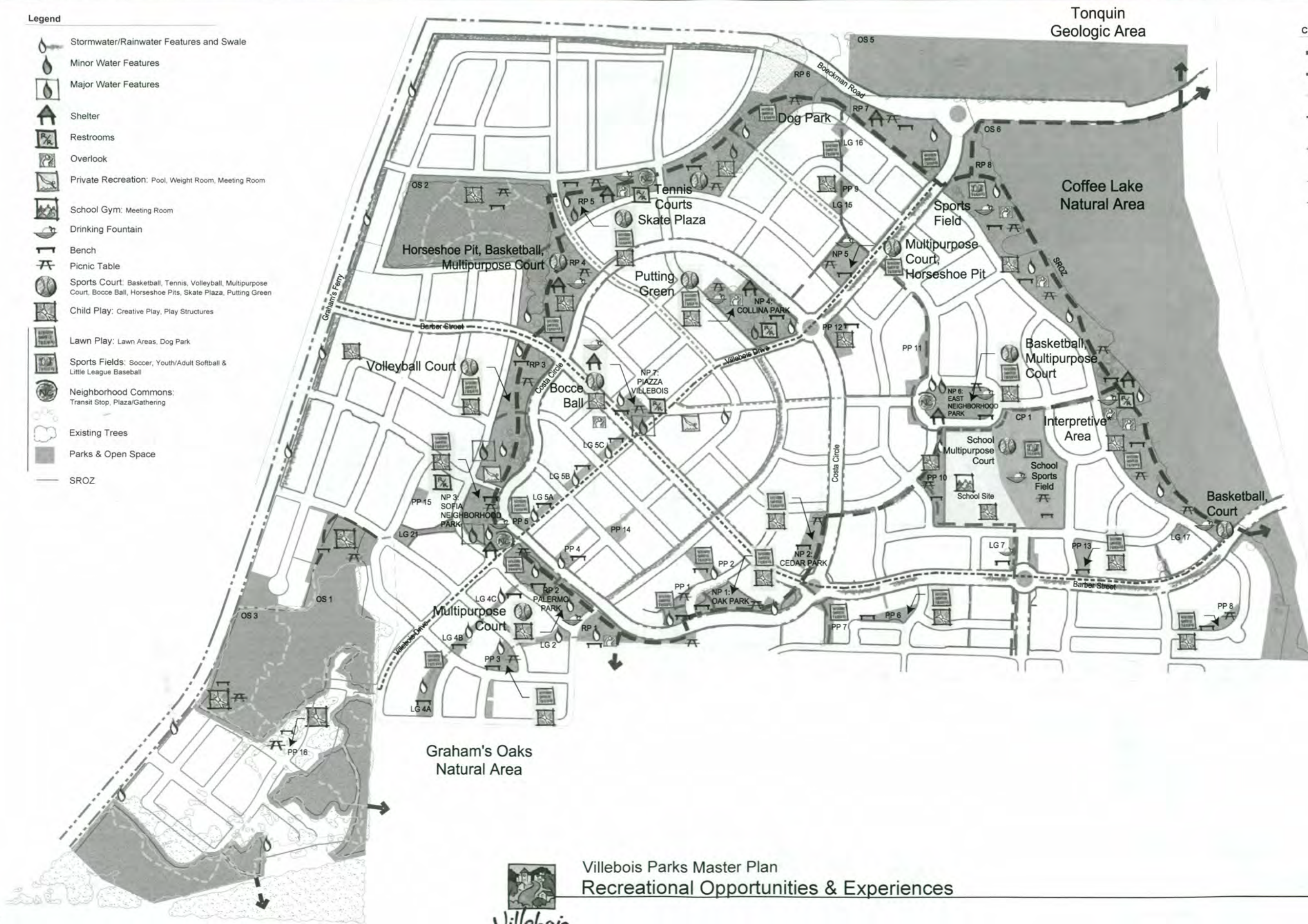
Amendments to Master Plan Technical Appendix F – Park Capacity Analysis Drawings

Legend

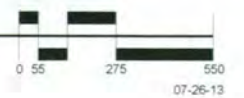
- Stormwater/Rainwater Features and Swale
- Minor Water Features
- Major Water Features
- Shelter
- Restrooms
- Overlook
- Private Recreation: Pool, Weight Room, Meeting Room
- School Gym: Meeting Room
- Drinking Fountain
- Bench
- Picnic Table
- Sports Court: Basketball, Tennis, Volleyball, Multipurpose 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



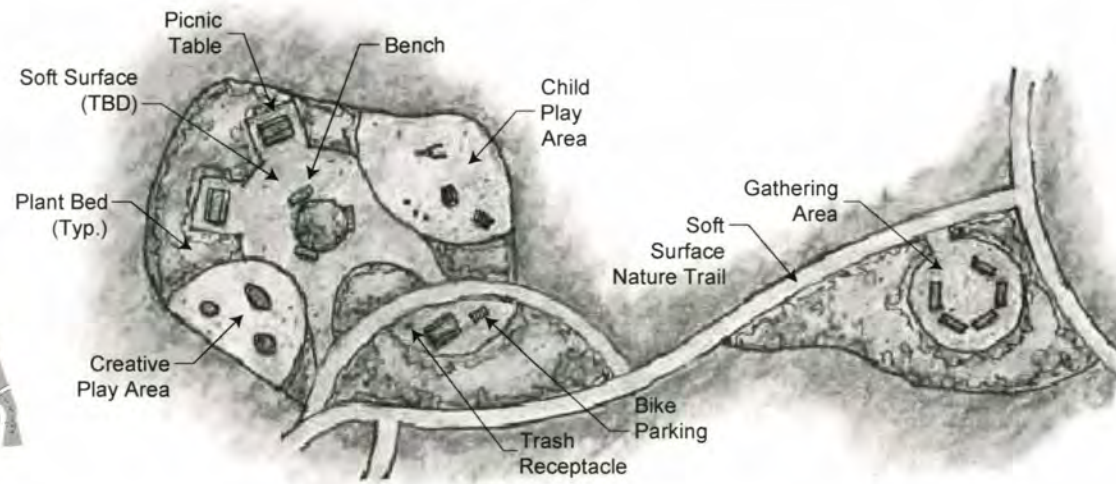
Open Space 3 (22.40 AC)

Benches
Picnic Tables
Child Creative Play: 1

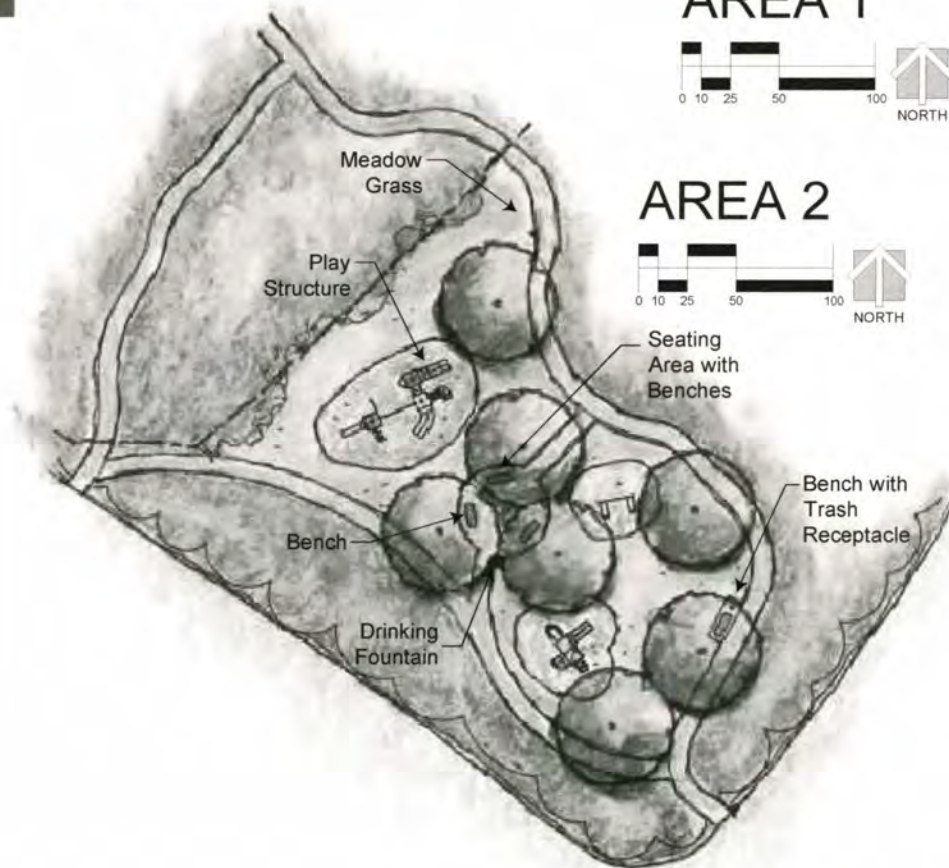
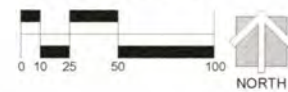
Pocket Park 16 (0.26 AC)

Benches
Picnic Tables
Child Play Structure: 1
Child Creative Play: 1

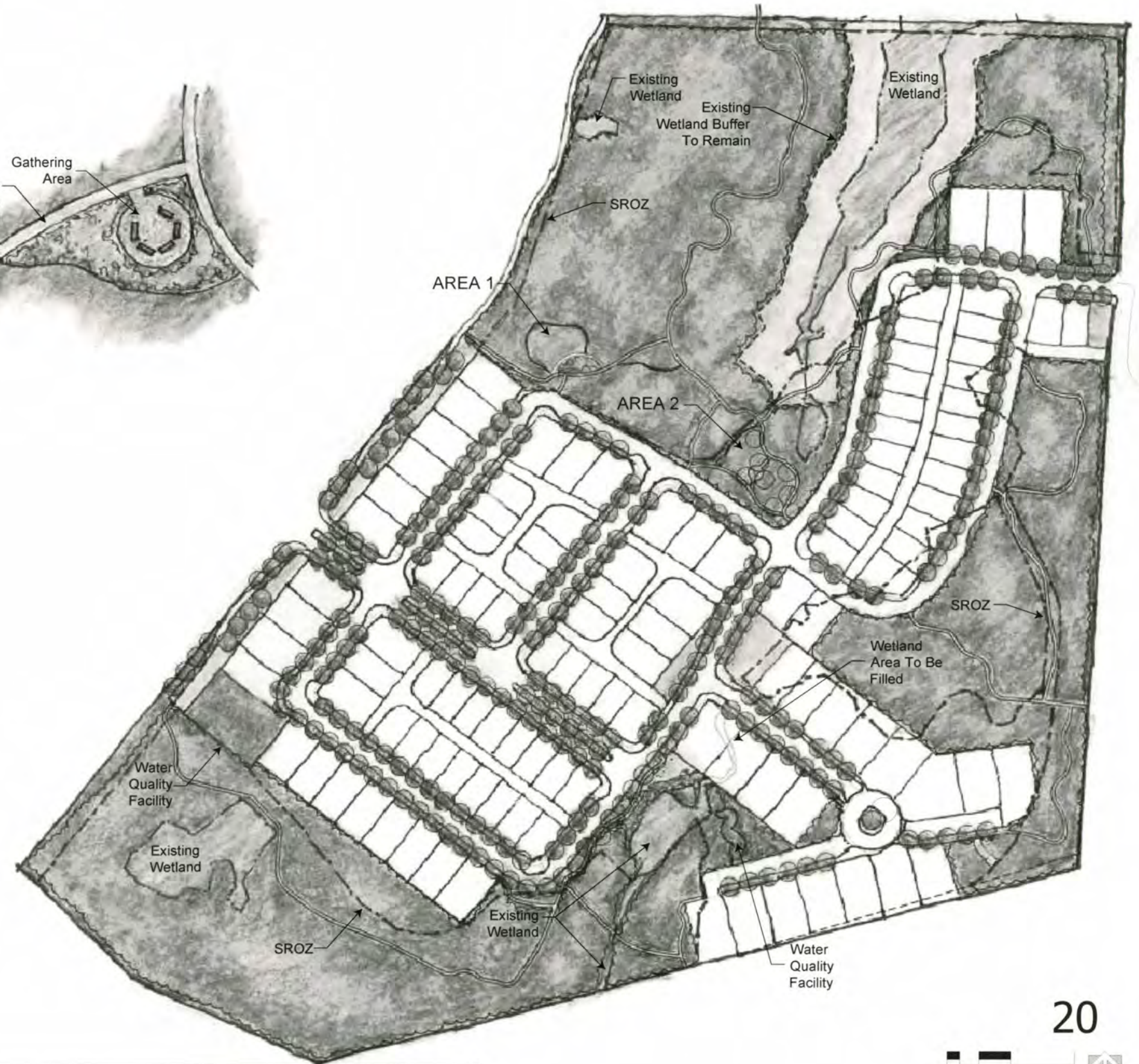
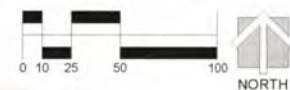
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."



AREA 1



AREA 2



Villebois Parks Master Plan
Open Space 3

Villebois

20



5-31-13

Section III

Findings Supporting Documents

CONCLUSIONARY FINDINGS

FILE NO. (TO BE DETERMINED)

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A. CITY OF WILSONVILLE COMPREHENSIVE PLAN

The following section addresses the applicable criteria of the Wilsonville Comprehensive Plan. The following Goals, Policies, and Implementation Measures apply:

Standards for Approval of Plan Amendments

In order to grant a Plan amendment, the City Council shall after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:

- a. The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.

FINDING A-1: The City of Wilsonville Comprehensive Plan text has been amended to include the Residential-Village land use designation (City Ordinance No. 554, May 19, 2003) and the Comprehensive Plan Map has been revised to designate the Villebois Village Master Plan area Residential-Village (City Ordinance No. 555, May 19, 2003). The City of Wilsonville Comprehensive Plan has also been amended by adoption of the Villebois Village Master Plan as an ancillary document (City Ordinance No. 556, August 18, 2003). The proposed legislative amendment of the Villebois Village Master Plan will be in compliance with the City of Wilsonville Comprehensive Plan upon demonstration of compliance with other applicable City Master Plans, which are sub-elements of the City's Comprehensive Plan, and other applicable provisions of the Comprehensive Plan. The Villebois Village Master Plan evaluated compliance with the appropriate Comprehensive Plan sub-elements, as described in the following paragraphs.

The 1994 Parks and Recreation Master Plan (PRMP) did not envision residential development in the Dammasch area. As a result, the PRMP became a guideline, not a set of requirements, used in evaluating the Villebois Village Master Plan. However, the Parks and Open Space / Off-Street Pathways Chapter (Chapter 3) of the Master Plan demonstrates that Villebois meets the vision of the PRMP of a "comprehensive parks and recreation system that grows along with the community" by providing diversity in the types of recreational opportunities within the Village and responding to the unique opportunity to provide a regional link between the adjacent major open space and wildlife areas. The Villebois Village Master Plan was found to generally satisfy the recommended standards of the PRMP for several categories of parks. However, it introduced several new categories of parks facilities. Those categories for which the recommended standards were not completely satisfied onsite were addressed through an update to the PRMP that includes the Villebois Village Master Plan area. This project does not require amendment of the City's Parks & Recreation Master Plan in order to be implemented.

Chapter 4 (Utilities) is broken into three sections: sanitary sewer, water, and storm drainage. The sanitary sewer system for the Villebois area was included in the City Wastewater System Master Plan so modifications will be negligible. Wastewater capacity is available at a master planning level to support Villebois. As described within Chapter 4, future development of the Future Study Area was included in the analysis of

sanitary sewer capacity. The proposed development is consistent the potential development previously analyzed. The proposed legislative amendment will not alter these conclusions. **Thus, the amended Villebois Village Master Plan will remain generally consistent with, and meets the standards of, the City's Wastewater Collection System Master Plan.**

The City's Water System Master Plan included the Villebois area. As described within Chapter 4, future development of the Future Study Area was included in the analysis of water system capacity. The proposed development is consistent with the potential development previously analyzed. The proposed legislative amendment will not alter these conclusions. **Thus, the amended Villebois Village Master Plan is generally consistent with, and meets the standards of, the City's Water System Master Plan.**

The City's Storm Water Master Plan has been recently updated and included the Villebois area. As described within Chapter 4, future development of the Future Study Area was included in the analysis of storm water capacity. The proposed development is consistent with the potential development previously analyzed. The proposed legislative amendment will not alter these conclusions. **Thus, the amended Villebois Village Master Plan is generally consistent with, and meets the standards of, the City's Storm Water Master Plan.**

Chapter 5 (Circulation) outlined the Villebois street plan, on-street bike lane segments, major and minor arterials, major and minor collectors with cross-sections of these types of facilities, and an on-site trail system. The circulation system for the Villebois area was included in the City Transportation Master Plan. The future development of the Future Study Area was included in the early analysis of traffic capacity. The proposed development is consistent with the potential development previously analyzed. The proposed legislative amendment will not alter these conclusions. **Thus, the amended Villebois Village Master Plan will remain generally consistent with, and meets the standards of, the City's Transportation Master Plan.**

- b. The granting of the amendment is in the public interest.

FINDING A-2: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B. These areas are designated Residential-Village on the Comprehensive Plan Map (City Ordinance No. 555, May 19, 2003); the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP is a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address "... the Wilsonville community's needs for housing a growing population." The Villebois Village Concept Plan has been found by the City to be consistent with DATELUP, which it replaced through City Ordinance No. 553, May 19, 2003. It calls for the development of the Villebois Village Master Plan to serve as an

implementation guide for the Villebois Village Concept Plan. ***The Villebois Village Master Plan was found to be generally consistent with the Villebois Village Concept Plan. The proposed legislative amendment of the Villebois Village Master Plan remains generally consistent with the Villebois Village Concept Plan, as demonstrated later in this Section (see “Residential – Village”) and is, therefore, in the public interest.***

- c. The public interest is best served by granting the amendment at this time.

FINDING A-3: The Villebois Village Master Plan provides for a phased development generally described as a mixed-use (residential/retail/office) urban village that integrates land use, transportation, and natural resource elements. This opportunity for a system of well integrated land uses, the infrastructure necessary to efficiently and effectively support those land uses, and the coordinated preservation and enhancement of natural resources prevent the area from inevitably being developed with numerous subdivisions that could be of varying quality and with amenities that are not often interrelated.

*A development of the scope of Villebois becomes a catalyst for developing major transportation improvements and for attracting funding for which smaller developments could not qualify. The large scale development concept for the subject site responds to such state and regional planning policies as protecting and preserving open space, providing for a safe and efficient transportation system, and providing a range of housing types and densities. The concept and master planning approach also affords a more extensive opportunity for citizens to review and participate in the planning process than would otherwise be afforded to them. The proposed legislative amendment will further development of Villebois by advancing the development of the Future Study Area of the Master Plan. **The public interest is best served by granting the amendment at this time.***

- d. The following factors have been adequately addressed in the proposed amendment: the suitability of the various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions.

FINDING A-4: The development of the Dammasch Area Transportation Efficient Land Use Plan (DATELUP) addressed the following factors: the suitability of various areas for particular land uses and improvements; the land uses and improvements in the area; trends in land improvement; density of development; property values; the needs of economic enterprises in the future development of the area; transportation access; natural resources; and the public need for healthful, safe and aesthetic surroundings and conditions. The Villebois Village Concept Plan, as a refinement of DATELUP, also reviewed these factors (City File 02PC06A). The Villebois Village Master Plan implements the Villebois Village Concept Plan, and has, thereby, been developed in consideration of the above-listed factors.

Figure 1 Land Use Plan has been amended to reflect the proposed land use plan for the Future Study Area. This plan continues to reflect a project design that was developed in consideration of the above-listed factors. More specifically, Chapter 2 – Land Use, of the Villebois Village Master Plan addresses a land use plan that was developed in evaluation of the suitability of the site and surrounding area to determine the appropriate locations for proposed land uses and improvements. The development of the Land Use Plan also considered property values in terms of compatibility with adjacent areas and suitability of the site for proposed uses. Chapter 2 – Land Use, also addresses trends in land improvement and the density of the project at a level of review appropriate for a Master Plan by establishing goals, policies and implementation measures to guide subsequent development of the project.

Chapter 3 – Parks & Open Space focuses on the experience of the parks user in an effort to create park spaces that provide a range of uses and use intensities within the parks. This chapter includes goals, policies and implementation measures to guide subsequent development of the park and open space areas. Chapter 4 – Utilities, evaluates the suitability of proposed utility improvements to support the project and their compatibility with the City's utilities and Master Plans. Chapter 4 also provides goals, policies and implementation measures to further development of the necessary utilities to serve the project. Chapter 5 – Circulation, addresses transportation access and its suitability for the proposed land use plan, as well as provides goals, policies and implementation measures to assure that the proposed circulation system is developed in accordance with City requirements and the surrounding transportation facilities. The relevant figures in the Master Plan depicting the Future Study Area (FSA) have been updated to reflect the land use plan of the FSA.

*One of the end goals of Villebois Village is to meet a public need for a healthful, safe and aesthetic residential community. The Villebois Village Master Plan will meet that goal through subsequent development of the project under the guidance of the goals, policies and implementation measures of the Master Plan. **The factors under consideration in this sub-section were found to have been adequately addressed in the Villebois Village Master Plan. These factors were again considered in preparation of the proposed legislative amendment and continue to be adequately addressed in the amended Villebois Village Master Plan.***

- e. Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.

FINDING A-5: The proposed legislative amendment of the Villebois Village Master Plan does not result in conflicts with applicable Metro requirements as demonstrated by Section C of this Findings Report.

Comprehensive Plan Policies

CITIZEN INVOLVEMENT

GOAL 1.1: To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

POLICY 1.1.1: The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

*FINDING A-6: A number of public meetings were held leading into the Villebois Village Concept Plan. The Villebois Village Master Plan development and approval process continues a long and thorough public involvement process as required under the City procedures. Multiple work sessions and hearings were held with each prior legislative amendment. Public hearings will be scheduled before the Planning Commission and the City Council on this proposed legislative amendment. **This policy has been met.***

Implementation Measure 1.1.1.a: Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.

*FINDING A-7: The Villebois Village Master Plan is part of a long and thorough public involvement process as required under the City procedures(see also response to Policy 1.1.1, above). The proposed legislative amendment will be discussed through a series of public hearings. **This Implementation Measure has been met.***

GOAL 1.2: For Wilsonville to have an interested, informed, and involved citizenry.

POLICY 1.2.1: The City of Wilsonville shall provide user-friendly information to assist the public in participating in the City planning programs and processes.

Implementation Measures 1.2.1.a-c: [These measures address the City's responsibility to help clarify the public participation process, publicize ways to participate, and establish procedures to allow reasonable access to information.]

*FINDING A-8: These Measures and other legal procedures will be followed for the public hearings considering this application. **These Implementation Measures will be met.***

POLICY 1.3.1: The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.

Implementation Measure 1.3.1.b: Where appropriate, the City shall continue to coordinate its planning activities with affected public agencies and private utilities. Draft

documents will be distributed to such agencies and utilities and their comments shall be considered and kept on file by the City.

*FINDING A-9: Numerous copies of the draft amendments have been provided for distribution to affected public agencies and private utilities for their review and comment. This document has been developed in coordination with the City. Copies of this document have been provided to the City for public hearings. Responses will be made a part of the public record. **This Implementation Measure has been met.***

URBAN GROWTH MANAGEMENT

GOAL 2.1: To allow for urban growth while maintaining community livability, consistent with the economics of development, City administration, and the provision of public facilities and services.

POLICY 2.1.1: The City of Wilsonville shall support the development of all land within the City, other than designated open space lands, consistent with the land use designation of the Comprehensive Plan.

*FINDING A-10: The Villebois Village Master Plan planning area has been designated Residential – Village on the Comprehensive Plan map (City Ordinance No. 555, May 19, 2003). That designation requires development within the area to provide a minimum of 2,300 dwelling units at a density of at least 10 units per net acre. As shown on Figure 1 – Land Use Plan, the amended Master Plan provides 2,645 dwelling units at a density greater than 10 units per net acre. **This Policy has been met.***

Implementation Measure 2.1.1.a: Allow development within the City where zoning has been approved and other requirements of the Comprehensive Plan have been met.

*FINDING A-11: Portions of the Villebois Village Master Plan area are currently outside of the City but within the Urban Growth Boundary. City Ordinances No. 's 554 and 555 created the new Residential – Village land use designation and applied it to approximately 480 acres on the Land Use Map. Ordinance No. 556 approved the Villebois Village Master Plan and Ordinance No. 557 approved the "Village Zone". **Approval of this amendment of the Villebois Village Master Plan continues compliance with this Implementation Measure.***

Implementation Measure 2.1.1.b: Allow urbanization to occur to provide adequate housing to accommodate workers who are employed within the City.

FINDING A-12: The proposed legislative amendment to the Villebois Village Master Plan provides 2,645 housing units, which are anticipated overtime to help improve the jobs/housing imbalance in Wilsonville. As shown in the table on Figure 1 – Land Use Plan, the amended Master Plan also continues to anticipate a wide range of housing types and densities intended to accommodate a variety of income levels (see also

Affordable Housing response to Title 11 in Section C of this document). ***This Implementation Measure has been met.***

Implementation Measure 2.1.1.c: Encourage a balance between residential, industrial, and commercial land use, based on the provisions of this Comprehensive Plan.

*FINDING A-13: Though the Villebois Village Master Plan does envision some retail, office, and employment uses, the primary land use within Villebois Village is residential. The proposed legislative amendment provides 2,645 residential units to help improve the imbalance between retail/office/employment and residential uses within the City. ***This Implementation Measure has been met.****

Implementation Measure 2.1.1.f: To insure timely, orderly and efficient use of public facilities and services, while maintaining livability within the community, the City shall establish and maintain growth management policies consistent with the City's regional growth allocation and coordinated with a Capital Improvements Plan.

*FINDING A-14: Per sub-section two of this measure, which encourages master planning of large land areas, the applicant has provided proposed legislative amendments to the Master Plan for this extensive portion of the City's planning area. The Master Plan includes review of the City's facilities master plans and demonstration of compliance with these sub-elements or identifies the need for future amendments to those sub-elements in the Villebois Village Master Plan (Chapter 2 – Land Use, Chapter 3 – Parks and Open Space, Chapter 4 – Utilities, and Chapter 5 – Circulation). Appendix A of the Villebois Village Master Plan provides a list and cost estimates for projects identified on the City's CIP either directly or indirectly related to Villebois. The proposed legislative amendment adds the proposed plan details for the Future Study Area. The proposed amendment does not alter the project's determination of compliance with any of the City's facilities master plans. The City has developed a Finance Plan establishing a capital improvements list, cost estimates, phasing, funding programs, and responsibilities for expanded facilities and services in the Villebois area. There are 2,645 units proposed with this legislative amendment. The analysis provided with the original Master Plan evaluated the units proposed within Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed legislative amendment does not alter any of the original conclusions regarding street capacity, water capacity, and wastewater capacity. ***This Implementation Measure has been met.****

POLICY 2.2.1: The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.

*FINDING A-15: The Villebois Village Master Plan is an urbanization plan for an approximate 480-acre area that is currently underdeveloped, on land within the City's Urban Growth Boundary. ***This Policy has been met.****

Implementation Measure 2.2.1.b: The City of Wilsonville, to the best of its ability based on infrastructure provided at the local, regional, and state levels, shall do its fair share to increase the development capacity of land within the Metro UGB.

*FINDING A-16: The proposed legislative amendments to the Villebois Village Master Plan comply with the Metro Functional Plan as discussed in the findings related to Metro (see Section C of this document). ORS 426.508 requires development of the planning area to be consistent with DATELUP (see Section D of this document); DATELUP sets the housing requirement at approximately 2,300 dwelling units (a density of 10.2 dwelling units per net acre). The amended Villebois Village Master Plan provides 2,645 units with a resulting density greater than 10 units per net acre. The proposed legislative amendment to the Villebois Village Master Plan complies with the Statewide Planning Goals as discussed in Section D of this document. **This Implementation Measure has been met.***

Implementation Measure 2.2.1.f: Washington and Clackamas Counties have agreed that no new lots shall be created outside the City and within the Urban Growth Boundary that contain less than ten acres.

*FINDING A-17: The purpose of this measure is to assure that large enough parcels of land will be available to allow for creation of urban density lots and for efficient and cost-effective construction of infrastructure as an area urbanizes. Current Clackamas County zoning for unincorporated properties within the Master Plan area is Exclusive Farm Use (EFU) – 80-acre minimum lot size. No new higher density zoning can be applied until after property has been annexed into the City. The City has placed the Residential – Village land use designation on the subject area (City Ordinance No. 555). Per the language of this new designation (City Ordinance No. 554), the “Village zone” (City Ordinance No. 557) will be applied to these properties that provides for the appropriate development of properties within the Master Plan area. **This Implementation Measure has been met.***

Implementation Measure 2.2.1.h: To assure consistency between Comprehensive Plans and establish the City's interest in the area, the City shall jointly adopt dual interest area agreements with Washington and Clackamas Counties for comprehensive planning of the land outside the City and within the UGB and the Wilsonville planning area.

*FINDING A-18: The City entered into an Urban Growth Management Agreement (UGMA) with Clackamas County in 1991, which included the area subsequently identified in the Villebois Village Master Plan. The UGMA requires coordination of comprehensive plan changes with the County. The County has been and will continue to be informed of all land use activities in that area until such time as the area is annexed to the City. Notification of the County prior to public hearings, as prescribed by the UGMA, will occur. **This Implementation Measure has been met.***

PUBLIC FACILITIES AND SERVICES

GOAL 3.1: To assure that good quality public facilities and services are available with adequate, but not excessive, capacity to meet community needs, while also assuring that growth does not exceed the community's commitment to provide adequate facilities and services.

Implementation Measure 3.1.1.a: The City will continue to prepare and implement master plans for facilities/services, as sub-elements of the City's Comprehensive Plan. Facilities/services will be designated and constructed to help implement the City's Comprehensive Plan.

*FINDING A-19: The applicant has reviewed the City's facilities master plans and has provided demonstration that the proposed legislative amendment to the Villebois Village Master Plan is in compliance with these sub-elements or has identified the need for future amendments to those sub-elements in Villebois Village Master Plan (Chapter 3 – Parks and Open Space, Chapter 4 – Utilities, and Chapter 5 – Circulation). Appendix A of the Villebois Village Master Plan provides a list and cost estimates for projects identified on the City's CIP either directly or indirectly related to Villebois. See also the response to Implementation Measure 2.1.1.f. **This Implementation Measure has been met.***

POLICY 3.1.3: The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services or those benefiting from such facilities and services, pay for them.

*FINDING A-20: The City has developed a Finance Plan establishing a capital improvements list, cost estimates, phasing, funding programs, and responsibilities for expanded facilities and services in the Villebois area. **This Policy has been met.***

Sanitary Sewer Comprehensive Plan Policies

POLICY 3.1.4: The City of Wilsonville shall continue to operate and maintain the wastewater treatment plant and system in conformance with federal, state, and regional water quality standards.

*FINDING A-21: An analysis of compliance with the City's Wastewater Collection System Master Plan is presented in Section 4.1 of the Villebois Village Master Plan, which concludes that the plan is in conformance with the City standards. The proposed legislative amendment does not alter this conclusion. **This Policy has been met. The Goal, Policy, and Implementation Measures found in Section 4.1.4 of the Villebois Village Master Plan have been adopted and no changes thereto are proposed by this amendment.***

Implementation Measure 3.1.4.a: The City shall continue to maintain a sewer service capacity monitoring and expansion program to assure that adequate treatment and trunk

main capacity is available to serve continued development, consistent with the City's urban growth policies and the concurrency standards noted above.

*FINDING A-22: The proposed legislative amendment to the Villebois Village Master Plan is in conformance with the City Wastewater Collection System Master Plan, which incorporates these standards as demonstrated in Chapter 4 (section 4.1) of the amended Villebois Village Master Plan. The proposed amendment does not alter any of the original conclusions. The Villebois area, including the Future Study Area, was included in the City Master Plan as part of service areas UPA-2 and RSV-1. **This Implementation Measure has been met.***

Implementation Measure 3.1.4.b: The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities.

*FINDING A-23: The Villebois area (formerly DATELUP study area) was included in the City's Wastewater Collection System Master Plan. Analysis of the proposed legislative amendment to the Villebois Village Master Plan has determined that the proposed plan does not exceed the facility's capacity because the analysis provided with the original Master Plan evaluated the units proposed within Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. Therefore, the proposed land use plan for the Future Study Area proposes less impact than originally assumed. The proposed amendment will not compromise prior conclusions regarding adequate sanitary sewer capacity. **This Implementation Measure has been met.***

Implementation Measure 3.1.4.c: Based on the service capacity and the permit monitoring program, the City shall plan and appropriately schedule future expansions of the wastewater treatment plant.

*FINDING A-24: The City will analyze service capacity of the treatment plant during the evaluation of the infrastructure required with each phase of Villebois development. The analysis provided with the original Master Plan evaluated the units proposed within Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate wastewater service capacity. **This Implementation Measure has been met.***

Implementation Measure 3.1.4.d: While the City assumes the responsibility for maintaining the treatment plant and collection system, it does not assume the responsibility for extending lines to serve individual properties and developments.

*FINDING A-25: The Villebois Village Master Plan proposes the necessary extension of lines to serve Villebois. Overall funding is addressed in the Finance Plan. **This Implementation Measure has been met.***

Implementation Measure 3.1.4.e: The City shall continue to require all urban level development to be served by the City's sanitary sewer system.

*FINDING A-26: Villebois Village will be served by the City's sanitary sewer system. **This Implementation Measure has been met.***

Implementation Measure 3.1.4.f: The cost of all line extensions and individual services shall be the responsibility of the developer and/or property owner(s) seeking service. When a major line is to be extended, the City may authorize and administer formation of a Local Improvement District (LID). All line extensions shall conform to the City Sanitary Sewer Collection System Master Plan, urbanization policies, and Public Works Standards.

*FINDING A-27: Funding of the line extension is addressed in the Finance Plan. As proposed the system will conform to the City Wastewater Collection System Master Plan and urbanization policies by including all planned service extensions and service areas anticipated by the Master Plan. All construction drawings prepared for these lines will be in conformance with the Public Works Standards. **This Implementation Measure has been met.***

Water Service Comprehensive Plan Policies

POLICY 3.1.5: The City shall continue to develop, operate and maintain a water system, including wells, pumps, reservoirs, transmission mains and a surface water treatment plant capable of serving all urban development within the incorporated City limits, in conformance with federal, state, and regional water quality standards. The City shall also continue to maintain the lines of the distribution system once they have been installed and accepted by the City.

FINDING A-28: An analysis of compliance with the City's Water System Master Plan is presented in Section 4.2 of the Villebois Village Master Plan, which concludes that the plan is in conformance with the City standards. The proposed legislative amendment does not alter this conclusion as 2,645 units are proposed with this legislative amendment. The analysis provided with the original Master Plan evaluated the units proposed within Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate water service capacity.

This Implementation Measure has been met. The Goal, Policy, and Implementation Measures found in Section 4.2.4 of the Villebois Village Master Plan have been adopted and no change is proposed with this amendment.

Implementation Measure 3.1.5.a: The City shall review and, where necessary, update the Water System Master Plan to conform to the planned land uses shown in the Comprehensive Plan and any subsequent amendments to the Plan.

*FINDING A-29: The Villebois area (formerly DATELUP study area) was included in the City's 2002 Water System Master Plan. Analysis of the Villebois Village Master Plan has determined that the proposed plan does not exceed facility capacity. The analysis provided with the original Master Plan evaluated the units proposed within Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate capacity. **This Implementation Measure has been met.***

Implementation Measure 3.1.5.b: All major lines shall be extended in conformance to the line sizes indicated on the Master Plan and, at a minimum, provisions for future system looping shall be made. If the type, scale and/or location of a proposed development negatively impacts operating pressures or available fire flows to other properties as determined by the City Engineer, the Development Review Board may require completion of looped water lines, off-site facilities, pipelines, and/or facility/pipelines to achieve or maintain minimum pressures or fire flows as conditions of development approval.

*FINDING A-30: The water mains and sizes shown on Villebois Village Master Plan, Figure 6 – Conceptual Composite Utility Plan, are in conformance with the Water System Master Plan and include provisions for future system looping as anticipated by the Water System Master Plan. No modifications to any water lines are proposed with this amendment; therefore, **this Implementation Measure has been met.***

Implementation Measure 3.1.5.c: Extensions shall be made at the cost of the developer or landowner of the property being served. When a major line is extended that is sized to provide service to lands other than those requiring the initial extension, the City may:

1. Authorize and administer formation of a Local Improvement District to allocate the cost of the line improvements to all properties benefiting from the extension; or
2. Continue to utilize a pay-back system whereby the initial developer may recover an equitable share of the cost of the extension from benefiting property owners/developers as the properties are developed.

*FINDING A-31: Major water line extensions shall be built subject to the Finance Plan, which has been approved by the City. **The Implementation Measure has been met.***

Implementation Measure 3.1.5.d: All water lines shall be installed in accordance with the City's urban growth policies and Public Works Standards.

FINDING A-32: Section 4.2 of the Villebois Village Master Plan documents that the plan is in compliance with the City's urban growth policies through consistency with the City's Water System Master Plan. The proposed legislative amendment will not alter this conclusion. The applicant states that all water lines will be installed in accordance with

*the City's Public Works Standards, which will be assured through review of subsequent development plans and construction drawings by the City Engineer. **This Implementation Measure has been met.***

Implementation Measure 3.1.5.e: The City shall continue to use its Capital Improvements Program to plan and schedule major water system improvements needed to serve continued development (e.g., additional water treatment plant expansions, transmission mains, wells, pumps and reservoirs).

*FINDING A-33: This project does not propose a change in the City Capital Improvement Program. Water capacity has been determined to be available at a master planning level to support Villebois. The proposed legislative amendment does not alter these conclusions because the analysis provided with the original Master Plan evaluated the units proposed within Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate water system capacity. **This Implementation Measure has been met.***

Storm Drainage Plan

POLICY 3.1.7: The City of Wilsonville shall develop and maintain an adequate storm drainage system. However, where the need for new facilities is the result of new development, the financial burden for drainage system improvements shall remain primarily the responsibility of developers. The City will use systems development charges, user fees, and/or other funding sources to construct facilities to improve storm water quality and control the volume of runoff.

*FINDING A-34: Development of the Villebois Village Master Plan area will address storm drainage using environmentally sensitive techniques such as bio-swales, retention and detention features, and other low impact best management practices. The proposed legislative amendment does not alter this approach. The purpose of the system that will be employed is to manage rainwater naturally by reducing runoff within the Village. The project Finance Plan addresses funding of these improvements and participation in the Systems Development Charge program. **This Policy has been met.***

Implementation Measure 3.1.7.a: In order to adequately provide for urban development, the City has established and will maintain a Stormwater Master Plan, development policies/standards for control of on and off-site drainage, Public Works Standards, and a Capital Improvements Program to upgrade deficient structures and drainage ways.

FINDING A-35: The City plan requires that the Villebois Village Master Plan meet the necessary service level standards for the development onsite. This has been addressed in Section 4.3. City Storm Drain Project CLC-10 was previously identified as an offsite drainage improvement, which was implemented in accordance with the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). The memorandum is attached to the Master Plan as Appendix C for reference. All

stormwater facilities will be designed in conformance with the Public Works Standards. The project Finance Plan includes the appropriate elements and responsibilities for the Capital Improvement Program for stormwater management. An analysis of compliance with the City's Stormwater Master Plan is presented in Section 4.3 of the Villebois Village Master Plan, which concludes that the plan is in conformance with City standards. The proposed legislative amendment does not alter this conclusion. ***This implementation measure has been met.***

Implementation Measure 3.1.7.b: To assure maximum efficiency and effectiveness of the drainage system, a maintenance program has also been established to assure compliance with the City's NPDES (National Pollution Discharge Elimination System) permit. In some circumstances, private maintenance of facilities (by homeowners associations or other entities) may be required, as has been the case for the maintenance of neighborhood parks in Wilsonville.

*FINDING A-36: The drainage system in Villebois will comply with the City's NPDES permit. Maintenance will be assured through the City's maintenance program. Private maintenance, where required, will be identified with the appropriate phase final development plans. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.c: A storm drainage systems development charge shall continue to be collected from developers prior to issuance of a building permit. The Stormwater Master Plan and the Capital Improvements Program will continue to be the basis of establishing Systems Development Charges for storm drainage. The funds are used to upgrade the storm drainage system beyond those improvements required to serve individual developments. Provision of drainage control within a given development shall remain the responsibility of the developer, with the City assisting only insofar as the system will also accommodate off-site drainage. In reviewing planned improvements, the City Engineer may specify the use of on-site or off-site storm water detention, based on specific site characteristics and drainage patterns of the area.

*FINDING A-37: The Villebois Village Master Plan and this proposed legislative amendment are continuing to be reviewed by the City to ensure that there is adequate infrastructure to support each phase of development. The analysis has been completed as part of the development of the Finance Plan and development agreements between the property owners and the City. All charges under this section are addressed in the Finance Plan. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.d: Major natural drainage ways shall be retained and improved as the backbone of the drainage system and designated as open space. The integrity of these drainage ways shall be maintained as development occurs. Where possible, on-site drainage systems will be designed to complement natural drainage ways and designated open space to create an attractive appearance and will be protected by conservation, utility, or inundation easements. Alteration of minor drainage ways may be allowed provided that such alterations do not adversely impact stream flows and in-stream water quality of the major drainage ways and provide for more efficient use of the

land. Such alteration must be approved by the City. Remnant creek channels, which previously carried water that has since been diverted, shall be evaluated for their wildlife habitat value before being selected for use as drainage ways. Where a remnant creek channel is found to provide unique habitat value without being a riparian zone, and that habitat value would actually be diminished through the re-introduction of storm water, alternate methods of conveying the storm water will be considered and, if feasible, used.

*FINDING A-38: The Master Planner worked closely with the City to incorporate concepts using pre-development hydrology as part of the site design framework. This system should improve the site's major drainage systems by providing better habitat, reducing downstream impact, and creating opportunities for integrating the urban form with the site's natural drainage areas. All major natural drainage ways have been retained and flows will be redirected in part to the natural drainage ways. As shown in Section 4.3 of the Villebois Village Master Plan, City Storm Drainage Project CLC-10 redirects a portion of the historic flow to Arrowhead Creek. CIP Project CLC-10 was completed in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). This memorandum is attached to the Master Plan as Appendix C for reference. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.e: Existing culverted or piped drainage ways will be "daylighted" (converted from underground to surface facilities) when doing so will help to achieve the City's goals for storm drainage without overly conflicting with development.

*FINDING A-39: Much of the natural drainage in the Villebois area was undisturbed and existed as surface drainage, with the exception of the Arrowhead Creek basin. Arrowhead Creek improvements restored original drainage to the basin, improved detention, and enhanced existing wetlands through Project CLC-10 of the Stormwater Master Plan. CIP project CLC-10 was specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). A copy of this memorandum is included in the Master Plan as Appendix C for reference. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.f: Conversion of existing swales or drainage ways to culverted or piped systems shall be permitted only where the City Engineer determines that there is no other reasonable site development option.

FINDING A-40: Much of the natural drainage in the Villebois area was undisturbed and existed as surface drainage, with the exception of the Arrowhead Creek basin. Arrowhead Creek improvements restored original drainage to the basin, improved detention, and enhanced existing wetlands through Project CLC-10 of the Stormwater Master Plan. CIP project CLC-10 was specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). A copy of this memorandum is included in the Master Plan as Appendix C for reference. The proposed

*legislative amendment does not alter these circumstances. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.g: Conversion of existing meandering swales or drainage ways to linear ditches shall be permitted only when the City Engineer determines that there is no other reasonable site development option.

*FINDING A-41: No existing meandering swales or drainageways are being converted to linear ditches. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.h: Open drainageways may be used to meet a portion of the landscaping and open space requirements for developments, provided that they meet the design requirements of the Development Review Board.

*FINDING A-42: Open drainage ways that are included in landscaping and open spaces and will be reviewed by the Development Review Board with the appropriate Specific Area Plan. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.i: It is the intent of these measures to maximize the use of the natural drainage system to allow for ground water infiltration and other benefits to community aesthetics as well as habitat enhancement. This does not mean that natural drainage ways will be left unimproved.

*FINDING A-43: The Villebois Village Master Plan implements this measure as a part of its extensive rainwater management system promoting the creation of multi-functional landscapes and improving degraded or damaged drainage areas. Section 4.3 of the Villebois Village Master Plan requires the approval of a Rainwater Management Program with Specific Area Plans. Integration of these facilities in open spaces and other public places is intended to enhance community aesthetics. Implementation of CLC-10 contributes to the restoration of Arrowhead Creek wetlands and the habitat associated with it. In Chapter 3 – Parks & Open Space/Off-Street Trails & Pathways, Implementation Measure 5 states that through time, the developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake Creek wetland complex. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village. The proposed legislative amendment will not alter any of these circumstances. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.j: The natural system must also be improved and maintained to handle the anticipated run-off in a manner that meets the requirements of the Stormwater Master Plan. Where wetlands are constructed for the purpose of accommodating storm drainage, certain areas of those wetlands may be designed to accumulate sediment. The City will periodically dredge and maintain those areas in constructed wetlands, or will permit others to do so, as necessary to maintain the storm drainage functions of those constructed wetlands.

*FINDING A-44: The Villebois Village system has been designed with specific performance standards, which exceed those in the Stormwater Master Plan as discussed in the Compliance Analysis subsection of Section 4.3 of the Villebois Village Master Plan. The rainwater and storm management system is designed to minimize erosion, but will include areas for sediment to accumulate that can periodically be cleaned. The proposed legislative amendment will not alter any of these conclusions. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.k: One-hundred year flood plains and floodways have been established through the Federal Flood Insurance program, for all flood-prone areas of the City except Coffee Lake Creek, north of Barber Street. For that area along Coffee Lake Creek, a hydrology study to establish the 100-year flood elevation will be required prior to development approval. The floodways must continue to be protected from encroachment. Development within the flood plain shall be regulated consistent with the standards of the Federal Flood Insurance Act, and Title 3 of Metro's Urban Growth Management Functional Plan. Storm water runoff from upstream development shall be controlled so as to not adversely impact the peak flood flow in the main stream channels.

*FINDING A-45: The only 100-year floodplain known to impact the Villebois Village area is associated with Coffee Lake Creek. A hydrology study to establish the 100-year floodplain elevation for Coffee Lake Creek has been prepared as a part of the Boeckman Extension project. This study, referred to as the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004. This study and subsequent memos from HDR and Inter-fluve, inc (included in the Villebois Village Master Plan appendix document), concluded release of stormwater flows from Villebois will have no significant impact on the elevation of Coffee Lake Creek. Therefore, on-site detention for the portion of Villebois draining to Coffee Lake Creek, including the 22.2 acres references in SAP East Condition of Approval PF49 is not required. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.l: The City will regulate new land divisions to prevent the creation of additional lots for building sites within 100-year floodplains. This is not intended to prohibit the creation of new lots that are partially within flood plains, provided that the developable portion of each lot will be outside of the 100-year flood plain, and FEMA standards are met.

*FINDING A-46: Any work conducted within and adjacent to the 100-year floodplain will comply with this measure and applicable City regulations. In Chapter 3 of the Villebois Village Master Plan, Policy 3 indicates that the floodplain delineation shown on various figures of the Master Plan is for illustrative purposes only and will be reviewed for compliance or exemption as more detailed information is provided. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.m: The City will regulate cuts and fills within flood plains to assure that the amount of fill material added will not exceed the amount of cut material that is removed.

*FINDING A-47: Any work conducted within and adjacent to the 100-year floodplain will comply with applicable City regulations. See the response for Implementation Measure 3.1.7.l, above. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.n: Wilsonville has established a single-storm drainage runoff standard that is applied throughout the City. That standard requires developers to plan for at least a 25-year storm event. However, the differences in the natural characteristics of the Boeckman Creek and Seely Ditch Basins and their sub-area basins will require developers and their engineers to plan for different types of detention or retention facilities in one basin than would be used in another. The appropriate criteria will be established and implemented through the City's Public Works Standards.

*FINDING A-48: Storm drainage within Villebois will be evaluated consistent with the established criteria including the 25-year storm event as noted in Section 4.3 of the Villebois Village Master Plan. Natural stream characteristics will be considered for variable requirements as identified in the City's standards. The floodplain study has been completed for the City as part of the Boeckman Road project, referred to as the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004. The 100-year floodplain line determined in this report and shown on the Master Plan figures is tentative, pending approval of the aforementioned application. Implementation Measure 9 in Section 4.3.4 that conclusions reached in the previously mentioned application conclude that detention will not be required for that portion of Villebois draining into Coffee Lake Creek. **This approach meets the intent of this Implementation Measure.***

Implementation Measure 3.1.7.o: Based on facility capacities identified in the Stormwater Master Plan, appropriate storm run-off standards shall be implemented through the City's Public Works Standards.

*FINDING A-49: During the Development Review process the City will require that the system designed for Villebois meet the City's Public Works Standards per Policy 1, Section 4.3.4 of the Villebois Village Master Plan. The proposed legislative amendment will not alter this Policy. **By establishing this policy, this Implementation Measure has been met.***

Implementation Measure 3.1.7.p: In the course of site development, developers may be required to retain or improve native vegetation in identified riparian zones and landslide prone areas to decrease the amount of surface water run-off, to shade areas of surface water, to preserve areas of natural percolation, help stabilize landslide-prone areas, and reduce erosion. Replacement, enhancement, and/or restoration of vegetation, including the removal of invasive plants, may also be required depending on the type, scale, and location of development.

*FINDING A-50: During the Preliminary Development Plan review process (as prescribed in the new Village zone – Ordinance No. 557) the City will be provided assurance that the system designed for Villebois will meet the City's Public Works Standards. Section 4.3.3 of the Villebois Village Master Plan, states that the Master Plan will follow all setback and buffer requirements, erosion control, and vegetation of streams and wetlands standards as defined by the City's Significant Resource Overlay Zone and Public Works Standards in compliance with Title 3 and the Goal 5 program. The proposed legislative amendment will not alter these conclusions. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.q: Natural drainage ways shall be stabilized as necessary below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion. The City Engineer may require the use of energy dissipaters to help minimize erosion.

*FINDING A-51: The Villebois Village Master Plan (see Section 4.3) is designed to enhance natural drainage ways and meet or exceed the performance standards of the City Stormwater Master Plan, including the prevention of erosion or degradation of natural conveyance channels. Construction on Villebois Village will conform to the City of Wilsonville Public Works Standards for erosion control and applicable DEQ 1200C permit. The final design of all outfall structures will include an evaluation of downstream erosion potential, and appropriate energy dissipaters as required per applicable City regulations and the City Engineer. The proposed legislative amendment will not alter these circumstances. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.r: Sediment and erosion control shall be provided consistent with the Public Works Standards. All approved open drainage channels and open detention/retention basins shall be designed, constructed, and maintained with appropriate safeguards to insure public health and safety.

*FINDING A-52: Facilities for conveying, storing or dissipating storm drainage will be established in accordance with Public Works Standards or other methods accepted and implemented by other jurisdictions/agencies upon review and approval by the City Engineer. Public health and safety will be evaluated in all cases. Implementation Measure 9, Section 4.3.4 of the Villebois Village Master Plan states that maintenance of stormwater conveyance facilities will be planned and implemented as part of the Specific Area Plans for the Villebois Village. The proposed legislative amendment will not alter these circumstances. **This Implementation Measure has been met.***

Implementation Measure 3.1.7.s: All drainage facilities shall be designed to be consistent with state and federal standards for the passage of fish and wildlife.

FINDING A-53: Where drainage facilities impact jurisdictional areas of fish and wildlife passage, necessary measures will be included in the construction drawings to comply with state and federal standards. Section 4.3.3 of the Villebois Village Master

*Plan, states that, "All culvert designs shall be reviewed by the City Engineer to determine their overall effectiveness in meeting the fish passage requirements specified by the State or Federal agencies." The proposed legislative amendment will not alter these circumstances. **Thus, this Implementation Measure has been met.***

Implementation Measure 3.1.7.t: All development proposals shall be accompanied by a storm drainage plan and hydrologic analysis adequate to meet the above policies and standards, unless waived by the City Engineer for good cause. No development permit shall be issued for any project until a storm drainage plan has been approved by the City Engineer and/or the Development Review Board.

*FINDING A-54: The Villebois Village Master Plan incorporates appropriate elements of the City Stormwater Master Plan as shown in Section 4.3. The proposed legislative amendment will not alter these elements. Additional plans and hydrologic analysis shall be provided within the Specific Area Plans detailing overall system function. Individual development permit applications shall be accompanied by project specific storm drainage plans for approval by the City Engineer and/or the Development Review Board. (See also, the response to Implementation Measure 3.1.7.n, above.) **This Implementation Measure has been met.***

POLICY 3.1.2: The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).

*FINDING A-55: The Villebois Village Master Plan proposes a phased development. The proposed legislative amendment does not alter this approach. To ensure that there is adequate infrastructure to support each phase, a separate analysis, independent of the Master Plan, has been completed by the City as part of the development of both the Financial Plan and the development agreements between the property owners and the City. Refinements to the Master Plan that may occur with the Specific Area Plans also will be reviewed to maintain concurrency. A final check of concurrency will be completed by the Development Review Board as part of the Preliminary Development Plan. **This approach satisfies the intent of this Policy.***

Implementation Measure 3.1.2.f: Coordinate with the appropriate school district to provide for additional school sites substantially ahead of the anticipated need.

*FINDING A-56: The elementary school has been built within the SAP East portion of Villebois. **This Implementation Measure has been met.***

POLICY 3.1.8: The City of Wilsonville shall continue to coordinate planning for fire safety with the Tualatin Valley Fire and Rescue District.

and

POLICY 3.1.9: The City of Wilsonville shall continue to provide adequate police protection.

and

POLICY 3.1.10: The City of Wilsonville shall continue to coordinate planning for educational facilities with all three local school districts and Clackamas Community College.

*FINDING A-57: The Villebois Village Master Plan has been circulated to these various agencies for their review and comment. The proposed legislative amendment will also be circulated to these agencies for their review and coordination. This coordination will continue during review of subsequent applications including Specific Area Plans and Preliminary Development Plans. **This Implementation Measure has been met.***

COMPLEMENTARY FACILITIES/SERVICES PLAN

Parks/Recreation/Open Space

POLICY 3.1.11: The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.

Implementation Measure 3.1.11.a: Identify and encourage conservation of natural, scenic, and historic areas within the City.

*FINDING A-58: The Villebois Village Master Plan continues to identify the natural, scenic and historic elements within the plan area (see Figure 5 – Parks and Open Space Plan as amended by this request). The plan has been designed to maximize these elements and conserve them to the greatest extent practicable. The Specific Area Plans will include review of the most current information for historic and cultural resources. The Villebois Village Master Plan directs a requirement for review of historic and cultural resource information with Parks and Open Space Implementation Measure 9. Implementation Measure 7 requires identifying existing important trees on the Villebois site and directs the creation of a Tree Preservation Plan to be developed for each Specific Area Plan. The proposed legislative amendment amends Chapter 3, but retains the requirements for the conservation of natural areas and historic review. **This Implementation Measure has been met.***

Implementation Measure 3.1.11.b: Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.

FINDING A-59: This amendment to the Villebois Village Master Plan seeks to provide greater detail regarding the land use plan of the Future Study Area, including the uses and activities located in the park and open space areas. This application provides an amended Figure 5 – Parks and Open Space Plan, a new Figure 5A – Recreational Experiences Plan and Table 1: Parks Programming Matrix. These figures work in

conjunction with the text of Chapter 3 – Parks and Open Space, to provide information regarding the nature of the park spaces. The Parks and Open Space plan focuses on providing a well-rounded experience for the park users by providing a wide range of intensities of use. As shown on the amended Figure 5, open space areas and recreational opportunities are provided throughout the community within a five-minute walk of each home. (Policy 1, Section 3.4 of the Villebois Village Master Plan requires identification of all public parks, trails, and open spaces.) Approximately 21.28 acres of neighborhood parks are planned, inclusive of the East Neighborhood Park, Cedar Park and Oak Park in the south central portion of Villebois, Fir Park in the north central portion of Villebois, Village Center Plaza, Village Center Promenade, Hilltop Park and West Neighborhood Park in the central portion of Villebois, and pocket parks and linear greens throughout the project. A minimum 3.0 acres community park is planned, consisting of active/recreational fields associated with the elementary school. An estimated 34.00 acres (33.45 acres less detention pond F) of regional parks are proposed with the Villebois Greenway, which provides trail connections through the western half of the site continuing along the Coffee Lake Natural Area. Approximately 100.6 acres of open space are planned, including the Forested Wetland Preserve areas in the southwestern portion of the project (inclusive of Open Space 3 within the Future Study Area), the Upland Forest Preserve in the north portion of Villebois, and the Coffee Lake Natural Area in the eastern portion of the site. An interconnected trail system is planned, providing connections between all park and open space areas within and adjacent to Villebois. **This Implementation Measure has been met.**

Implementation Measure 3.1.11.d: Continue the acquisition, improvement, and maintenance of open space.

*FINDING A-60: Implementation Measure 5 of Chapter 3 – Parks and Open Space of the Villebois Village Master Plan states that, through time, the developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake Creek wetland complex. This Implementation Measure remains in Chapter 3 of the Master Plan, but is now Implementation Measure 9. The wetland naturalization and enhancement plan is to be initiated and completed with the phased development of the Village. The proposed legislative amendment does not alter the intent of this Implementation Measure. **This Implementation Measure has been met.***

Implementation Measure 3.1.11.e: Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.

FINDING A-61: The proposed legislative amendment adds the planned park and open space elements for the Future Study Area to Chapter 3 – Parks and Open Space. The amended Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan and new Table 1: Parks Programming Matrix, along with supporting documentation in the Villebois Village Master Plan Technical Appendix (PowerPoint presentation print-out and the 50-scale capacity analysis drawings) work in tandem with

the parks descriptions in Chapter 3 – Parks and Open Space to explain each park space and how it relates to other parks and to Villebois as a whole. The Parks and Open Space plan ensures that there are adequate park facilities within walking distance of homes in Villebois. Ownership of the park spaces is shown on the amended Figure 5 – Parks and Open Space plan. **This Implementation Measure has been met.**

Implementation Measure 3.1.11.f: Maintain and develop the current park system for centralized community-wide park facilities, but emphasize the future acquisition of small parks in localized areas.

*FINDING A-62: Figure 5 – Parks and Open Space Plan (as amended) illustrates the provision of many small parks throughout the Village area. The Parks and Open Space plan has been designed to provide a wide range of recreational opportunities for the residents of Villebois, within a reasonable walking distance from each residence. **This proposed approach satisfactorily addresses this Implementation Measure.***

Implementation Measure 3.1.11.g: Where appropriate, require developments to contribute to open space.

*FINDING A-63: Open space makes up a substantial portion of Villebois. Approximately 158.94 acres (33%) of the approximate 481.6 acres is in open space or park land. DATELUP required provision of 25% open space. The Concept Plan increased the amount of open space provided to 32%, with which the proposed legislative amendment of the Master Plan remains consistent. **This Implementation Measure has been met.***

Implementation Measure 3.1.11.i: Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.

*FINDING A-64: The Villebois Greenway, totaling 34 acres, runs the length of the Coffee Lake Natural Area in the East, continuing to connect to the Graham Oaks Natural Area (see amended Figure 5). This greenway provides habitat patches dispersed throughout its entirety. The Villebois Greenway implements Policy 5, Section 3.4 of the Villebois Village Master Plan, "Each park and open space tract shall be linked with a trail or pathway to adjacent neighborhoods and nearby parks and open spaces." The proposed legislative amendment continues the provision of the Greenway and an interconnected trail system. **This Implementation Measure has been met.***

Implementation Measure 3.1.11.j: Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.

FINDING A-65: The amended Figure 5 – Parks and Open Space Plan, continues to show multipurpose green spaces that will connect the community with the surrounding area's natural resources. An effort has been made in the plan to maximize public

frontage (ROW) on all natural areas and open spaces. A program for tree protection and a tree preservation plan will be included with each Specific Area Plan. The Master Plan, as amended by this request, continues to be consistent with the Villebois Village Concept Plan in its approach to natural resources. See also the response to Implementation Measure 3.1.11.a. ***This Implementation Measure has been met.***

Implementation Measure 3.1.11.k: Protect the river-connected wildlife habitat.

*FINDING A-66: The Villebois Greenway provides wildlife habitat patches that help to contribute to the protection of river connected wildlife. The Villebois Greenway links the Coffee Creek wetland area and the Graham Oaks Natural Area, and wildlife will be able to move between habitat patches as they make their way from one natural area to another. ***This Implementation Measure has been met.****

Implementation Measure 3.1.11.l: Encourage the interconnection and integration of open spaces within the City and carefully manage development of the Willamette River Greenway.

*FINDING A-67: The Villebois Greenway provides a meaningful connection between the Graham Oaks Natural Area and the Coffee Lake Natural Area. The Coffee Lake Wood Trail runs along the Coffee Lake Natural Area. This trail connects in the northern portion of the Villebois Greenway with the Tonquin Trail. This trail continues through the Greenway, connecting to the Graham Oaks Natural Area. ***This Implementation Measure has been met.****

Implementation Measure 3.1.11.n: Park classifications and standards shall be developed to guide a program for acquisition and development of a park and open space system to insure an adequate supply of usable open space and recreational facilities, directly related to the specific needs of the local residents.

*FINDING A-68: The City's Parks & Recreation Master Plan has been updated to include Villebois and the categories of parks facilities in the Villebois Village Master Plan. This legislative amendment to the Master Plan provides park and open space elements for the Future Study Area consistent with the existing classifications and standards within the Master Plan. Chapter 3- Parks & Open Space sets out goals, policies and Implementation Measures that will guide the development of the park spaces as the project moves forward. ***This Implementation Measure has been met.****

Implementation Measure 3.1.11.o: Individual park and recreational sites, as defined by the parks and open space standards and classification system will be developed according to the following priorities:

2. Parks should be planned to insure maximum benefit to the greatest number of local residents. For this reason, acquisition and development of community level parks should be given the highest park priority.

*FINDING A-69: Figure 5 – Parks & Open Space Plan includes one community-level park, the minimum 3-acres of athletic fields associated with the elementary school. **This Implementation Measure has been met.***

Implementation Measure 3.1.11.p: New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway, and other open space areas identified as environmentally sensitive or hazardous areas for development.

FINDING A-70: The Villebois Village Master Plan provides approximately 58.28 acres park areas and 100.66 acres of open space areas that include Significant Resource Overlay Zone (SROZ) areas. This equates to 33 percent of the Villebois Village Planning Area, exceeding 25% open space specified in DATELUP. Specific uses have been placed in the park areas, as shown on Figure 5 – Parks and Open Space plan and in Table 1: Parks Programming.

*The Villebois Greenway will be used as a multi-functional park within the community and will serve as an important community link between the Tonquin Geologic area, a regionally significant open space to the north, and the Graham Oaks Natural Area regional open space to the south. The Villebois Greenway, while accommodating a variety of activities such as active and passive recreation, rainwater systems, etc., will still provide the opportunity for wildlife movement and linkage from the habitat patches to and from Mill Creek to the Coffee Lake Creek wetlands complex and the Graham Oaks Natural Area. In addition, through time, the developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake Creek wetland complex (see also Implementation Measure 10 of Chapter 3 – Parks & Open Space of the Villebois Village Master Plan). The proposed legislative amendment does not alter these circumstances. **This Implementation Measure has been met.***

Implementation Measure 3.1.11.s: Facilities constructed to implement the Bicycle and Pedestrian Master Plan shall be designed to insure safe and convenient pedestrian, bike and, where appropriate, equestrian access from residential areas to park, recreational and school facilities throughout the City.

*FINDING A-71: Adequacy of facilities will be determined through the Development Review process. All facilities for accommodating bikes and pedestrians will be designed with the safety and security of the users in mind. **This approach satisfies the intent of this Implementation Measure.***

TRANSPORTATION

It should be noted that the City's transportation consultant (DKS Associates) has prepared a detailed traffic impact analysis and evaluation of the roads and streets in the Villebois Village Plan and how traffic generated by this development will impact existing and planned roadways throughout Wilsonville (see Appendix B of the Villebois Village Master Plan). Figure 7 – Street Plan shows the planned transportation system. Figure 8

– *Proposed Arterial/Collector System shows the planned arterial and collector street system, and Figures 9A and 9B – Street and Trail Sections show the planned cross-sections for the streets and trails. Master Plan figures depicting the street grid have been amended to reflect the land use plan of the Future Study Area and the addition of a residential street section with median.*

*Street capacity has previously been determined to be available at a master planning level to support Villebois. The original analysis assumed a 300 unit apartment complex on the Future Study Area. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate street capacity. **This Implementation Measure has been met.***

GOAL 3.2: To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principle reliance upon any one mode of transportation.

*FINDING A-72: Villebois is designed to encourage transit ridership and promote greater pedestrian, bicycle, and transportation opportunities. SMART has been consulted in the development of the Villebois Village Master Plan. The design accommodates transit stops at the Neighborhood Centers and the Village Center. Specific transit plans will be addressed at the time development applications are submitted. Multi-modal streets connecting to SMART transit routing within Villebois are based upon the concept of increasing transit ridership, and bicycling and walking as an alternative to the automobile (see Chapter 3 – Parks & Open Space for discussions of off-street pathways and Chapter 5 – Circulation for discussions of on-street bicycle and pedestrian systems). The Villebois Village Master Plan includes an extensive bikeway system (see Figure 7 – Street Plan). The plan, as amended, continues to provide an interconnected street system providing a variety of routes within and through the Village, as illustrated on Figure 7 – Street Plan (updated to reflect the land use plan for the Future Study Area) and Figures 9A and 9B – Street and Trail Sections (Figure 9B is updated to reflect the addition of a residential street section with median). All designated collector streets will have bike routes. In addition, sidewalks are set back from the roads to provide a more pedestrian friendly street system. The "neighborhood plan" for Villebois is intended to ensure that residents are within a five-minute walk of their Neighborhood Commons. Off-street multiuse trails will accommodate both pedestrians and bicyclists. This proposed legislative amendment does not alter these conclusions. **This Implementation Measure has been met.***

POLICY 3.2.1: Provide a safe, well-connected, and efficient system of streets and supporting infrastructure for all travel modes.

*FINDING A-73: The Villebois Village Master Plan conforms to the connectivity and circulation standards for vehicle, pedestrian, and bicycle transit modes as prescribed in the Wilsonville TSP. **This Implementation Measure has been met.***

Implementation Measure 3.2.1.a: Plan and implement a well-connected network of streets and supporting improvements for all applicable travel modes.

*FINDING A-74: The Villebois Village Master Plan conforms to the connectivity and circulation standards prescribed in the Wilsonville TSP. The proposed legislative amendment does not alter these conclusions. The Villebois Village Master Plan continues to provide vehicular connection to all existing streets that stub to the property (including Montebello Drive, Serenity Way, Brown Road and Yosemite Street) to assure neighborhood circulation and connectivity consistent with City and Metro requirements. With the exception of situations where physical constraints prohibit, streets and trails are connected. Through the Villebois Village Master Plan circulation system, connectivity is expected to be improved between existing neighborhoods and between residential areas and traffic generator locations. **This Implementation Measure has been met.***

Implementation Measure 3.2.1.b: Provide safe and efficient multi-modal travel between the connecting roadways (and the surface street network, if applicable).

*FINDING A-75: The Villebois Village Master Plan is generally consistent with the policies and implementation measures of the Wilsonville TSP and AASHTO standards. Streets will be developed to conform or exceed standards for safety and capacity. The proposed legislative amendment does not alter these conclusions. **This Implementation Measure has been met.***

POLICY 3.2.2: To provide for a mix of planned transportation facilities and services that are sufficient to ensure economic, sustainable and environmentally sound mobility and accessibility for all residents and employees in the city.

*FINDING A-76: Locating the Villebois Village in close proximity to Wilsonville's existing employment land, providing multi-modal routes throughout the Village, and providing a Village Center that will contain retail/office/employment/civic uses providing basic day-to-day needs will support economic and more sustainable mobility for all residents and employees in the city. The proposed amendment does not alter these conclusions. **This Implementation Measure has been met.***

GOAL 3.3: To achieve adopted standards for increasing transportation choices and reducing reliance on the automobile by changing land use patterns and transportation systems so that walking, cycling and use of transit are highly convenient and so that, on balance, people need to and are likely to drive less than they do today.

*FINDING A-77: Multi-modal streets within Villebois are based upon the concept of increasing transit ridership, and bicycling and walking as an alternative to the automobile (see Chapter 3 – Parks & Open Space for discussions of off-street pathways and Chapter 5 – Circulation for discussions of on-street bicycle and pedestrian systems. The street system and designs of Villebois were developed to conform with the standards of the TSP. The proposed legislative amendment does not alter these findings. **This implementation measure has been met.***

Policy 3.3.1: The City shall provide facilities that allow people to reduce reliance on single occupant automobile use, particularly during peak periods.

*FINDING A-78: The Villebois Village Master Plan is designed to increase multi-modal transportation options. See Goal 3.3 above. **This implementation measure has been met.***

Implementation Measure 3.3.1.a: Encourage a balance between housing, employment, and commercial activities within the City so more people are able to live and work within Wilsonville, thereby reducing cross-jurisdictional commuting.

*FINDING A-79: The intent of the 2,300 minimum housing units required in DATELUP is to provide an opportunity to improve the balance of housing to employment in Wilsonville over time. By continuing to provide more than 2,300 housing units, the proposed legislative amendment to the Villebois Village Master Plan meets that intent. **The proposed legislative amendment will not alter any of the above conclusions. Thus, all sub-sections of this Implementation Measure have been met.***

Implementation Measure 3.3.1.b: Increase densities and intensities of development in or near the Town Center and in other locations where transportation systems can meet those needs.

*FINDING A-80: The Villebois Village Master Plan is located within an area where transportation systems can meet the needs of the development, as described in the response to Policy 3.5.3, below. **This implementation measure has been met.***

Implementation Measure 3.3.1.c: Plan for increased access to alternative modes of transportation, such as bicycling, transit and walking.

*FINDING A-81: A key component of the Villebois Village Master Plan is its emphasis on promoting greater pedestrian, bicycle and public transportation opportunities. In addition, Villebois is designed to encourage transit ridership and SMART was consulted in the development of the Villebois Village Master Plan. The plan, as amended, continues to provide an interconnected street system providing a variety of routes within and through the Village, as illustrated on Figure 7 – Street Plan (updated to reflect the proposed land use plan for the Future Study Area) and Figures 9A and 9B – Street and Trail Sections (Figure 9B has been updated to reflect the addition of a residential street section with median). All designated collector streets will have bike routes. Sidewalks are set back from the roads to provide a more pedestrian friendly street system. The "neighborhood plan" for Villebois is intended to ensure that residents are within a five-minute walk of their Neighborhood Commons. Off-street multiuse trails will accommodate both pedestrians and bicyclists. The off-street trails are shown on the amended Figure 5 – Parks & Open Space Plan. This proposed amendment does not alter these conclusions. **This Implementation Measure has been met.***

Implementation Measure 3.3.1.e: Provide more and better options for travel from one side of the freeway, the railroad, and the Willamette River to the other.

*FINDING A-82: The Villebois Village Master Plan was designed to promote better connectivity and circulation, and more multi-modal transportation options, that conform with the Wilsonville TSP standards. Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System show the proposed street system in the Villebois. Boeckman Road and Barber Street provide street connections from Villebois to the I-5 corridor and the city east of I-5. Multi-modal streets connecting to SMART transit routing within Villebois will be provided and are based upon the concept of increasing transit ridership, and bicycling and walking as an alternative to the automobile (see Chapter 3 – Parks & Open Space for discussions of off-street pathways and Chapter 5 – Circulation for discussions of on-street bicycle and pedestrian systems). The proposed amendment does not alter these conclusions. **This Implementation Measure has been met.***

POLICY 3.3.2: The City shall work to improve accessibility for all citizens to all modes of transportation.

*FINDING A-83: Chapter 5 – Circulation of the Master Plan emphasizes the importance of accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. A system of public and private streets and trails will connect users of diverse transit modes to major activities within and outside the Villebois community. The Circulation Plan will conform with ADA requirements. Additionally, streets will conform with, or even exceed, safety and capacity standards prescribed by the Wilsonville TSP. **This implementation measure has been met.***

Implementation Measure 3.3.2.a: Provide pedestrian and bicycle connections between residential neighborhoods and major commercial, industrial, and recreational activity centers throughout the city, as shown in the Bicycle and Pedestrian Master Plan. Coordinate the system of pathways planned by adjacent jurisdictions to allow for regional travel.

*FINDING A-84: The Villebois Village Master Plan supports and enhances the Bicycle and Pedestrian Master Plan by providing an exceptional network of bike and pedestrian opportunities for moving within the plan area as shown on Figure 7 – Street Plan (updated to reflect the land use plan for the Future Study Area), and Figures 9A and 9B – Street and Trail Sections (Figure 9B is updated to reflect the addition of a residential street section with median). All designated collector streets will have bike routes. Off-street multi-use trails will accommodate both pedestrians and bicyclists. The off-street trails are shown on Figure 5 – Parks & Open Space Plan as amended by this request. The proposed system continues to provide connectivity for pedestrians and bicyclists among the neighborhoods of Villebois and the surrounding area. **This Implementation Measure has been met.***

Implementation Measure 3.3.2.b: City street standards require concrete sidewalks on both sides of all streets. This standard can be waived only in cases where alternative provisions are found to adequately address pedestrian needs.

*FINDING A-85: Figures 9A and 9B – Street and Trail Sections (Figure 9B has been updated to reflect the addition of a residential street section with median) conform to the pedestrian policies in the Wilsonville TSP. Street designs include sidewalks on either side of the street, with the exception of N2 Private Woonerf and O Private Lane on Figure 9B Street and Trail Sections of the Master Plan. Each street design includes sidewalks at least 5-feet in width. Table 5 in Chapter 5 – Circulation of the Villebois Village Master Plan shows that sidewalk widths are increased in areas with higher levels of anticipated pedestrian activity. The proposed legislative amendment will not alter these conclusions. **This Implementation Measure has been met.***

Implementation Measure 3.3.2.c: Transportation facilities shall be ADA-compliant.

*FINDING A-86: Chapter 5 – Circulation of the Villebois Village Master Plan indicates that the circulation plan will comply with all ADA requirements. **This implementation measure has been met.***

GOAL 3.4: To facilitate the safe, efficient and economic flow of freight and other goods and services within the city and the region.

*FINDING A-87: The Villebois Village Master Plan conforms to the connectivity and circulation standards prescribed in the Wilsonville TSP. The proposed legislative amendment does not alter these conclusions. The Villebois Village Master Plan continues to provide vehicular connection to all existing streets that stub to the property (including Montebello Drive, Serenity Way, Brown Road and Yosemite Street) to assure neighborhood circulation and connectivity consistent with City and Metro requirements. Through the proposed circulation system, connectivity is expected to be improved between existing neighborhoods and between residential areas and traffic generator locations. Also, see Finding A-88 below, which explains how the street network of the Villebois will accommodate industrial uses in the west side of I-5. **This Goal has been addressed.***

POLICY 3.4.1: Upgrade and/or complete the street network on the west side of I-5, including in the Coffee Creek and Basalt Creek areas, to serve the warehousing, distribution, and other industrial uses located there.

*FINDING A-88: Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System show the proposed street system in Villebois. The street system provides east-west and north-south Arterials and Collectors as prescribed in the TSP Figure 4.8. In addition, Boeckman Road and Barber Street provide street connections from the Villebois to the I-5 corridor within the Coffee Creek area. No changes to the street system are proposed with this amendment. **Therefore, this Policy has been met.***

POLICY 3.5.1: Develop and maintain a transportation system that balances land use and transportation needs in a manner that enhances the livability and economic vitality of the city.

*FINDING A-89: The circulation plan of the Villebois Village Master Plan is designed to reflect the principles of smart growth that encourages alternatives to the automobile while enhancing mobility and connectivity for all travel modes. On-street parking will be provided on internal streets and collector streets to encourage moderate travel speeds, support local economic activity by improving access to local merchants and increasing the visibility of signs and storefronts, increase pedestrian safety by providing a buffer from automobile and pedestrian traffic, provide space for on-street loading to support local commercial uses, and increase pedestrian activity. Pursuant to the Wilsonville TSP Implementation Measures, the Villebois Village Master Plan will reduce street width, increase sidewalk widths, and increase planter strips to reduce impermeable surfaces, increase park areas, and protect trees in appropriate street sections. This proposed legislative amendment remains consistent with these findings. **This Implementation Measure has been met.***

Implementation Measure 3.5.1.a: Establish and maintain design standards for each arterial and major collector street, in accordance with the Functional Street Classification System. The conceptual location of proposed new major streets identified in the TSP will be refined based on detailed engineering specifications, design considerations, and consideration of local impacts.

*FINDING A-90: Figure 8 – Proposed Arterial/Collector Street System shows the proposed arterial and collector street system in Villebois. The Villebois Village Master Plan street system provides the east-west and north-south arterials and collectors as is prescribed in the TSP Figure 4.8, with the following additions. No changes to the street system have occurred except to add the proposed land use plan of the Future Study Area and add a residential street section with median. Proposed lanes on all Villebois streets and intersections will provide acceptable traffic operations and safety as required in the Wilsonville TSP. The TSP has been developed to comply with the Oregon Transportation Planning Rule and the Non-single Occupant Vehicle Mobile Performance Standards for the City of Wilsonville. In a memorandum dated January 13, 2003 (see Appendix B), DKS Associates evaluated the internal circulation for Villebois. They concluded that “the proposed roadway system will function as intended” with local streets generally carrying less than 80 vehicles during the PM peak hour and that all major intersections would function at a level of service of A or B, well above the City’s minimum acceptable service level of D. The proposed legislative amendment does not alter this conclusion since the land use plan for the Future Study Area proposes a less intensive use than originally analyzed (i.e. 300 apartment units). The proposed plan continues to provide connectivity consistent with the Wilsonville TSP. Therefore, the planned capacity and connectivity of the Wilsonville TSP is retained in the proposed legislative amendment to the Villebois Village Master Plan. **This Implementation Measure has been met.***

Implementation Measure 3.5.1.b: Evaluate the alignment and design of local streets on a project-by-project basis in coordination with the overall purposes of the TSP.

*FINDING A-91: Review of local street alignment and design shall occur with each Specific Area Plan and Preliminary Development Plan. **The intent of this Implementation Measure is maintained.***

Implementation Measure 3.5.1.c: The Transportation Systems Plan shall be used to establish the Functional Street Classification System.

*FINDING A-92: The City's Transportation Systems Plan establishes a functional classification system and physical design characteristics of the street classifications. No changes to this system are proposed by this amendment. The Villebois Village Master Plan included some variety in the physical design characteristics of streets in Villebois that fell within the functional classification system established in the TSP. Table 5 in Chapter 5 – Circulation of the Villebois Village Master Plan, provided a comparison of each relevant TSP figure with the correlating street sections proposed in the Villebois Village Master Plan. The physical design characteristics of the proposed Villebois street classifications are illustrated on Figures 9A and 9B – Street and Trail Sections (Figure 9B is updated with this proposed legislative amendment to add a residential street section with median). The proposed amendment will not alter Chapter 5, except to add the streets and trails within the Future Study Area and add a residential street section with median. **This Implementation Measure has been met.***

Implementation Measure 3.5.1.d: The Development Review Board or City Council may approve specific modifications through the planned development process. Such modifications shall be made in consideration of existing traffic volumes and the cumulative traffic generation potential of land uses being developed.

*FINDING A-93: The Villebois Village Master Plan street sections (Figures 9A and 9B) were found to comply with the standards of the 2003 TSP and were adopted with the Villebois Village Master Plan. The proposed amendment only adds a residential street section with median to Figures 7 and 9B. A Traffic Impact Analysis shall be reviewed with each Specific Area Plan and Preliminary Development Plan application. The proposed legislative amendment does not alter these findings. **Therefore, this Implementation Measure has been met.***

Implementation Measure 3.5.1.e: All arterial and collectors streets shall be dedicated public streets.

*FINDING A-94: All proposed arterial and collector streets will be dedicated as public streets with adequate right-of-way consistent with TSP standards (See Table 5 of Chapter 5 – Circulation). The Villebois Village Master Plan minimizes intersections with arterial and collector streets, consistent with the provisions of the TSP. **This implementation measure has been met.***

POLICY 3.5.2: Review all land use/development proposals with regards to consistency with all the TSP transportation impacts.

*FINDING A-95: Review of a Traffic Impact Analysis, compliance with the Wilsonville TSP, and proposed land uses shall occur with each Specific Area Plan and Preliminary Development Plan. **This implementation measure has been met.***

Implementation Measure 3.5.2.a: All development proposals shall be required to provide for a transportation impact analysis by payment to the City for completion of such study by the city's traffic consultant unless specifically waived by the City's Community Development Director because the scale of the proposed development will have very limited impacts.

*FINDING A-96: A Traffic Impact Analysis shall be requested for each Specific Area Plan and Preliminary Development Plan to be provided by the city's traffic consultant. **This implementation measure has been met.***

Implementation Measure 3.5.2.b: The City may approve local private streets through the Planned Development process, provided that adequate emergency access is available and that proper maintenance by private entities is ensured.

*FINDING A-97: All streets will be developed with sufficient pavement width and will be able to sufficiently handle emergency vehicle access. The Villebois Village Master Plan follows basic principles for the placement and design of curb extensions to ensure fire trucks, buses, and single-unit trucks may negotiate from Collector/Arterial Streets without crossing street centerline. Private streets are maintained by the relevant HOA as defined in the Ownership and Maintenance Agreement. The only change proposed with this amendment is the addition of the streets proposed with the land use plan for the Future Study Area. **This Implementation Measure has been met.***

Implementation Measure 3.5.2.c: Any proposed change to the Comprehensive Plan Map or Zoning Maps that would result in additional trips above that allowed under the city's concurrency policies may be denied unless mitigation measures are identified and provided.

FINDING A-98: Development of the Future Study Area was anticipated in the Villebois Village Master Plan. The Comprehensive Plan designation, Residential-Village, is consistent with land uses associated with this proposed amendment. Therefore, no changes to the Comprehensive Plan Map are submitted with this proposed amendment. Consistent with the Comprehensive Plan designation, application for changes to the Zoning Map for the Village Zone shall be reviewed with the Preliminary Development Plan. A traffic analysis shall be requested and reviewed with each Specific Area Plan and Preliminary Development Plan and mitigation measures will be provided as appropriate with each development phase. The only change that has occurred is the addition of the proposed land use plan of the Future Study Area consistent with the Comprehensive Plan designation. The Village Zone, which is associated with the Residential-Village

*Comprehensive Plan designation, will be applied to the site at a subsequent development stage. **Therefore, this Implementation Measure has been met.***

POLICY 3.5.3: Provide for an adequate system of local roads and streets for access and circulation within I-5 Interchange Management Areas that minimize local traffic through the interchanges and on the interchange cross roads.

FINDING A-99: The circulation network for Villebois has been evaluated with four separate Memorandums from DKS Associates dated January 13, 2003, February 28, 2003, April 6, 2004 and June 15, 2005. The January 13, 2003 DKS Memorandum (see Appendix B of the Villebois Village Master Plan) specifically evaluates the Villebois internal street plan in the context of circulation needs in west Wilsonville. Appendix B of the Villebois Village Master Plan includes copies of the Memoranda prepared by DKS Associates, which comprise the traffic impact analysis for the Master Plan.

*The DKS Memoranda evaluated the City's existing and planned external street network with the proposed Villebois internal street network and found that no mitigation is required beyond what is identified within the City's TSP. The proposed legislative amendment does not alter conclusions of adequate street capacity since the land use plan for the Future Study Area proposes a less intensive use than originally analyzed (i.e. 300 apartment units). Thus, an adequate local street system is provided. **This implementation measure has been met.***

GOAL 3.6: To provide for the construction and implementation of transportation facilities, improvements and services necessary to support the TSP, the Transit Master Plan and the Bicycle and Pedestrian Master Plan.

*FINDING A-100: The Villebois Village Master Plan conforms to the transportation connectivity and circulation, pedestrian, and bicycle standards prescribed in the Wilsonville TSP. The Villebois Village Master Plan, as amended by this request, provides an interconnected pedestrian pathway system providing a variety of routes within and through the Village, as illustrated on Figure 5 – Parks & Open Space Plan, as amended by this request, and the updated Figure 7 – Street Plan, updated to reflect the proposed land use plan for the Future Study Area and the addition of a residential street section with median. Sidewalks are set back from the roads to provide a more pedestrian friendly street system. In addition, the Villebois Village Master Plan includes an extensive bikeway system (see Figure 7 – Street Plan). The Villebois Village Master Plan provides on-street bike lanes (as shown on the updated Figure 7 – Street Plan) on all collector and arterial streets. Proposed bike lanes are illustrated on Figures 9A and 9B – Street and Trail Sections, consistent with TSP requirements. No changes have occurred to transportation facilities, improvements, and services to support the implementation of the TSP other than the addition of the proposed land use plan of the Future Study Area and the addition of a residential street section with median. The proposed legislative amendment does not alter these findings. **This goal has been addressed.***

POLICY 3.6.1: The City will plan, schedule, and coordinate implementation of all street improvements through the on-going five-year Capital Improvements Plan. A priority is given to eliminating existing deficiencies and in upgrading the structural quality of the existing arterial system.

*FINDING A-101: Implementation of the street system within the Villebois Village Master Plan area will be phased logically to serve areas to be constructed and to ensure that there is adequate infrastructure to support each phase. Appropriate dedication of right-of-way will be established as development occurs. The only change made is the addition of the proposed land use plan of the Future Study Area. **This Implementation Measure has been met.***

POLICY 3.6.2: Require each individual development to provide all collector and local streets, unless the benefit to the entire community to a degree that warrants public participation in funding those collector streets.

*FINDING A-102: Figure 7 – Street Plan and Figure 8 – Proposed Arterial & Collector System of the Villebois Village Master Plan prepared for under evaluation of the Wilsonville TSP shows the proposed street plan and Arterial/Collector system. The only change made to the street system is to add the proposed land use plan of the Future Study Area and add a residential street section with median. **Therefore, this Implementation Measure has been met.***

GOAL 3.7: Maintain a transportation financing program for the construction and implementation of transportation facilities, improvements and services necessary to support the TSP, the Transit Master Plan and the Bicycle and Pedestrian Master Plan.

*FINDING A-103: [Goal 3.7 is addressed through findings to Policy 3.7.1 and Policy 3.7.2]. **This goal has been addressed.***

POLICY 3.7.1: The City is responsible for planning, scheduling, and coordinating all street improvements through the on-going Capital Improvements Plan. A priority is given to eliminating existing deficiencies and in upgrading the structural quality of the existing arterial system.

*FINDING A-104: The Villebois Village Master Plan area will be developed in compliance with the City Capital Improvements Plan and the Finance Plan. The Villebois Village Master Plan land use and various sub-elements have been phased to ensure that there is adequate infrastructure to support each phase. See also the response for Implementation Measure 3.1.3. **This Implementation Measure has been met.***

POLICY 3.7.2: Ensure development of an adequate street system, the City shall collect a Systems Development Charge as development occurs. Funds collected shall be allocated through the Capital Improvements Plan as needed to provide extra capacity service.

FINDING A-105: Payments for Systems Development Charges will occur with each building permit. No changes to this process have occurred with this proposed amendment and therefore, this Implementation Measure has been met.

GOAL 3.8: To maintain coordination with neighboring cities, counties, Metro, ODOT, local businesses, residents and transportation service providers regarding transportation planning and implementation.

FINDING A-106: Coordination with the City shall occur during the pre-application meeting, Specific Area Plan, and Preliminary and Final Development Plan application processes. No changes to this process are proposed with this amendment and therefore, this Implementation Measure has been met.

LAND USE AND DEVELOPMENT

General Development

GOAL 4.1: To have an attractive, functional, economically vital community with a balance of different types of land uses.

*FINDING A-107: The Villebois Village Master Plan highlights aspects of the Plan which are considered to contribute to a "complete community" that is "economically, socially, and environmentally sustainable." The Villebois Village Master Plan includes three distinct neighborhoods grouped around a Village Center; a Village Center which includes a main street with retail, high-density housing, a plaza and a central green; an elementary school site; and potential future smaller centers in each neighborhood that may include convenience retail; transit stops and parks; an extensive system of parks and open spaces, including a trail system connecting natural areas to the north with the Graham Oaks Natural Area to the south; rainwater management systems; and an interconnected transportation system that de-emphasizes auto use and is connected with the regional transportation system. The Villebois Village Master Plan proposes to enhance the City's economic vitality by providing more local housing and retail/office/employment opportunities to serve those residences; increasing the City's tax base; and attracting public funding contributions for transportation projects. The proposed legislative amendment does not alter the ability of the Villebois Village Master Plan to provide for a complete community. **This Goal has been met.***

Implementation Measure 4.1.1.h: Application for proposed developments will be accompanied by site plans which at a minimum:

1. Identify and protect adjacent properties.
2. Designate access points; and where possible, coordinate these points with adjacent uses.
3. Provide for adequate on and off-site vehicular and pedestrian/bike circulation.
4. Identify proposed building locations, heights, set-backs, and landscaped areas, architectural drawings or sketches sufficient to demonstrate the intent, impact,

character, and intensity of use of the proposed development. Detailed specifications will be required as part of final development plans, which may occur in phases.

*FINDING A-108: Plan sets will be submitted at the time of each application for Specific Area Plan and Preliminary Development Plan. The plan sets will include existing conditions, aerial photograph, tentative plat, circulation plan, bicycle and pedestrian circulation plan, park/trail/open space plan, and street sections, **thus meeting this Implementation Measure.***

Implementation Measure 4.1.1.j: Development will coincide with the provision of public streets, water, and sanitary sewer and storm drainage facilities as specified in Section ‘C,’ above. These facilities shall be: (a) capable of adequately serving all intervening properties as well as the proposed development; and, (b) designed to meet City standards.

*FINDING A-109: Implementation of the street, water, and sanitary systems within the Villebois Village Master Plan area will be phased logically to serve areas to be constructed and to ensure that there is adequate infrastructure to support each phase. Appropriate dedication of right-of-way will be established as development occurs. The only change made is the addition of the proposed land use plan of the Future Study Area. **This Implementation Measure has been met.***

Implementation Measure 4.1.1.k: A minimum of 15% of the total gross area of all developments shall be landscaped and, where possible, integrated with the open space system. Areas identified as having significant natural resources may require enhancement in order to be considered part of the required open space for a given development. Additional landscaping may be required by the Development Review Board depending on the scale of the proposed development and its compatibility with abutting properties and their respective uses.

*FINDING A-110: The Villebois Village Master Plan as amended by this request, continues to significantly exceed the minimum requirement of 15% landscaping of the gross area. As shown on the amended Figure 5 – Parks and Open Space Plan, approximately 33% of the 481.6 acres is dedicated to open space uses. Major areas have been preserved as natural open space areas and/or park areas. Section 4.3.3 indicates that stormwater facilities will be landscaped using native materials when possible. The need for additional landscaping for specific development will be evaluated during the Development Review process. **This Implementation Measure has been met.***

Commercial Development

POLICY 4.1.2: The City of Wilsonville shall encourage commercial growth primarily to serve the local needs as well as adjacent rural and agricultural lands.

*FINDING A-111: The retail/office/employment development within the Villebois Village Master Plan area is intended to be of a scale and nature that would serve primarily the local needs of residents within Villebois and nearby neighborhoods (refer to Chapter 2 – Land Use). The proposed legislative amendment does not alter the opportunities for retail/office/employment development within Villebois. See also the response to Implementation Measure 4.1.2.a, below. **This Policy has been met.***

Implementation Measure 4.1.2.a: Encourage commercial uses which are compatible with the residential nature of the community, and are complementary to or supportive of industrial development in the City.

*FINDING A-112: The Villebois Village Master Plan includes several Policies and Implementation Measures in section 2.2 which encourage commercial growth compatible with local needs. The retail/office/employment areas within the Villebois Village Master Plan area will primarily serve the residents of the Village and are of a scale that is compatible with the residential nature of the community. Smaller retail/office areas may be provided in the Neighborhood Centers, while the Village Center will provide the majority of retail/office/employment opportunity in the Master Plan area. The proposed legislative amendment does not alter these conditions. **This Implementation Measure has been met.***

Implementation Measure 4.1.2.b: Provide opportunities for a basic mix of needed goods and services.

*FINDING A-113: The retail/office/employment uses within the Village are designed to meet the basic needs of the area's residents and will allow them to obtain these goods in close proximity to their homes. The permitted retail/office/employment uses are addressed in the Village zone and include the uses identified generally in Chapter 2 of the Villebois Village Master Plan. The Goal, Policies, and Implementation Measures in section 2.2 for the Village Center support development of a mix of needed goods and services, thereby helping to reduce the vehicle miles traveled for residents. The proposed legislative amendment does not alter these conditions. **This Implementation Measure has been met.***

Implementation Measure 4.1.2.g: The location and development of commercial areas within the community should be given very careful consideration. Although they may occupy a relatively small percentage of the total land area, commercial developments customarily occur at points of maximum traffic movement and, therefore, have a tremendous impact on people's impressions of the visual quality of the community. If Wilsonville is to retain an image as a desirable place to live, its commercial areas must reflect that quality.

FINDING A-114: The retail/office/employment areas within Villebois are located primarily in the Village Center, which is located centrally to the project where the main internal streets intersect. Specific architectural and development standards are defined in the Village zone for this project (per Village Center Implementation Measure 1) to

*provide continuity of design and integration within the neighborhoods. This approach will create a desirable place to live and shop and reduce or remove any negative impacts caused by retail/office/employment uses (refer to Chapter 2 – Land Use). **This Implementation Measure has been met.***

Implementation Measure 4.1.2.i: As existing businesses are renovated and new ones are constructed, the Development Review Board will require high standards of compatibility with surrounding development, landscaping, architecture, and signage. The ability of a site to function properly in relation to the surrounding area will be emphasized.

*FINDING A-115: Any existing businesses planning renovation or new businesses locating within the Villebois Village Master Plan area will be subject to the review standards of the Development Review Board, the Village zone standards and guidelines (Ordinance No. 557), and the proposed Pattern Book and/or Village Center Design Standards (required by the Village zone) which will ensure quality of design and compatibility with the surrounding area. **This Implementation Measure has been met.***

Industrial Development

The Villebois Village Master Plan does not provide for any true industrial uses within the plan area. However, certain light manufacturing/research and development uses may be an appropriate use within the Village Center and could be approved by the appropriate City review authority.

POLICY 4.1.3: The City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

*FINDING A-116: The vision for the Village Center recognizes that over time this type of use may be accommodated within the Village Center. The Village zone (Ordinance No. 557) will provide language supportive of this (refer to Chapter 2 – Land Use). **This Policy has been met.***

Implementation Measure 4.1.3.g: Encourage energy-efficient, low-pollution industries.

*FINDING A-117: If a light manufacturing/research and development use were to locate within the Villebois Village Master Plan area it would need to be energy-efficient and low-pollution to be compatible with the remainder of Villebois. The Village (V) zone will provide standards to accommodate these types of facilities. The City, during the Development Review process, has the ability to ensure that an industrial use meets these environmental aspirations. **This Implementation Measure has been met.***

Implementation Measure 4.1.3.h: The City, in accordance with Title 4 of the Metro Urban Growth Management Functional Plan, supports appropriate retail development within Employment and Industrial Areas. Employment and Industrial areas are expected to include some limited retail commercial uses, primarily to serve the needs of people

working or living in the immediate Employment or Industrial Areas, as well as office complexes housing technology-based industries.

*FINDING A-118: Any employment uses, including light manufacturing/research and development, will be located within the Village Center. The Village Center is planned to be a mix of residential and retail/office/employment uses supporting the intent of this measure (see Figure 2A – Village Center Land Use Plan and Chapter 2 – Land Use). **This Implementation Measure has been met.***

Implementation Measure 4.1.3.i: The City shall limit the maximum amount of square footage of gross leasable retail area per building or business in areas designated for industrial development.

*FINDING A-119: There is no industrial zoning or land use designation within the Villebois Village Master Plan area; therefore, **this measure is not applicable.***

Residential Development

Implementation Measure 4.1.4.b: Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.

*FINDING A-120: Figure 1 – Land Use Plan identifies 13 housing types (plus potential for ancillary housing) and densities, which the Villebois Village Master Plan indicates will have price and rent levels that accommodate a range of incomes (see Affordable Housing discussion under Metro Functional Plan Title 11 in Section B of this document). Affordable, senior, and community housing (per ORS 426.508) are to be included. Densities will range from 3 to 50 units per net acre. Unit types will be comprised of apartments, condos, row homes, single-family attached homes on small lots, and single-family detached homes on small, medium, standard, large and estate lots. This mix of housing types and densities is consistent with the Villebois Village Concept Plan. Preceding responses addressing Comprehensive Plan Policies for utilities and streets discuss concurrency and demonstrate that adequate public facilities and services will be available to serve the project. Most of the Residential Neighborhood Policies proposed by the Villebois Village Master Plan support this measure. The proposed legislative amendment does not alter any of the adopted Residential Neighborhood Policies. See also the discussion under Section C (Metro Functional Plan Title 11(D)). **This Implementation Measure has been met.***

Implementation Measure 4.1.4.c: Establish residential areas that are safe, convenient, healthful, and attractive places to live while encouraging variety through the use of planned developments and clusters.

FINDING A-121: The Villebois Village Master Plan design provides for safety in a number of ways. The alleys result in safer pedestrian areas because the sidewalks aren't conflicted with driveways serving garages in front. The extensive bikeways allow movement throughout the Village while being separated from automobile traffic. The design of houses with windows and front porches results in "eyes on the street" throughout the day and evening.

*Careful distribution of the densities in the Village has avoided grouping similar densities and types into "corrals," by dispersing housing types throughout the community. Efficient site layouts have each dwelling within a five-minute walk from a Neighborhood Commons or the Village Center, and have easy access to parks and open spaces. This mix creates the atmosphere that this Implementation Measure strives to achieve. The proposed legislative amendment does not alter these circumstances. The Master Plan, as amended, continues to provide residential neighborhoods with characteristics consistent with the vision of the Villebois Village Concept Plan. **This Implementation Measure has been met.***

Implementation Measure 4.1.4.d: Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.

*FINDING A-122: The Villebois Village Master Plan provides 13 different housing types, ranging from large lot single family to apartments over retail/office. These diverse housing types are distributed throughout the Master Plan area as shown on the amended Figure 1 – Land Use Plan. The mix of housing types and densities is consistent with the Villebois Village Concept Plan. (See also Response to Implementation Measure 4.1.4.b, above). **This Implementation Measure has been met.***

Implementation Measure 4.1.4.j: The City shall have a diverse range of housing types available within its City limits.

FINDING A-123: The Villebois Village Master Plan provides 13 different housing types, ranging from large lot single family to apartments over retail/office. These diverse housing types are distributed throughout the Master Plan area as shown on the amended Figure 1 – Land Use Plan. The proposed legislative amendment only adds information for the Future Study Area, which includes additional Mediums, Standards, and Larges. This alteration does not significantly impact the analysis previously prepared for the Master Plan – Findings Supporting Document. The Villebois Village Master Plan will provide more than the minimum 2,300 residential units specified by DATELUP, with both home ownership and rental opportunities available.

*The land use pattern of Villebois continues to be designed to create three neighborhoods that are defined by areas within a quarter-mile radius of one of three Neighborhood Commons (see Figure 2). Each neighborhood consists of a mixture of housing types that are generally characterized by higher densities near the Neighborhood Commons and near the Village Center and lower densities near the edges of the Villebois Village Master Plan area. The Village Center will include the highest densities of residential units (condos, apartments, mixed use buildings). The Villebois Village will also include some unique housing opportunities through the provision of community housing in accordance with ORS 426.508 and the inclusion of ancillary dwellings. Thus, a diverse range of housing types will be available in Villebois Village, which will contribute to the diversity of housing types within the City of Wilsonville. The proposed legislative amendment does not alter these circumstances. See also the response to Implementation Measure 4.1.4.b. **This Implementation Measure has been met.***

Implementation Measure 4.1.4.k: The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville.

FINDING A-124: In January 2001 the Metro Council adopted an ordinance amending the Regional Framework Plan and the Urban Growth Management Functional Plan. The intent of this amendment was to ensure a choice of housing types and to help reduce regulatory barriers to affordable housing. Local governments were required to adopt comprehensive plan changes that ensure a diverse range of housing types, maintain the existing supply of affordable housing, increase opportunities for new affordable housing and increase opportunities for households of all income levels to live within their individual jurisdiction in affordable housing. Wilsonville Comprehensive Plan Implementation Measure 4.1.4.k is the enabling regulation adopted by the City as required by Metro. The City has not adopted the specific goals for affordable housing specifically applicable to Villebois. Much of the affordable housing within Villebois is anticipated to be provided within and around the Village Center.

*In lieu of measurable criteria within City regulatory documents, Metro requires the demonstration of how residential development will include housing affordable to households with incomes at or below area median incomes for home ownership and at or below 80 percent of area median incomes for rental. An analysis was provided with the original Master Plan that showed a wide range of estimated home prices and indicated that home ownership opportunities and rental options will be available in Villebois at prices affordable to a range of income levels. Residential Neighborhood Housing Implementation Measure 3 will assure that a mix of housing types and inclusion of affordability options is provided with each Specific Area Plan generally consistent with those shown in the Villebois Village Master Plan. The proposed amendment continues this approach. **This Implementation Measure has been met.***

Implementation Measure 4.1.4.l: The City shall work to improve the balance of jobs and housing within its jurisdictional boundaries.

*FINDING A-125: Currently, the City of Wilsonville is underserved in housing. With the provision of 2,645 housing units and a density of over 10 units per acre, the plan significantly improves the opportunity to positively impact the jobs to housing mix in Wilsonville over time. The proposed number of housing units and densities continue to be consistent with the Villebois Village Concept Plan. The Residential Neighborhood Policies of the Villebois Village Master Plan have been developed to help address this measure. No changes to the Residential Housing Policies are proposed with this request. **This Implementation Measure has been met.***

Implementation Measure 4.1.4.o: The City will encourage the development of housing of various types and densities. Guided by the urbanization, public facilities, and economic elements, the City will, however, manage residential growth to ensure adequate provision of public facilities and that proposed housing satisfies local need and desires, i.e., type, price and rent levels.

*FINDING A-126: Public facilities are discussed in other portions of this document. The wide range of housing types and prices provides housing that will satisfy local needs. The Master Planner has coordinated with the City on development of a Finance Plan and an updated Capital Improvement Program to identify specific projects and their associated costs as well as funding responsibility for these projects. (See also Affordable Housing discussion under Metro Functional Plan Title 11 in Section C of this document and the response to Implementation Measure 4.1.4.p, below). **This Implementation Measure has been met.***

Implementation Measure 4.1.4.p: In an effort to balance residential growth with the City's employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.

*FINDING A-127: The wide range of housing types and prices provides housing opportunities for the employees working in the City. Villebois is mandated to provide a minimum of 2,300 dwelling units by ORS 426.508 and DATELUP. The proposed mix of housing types and densities is consistent with the Villebois Village Concept Plan. (See also Affordable Housing discussion under Metro Functional Plan Title 11 in Section B of this document, below). Residential Neighborhood Housing Implementation Measure 3 in the Villebois Village Master Plan requires a demonstration with each Specific Area Plan that the development continues to meet the housing needs of the City's residents at prices and rents affordable to a wide range of incomes. This amendment does not alter these circumstances. **This Implementation Measure has been met.***

Implementation Measure 4.1.4.t: Site plans will provide for adequate open space to (a) protect adjacent properties; and (b) provide ample yard space and play areas for residents. The residential character of established neighborhoods, particularly low density developments, shall also be protected as surrounding development occurs. Site development standards shall continue to be applied to ensure compatibility with adjacent

land uses. High design standards will be established for signage and appearance, including the landscaping of setback areas and the designation of access points.

*FINDING A-128: These requirements will be addressed through the Specific Area Plan and Development Review processes as the various phases of Villebois are developed. A Pattern Book is required as a part of the Specific Area Plan application (see Residential Neighborhood Housing Implementation Measures 1 and 2, Section 2.3, Villebois Village Master Plan), which will outline specific and general design guidelines that are intended to ensure site development is compatible with adjacent land uses. Open space areas and the mix of uses are generally consistent with the Villebois Village Concept Plan. **This approach will meet the intent of this Implementation Measure.***

Implementation Measure 4.1.4.x: Apartments and mobile homes are to be located to produce an optimum living environment for the occupants and surrounding residential areas. Development criteria includes:

1. Buffering by means of landscaping, fencing, and distance from conflicting uses.
2. Compatibility of design, recognizing the architectural differences between apartment buildings and houses.
3. On-site recreation space as well as pedestrian and bicycle access to parks, schools, mass transit stops and convenience shopping.
4. The siting of buildings to minimize the visual effects of parking areas and to increase the availability of privacy and natural surveillance for security.

*FINDING A-129: These provisions will be met at the time of development and will be monitored by the City through the permitting process and through adherence to the approved Pattern Book. Consistent with the Villebois Village Concept Plan and this Implementation Measure, apartment locations remain adjacent to planned public facilities and services, park amenities, and are within or in close proximity to the Village Center. **This Implementation Measure has been met.***

Implementation Measure 4.1.4.y: Housing units shall be designed, constructed, and maintained so that the community is assured of safe, sanitary, and convenient living conditions in dwellings that are sound, energy efficient, and attractive in their appearance. Conservation of housing resources shall be encouraged through code enforcement, renovation, and rehabilitation of the existing housing stock.

FINDING A-130: These provisions will be met at the time of development and will be monitored by the City through the permitting process. The Villebois Village Master Plan requires the development of Pattern Books with Specific Area Plans for Villebois (Implementation Measures 1 and 2, Section 2.2). The Pattern Book will set architectural

*guidelines and standards for the housing developed within Villebois in compliance with this measure. **This Implementation Measure has been met.***

Environmental Resources and Community Design

Implementation Measure 4.1.5.a: Require the placement of utilities underground in new developments and seek means of undergrounding existing above-ground utilities, other than storm drainage facilities.

*FINDING A-131: All new utilities will be underground in Villebois. Existing above-ground utilities will be undergrounded if allowed by the franchisee. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.c: Provide a buffer use or transition zone between urban and adjacent agricultural areas.

*FINDING A-132: Perimeter buffer streets separate any agricultural lands outside the Urban Growth Boundary from uses within Villebois. The proposed uses and their locations remain generally consistent with the Villebois Village Concept Plan; generally larger lot sizes (less density) occur around the Village perimeter. It should be noted that some land within the planning area is currently outside of the City Limits and is zoned "Agricultural" by Clackamas County. Upon annexation to the City, agricultural activities on these properties would still be permitted until rezoning and development takes place. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.d: Conserve and create open space throughout the City for specified objectives.

*FINDING A-133: The Villebois Village Master Plan is noteworthy for the amount of open space it includes. The plan provides 158.94 acres of parks and open space or 33% of the plan area encompassing several types of passive and active recreational areas, natural areas, and trails as discussed in several Policies and Implementation Measures in the Master Plan. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.e: Protect the beneficial uses and functional values of resources within the Water Quality and Flood Management Areas identified by Metro by limiting or mitigating the impact on these areas from development activities.

FINDING A-134: The intent of the design of the Villebois Village Master Plan is to comply with the City's SROZ overlay zone, which protects resources that exist within the Villebois Master Plan area. Boundaries for the SROZ and floodplain have been updated to reflect previous refinement(s) of these boundaries. The floodplain boundary depicted on the Master Plan figures is pending approval of the MT2 application to update the mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek, prepared by HDR on October 25, 2004 and are shown for illustrative purposes only in the Master Plan. The City of Wilsonville SROZ map shows SROZ areas in the northern, eastern, and southwestern portions of the Future Study Area, which includes wetlands and forested habitat. Any encroachments will be reviewed for compliance or exemption as more detailed information is provided that will affect these areas. Adjustments in

plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ and floodplain regulations, which will be demonstrated for the Specific Area Plans (Parks and Recreation Policy 3, Section 3.4 Villebois Village Master Plan). The proposed legislative amendment continues this approach. **This approach meets the intent of this Implementation Measure.**

Implementation Measure 4.1.5.g: Encourage identification and conservation of natural scenic and historic areas within the City.

*FINDING A-135: Figure 5 – Parks and Open Space Plan, as amended by this request, of the Villebois Village Master Plan continues to show multipurpose green spaces that will connect the community with the surrounding area's natural resources. (Also see the response for Implementation Measure 3.1.11.a.) The Plan continues to be consistent with the Villebois Village Concept Plan. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.h: Develop an attractive and economically sound community.

*FINDING A-136: Villebois is an attractive and economically sound plan by design. Pattern Books, submitted during the Specific Area Plan process, will ensure an integrity of design is carried out throughout the Master Plan area. The Master Planner has coordinated with the City on development of a Finance Plan and updated Capital Improvement Program to identify specific projects and their associated costs as well as funding responsibility for these projects. (See response to Goal 4.1.) **This Implementation Measure has been met.***

Implementation Measure 4.1.5.i: Identify buildings of unusual or outstanding architectural style from earlier eras. Encourage preservation of these structures.

*FINDING A-137: While not unusual or outstanding architecture, buildings "C" and "D" of the Dammasch Hospital were considered for adaptive reuse, but were decided to be demolished. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.j: Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.

*FINDING A-138: Open space in Villebois takes advantage of the characteristics of the land, the type of land use proposed and adjacent land uses and provides a continuous network to benefit wildlife and humans. The Villebois Village Master Plan includes parks and open space plan for Villebois that provides the standard to which all park proposals will be reviewed. The plan has been created to work with the constraints of the site and to be compatible with the adjacent land uses. Open spaces continue to be generally in conformance with the Villebois Village Concept Plan. The proposed amendment continues this approach. **This Implementation Measure is met.***

Implementation Measure 4.1.5.k: Develop open, limited, or restricted access natural areas connected where possible by natural corridors, for wildlife habitat, watershed, soil and terrain protection. Preservation of contiguous natural corridors throughout the City for the protection of watersheds and wildlife will be given priority in land use decisions regarding open space.

*FINDING A-139: The rainwater systems and the connectivity of the open spaces described elsewhere in this document go beyond what is normally found in development proposals. The proposed legislative amendment continues these features. Please also refer to the response for Implementation Measures 4.1.5.j and 3.1.11.k, above. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.l: Identify areas of natural and scenic importance and give them priority in selection of public open space. Where legal rights of access have been acquired, extend public access to, and knowledge of such areas, in order to encourage public involvement in their preservation.

*FINDING A-140: The Villebois Village Master Plan provides access to the adjoining Graham Oaks Natural Area and Coffee Lake Creek areas. Pathways and circulation to these areas is consistent with the Villebois Village Concept Plan (see also response to Implementation Measure 3.1.11.j). **This Implementation Measure has been met.***

Implementation Measure 4.1.5.m: Protect the river-connected wildlife habitat and encourage the integration and inter-connection of the Willamette River Greenway to open space areas of the City. Continue to regulate development within the Greenway boundaries. Provide for public access to the river only through and within the City parks or other properties intended for public access.

*FINDING A-141: The Coffee Lake Creek wetland area is a river-connected wildlife habitat. This area of the Villebois Village Master Plan is protected through the City's SROZ. The Coffee Lake Creek wetland open space is consistent with the Villebois Village Concept Plan. See also the responses to Implementation Measures 3.1.11.j and k. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.s: Housing development, and any other development intended for human occupancy, shall occur, to the greatest extent possible, on lands designated for development that are free from flood hazard, severe soil limitations, or other hazards.

*FINDING A-142: No housing shall occur in the floodplain of Coffee Lake Creek. The 100-year floodplain has been updated to reflect recent studies. The floodplain boundary depicted on the Master Plan figures is pending approval of the MT2 application to update the mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek, prepared by HDR on October 25, 2004. Also see the response to Implementation Measure 3.1.7.a. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.t: Ensure adequate storm drainage.

*FINDING A-143: Adequate storm drainage will be regulated by the City review process and will be assured. Preliminary analysis of the capacity of storm drainage facilities is provided in Section 4.3 of the Villebois Village Master Plan. Also see the responses for Implementation Measures 3.1.7.a and n. **The approach described by the Villebois Village Master Plan will meet the intent of this Implementation Measure.***

Implementation Measure 4.1.5.u: Define risks of development by using Federal Emergency Management Agency maps showing flood plains and floodways. Restrict buildings in the flood plains and prohibit buildings in the floodway.

*FINDING A-144: No housing shall occur in the floodplain of Coffee Lake Creek. . The 100-year floodplain has been updated to reflect recent studies. The floodplain boundary depicted on the Master Plan figures is pending approval of the MT2 application to update the mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek, prepared by HDR on October 25, 2004. The Specific Area Plan(s) will refine the locations for housing, which are shown in the Master Plan. The limit of residential development is consistent with the Villebois Village Concept Plan. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.aa: Protected natural resources within the Significant Resource Overlay Zone are intended to remain undeveloped with the possible exceptions of passive recreation and underground public facilities. These areas include the following: (1) Riparian corridors, wetlands and wildlife habitat that are determined to be significant through the Goal 5 process and are included in the Significant Resource Overlay Zone. (2) Water quality resource areas as defined by Metro's Title 3 of the Urban Growth Management Functional Plan. Wilsonville Comprehensive Plan Page 77

*FINDING A-145: Per the revised Parks and Recreation Policy 6, Section 3.3 of the Villebois Village Master Plan, the Master Plan shall comply with the City of Wilsonville Significant Resource Overlay Zone (SROZ) regulations. Boundaries for 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. The proposed legislative amendment continues this approach. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.bb: An Area of Limited Conflicting Use is defined as an area located between the riparian corridor boundary, riparian impact area or the Metro Urban Growth Management Functional Plan Title 3 Water Quality Resource Area boundary, whichever is furthest away from the wetland or stream and the outside edge of the SROZ or an isolated significant wildlife habitat area as defined by Goal 5. These areas can serve Land Use and Development as a buffer between development and conservation. Limited development impacts may be permitted in accordance with special development standards found within the Planning and Land Development Ordinance.

*FINDING A-146: Specific Area Plans will identify the locations of the Areas of Limited Conflicting Use and proposed limited development impacts to these areas (see also response to Implementation Measure 4.1.5.z, above). **This Implementation Measure has been met.***

Implementation Measure 4.1.5.cc: Undeveloped portions of the Significant Resource Overlay Zone may be used towards satisfaction of open space requirements. A density transfer credit of not more than 50% of the designated Significant Resource Overlay Zone will also be allowed.

*FINDING A-147: This provision may be utilized during development of the Specific Area Plans. **This Implementation Measure is advisory.***

Implementation Measure 4.1.5.dd: In vegetated areas, the positive visual impact of the trees, etc., is to be preserved. Any clearing of trees for development is subject to arboricultural standards and the requirements of the Planning and Land Development Ordinance.

*FINDING A-148: The Villebois Village Master Plan and this proposed legislative amendment have carefully considered all important trees and made extensive efforts to preserve them. Any removal of other trees will be done in compliance with City Ordinances. Tree Protection Plans will be submitted concurrently with Specific Area Plans as directed by Parks and Recreation Goal 6 and revised Implementation Measure 7, Section 3.3 of the Master Plan. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.gg: Where possible, on-site drainage should be designed to preserve natural drainage channels and to allow for ground water infiltration. Man-made Land Use and Development structures should be designed to complement the natural system. It is not the intent of this Measure to encourage unsightly and unsafe open ditches. Rather, open drainage systems should be designed to accent natural creeks and drainage channels and provide an attractive natural area-like appearance.

*FINDING A-149: Per Stormwater Management Implementation Measure 2, Section 4.3.4 of the Villebois Village Master Plan, the proposed rainwater system will integrate drainage facilities into selected streetscapes, as well as into existing natural drainage ways (see Section 4.3 of the Villebois Village Master Plan) with goals of minimal negative impacts to the existing system and "a green, natural, aesthetically pleasing rainwater management system". The rainwater management program will be detailed with the each Specific Area Plan. The proposed legislative amendment does not alter this approach. **This approach meets the intent of this Implementation Measure.***

Implementation Measure 4.1.5.ii: Minimize the impact of urban development on adjacent rural and agricultural lands. A combination of open space and low density land use designation may be employed.

*FINDING A-150: Although adjacent rural and agricultural lands are separated from the planning area by Tooze Road and Grahams Ferry Road, Figure 1 – Land Use Plan, as amended by this request, continues to show that the Master Plan will mitigate impacts by placing the least dense residential development towards its outer edges and placing its most intense and dense uses in the Village Center. The lesser dense development will be across from the rural lands to the northwest and west. Open space is proposed across from the agricultural land to the north. **This Implementation Measure has been met.***

Implementation Measure 4.1.5.ii: The design of developments within the community can be regarded from two viewpoints: the design of structures as they relate to site and function (architectural design) and, their relationship to the surrounding area (community design). Both aspects shall be considered to be of equal importance. Good architectural design is necessary to provide visual variety and allow for individual identity. At the same time, good community design provides a sense of unity with other development while eliminating conflicting appearances.

*FINDING A-151: Architectural design will be controlled through the adoption of a Pattern Book with each Specific Area Plan as covered in other sections of this document. Good community design has been an important ingredient of the development of this plan. **This Implementation Measure has been met.***

Residential – Village

The City of Wilsonville Comprehensive Plan text has been amended to include the Residential – Village land use designation (City Ordinance No. 554, May 19, 2003), with the following Policy and Implementation Measures. The Comprehensive Plan Map was amended to show the areas so designated (City Ordinance No. 555, May 19, 2003).

POLICY 4.1.6: Require the development of property designated "Residential – Village" on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.

*FINDING A-152: The Villebois Village Master Plan (inclusive of the proposed legislative amendment) has been created to provide for a livable, sustainable urban village of approximately 2,645 dwelling units at a density over 10 units per net acre. The Village is designed to take advantage of multi-modal means of movement throughout the Village. The Master Plan incorporates sustainable design features that fulfill this measure. Pattern Books that will be submitted with each Specific Area Plan to provide design guidelines assuring a strong sense of place when Villebois is built out. **This Policy has been met.***

Implementation Measure 4.1.6.a: Development in the "Residential – Village" Map area shall be guided by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure

strategies), and relevant Policies and Implementation Measures in the Comprehensive Plan, the "Village" Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.

*FINDING A-153: The proposed legislative amendment to the Villebois Village Master Plan has generally demonstrated consistency with the Villebois Village Concept Plan. Land uses, number of residential units, densities, open spaces and parks, public facilities and infrastructure and transportation, as depicted in the proposed legislative amendment to the Villebois Village Master Plan, are generally consistent with the Villebois Village Concept Plan. Development of the Master Plan area will be guided by the Village zone in Ordinance No. 557. Refinements to the Villebois Village Master Plan that may be needed as development proceeds will be evaluated during the review process for the Specific Area Plans. **In general, the Villebois Master Plan complies with applicable sections of the Wilsonville Comprehensive Plan and other applicable regulatory requirements (as demonstrated by the Findings contained in this document).***

Implementation Measure 4.1.6.b: The Villebois Village Master Plan shall contain the following elements:

1. An integrated plan addressing land use, transportation, utilities, open space and natural resources.
2. Direction for cohesive community design based on sustainable economic, social and environmental principles; pedestrian and transit friendly principles; mitigation of traffic impacts; and enhanced connectivity within the proposed development as well as to the remaining Wilsonville environs.
3. Identification of opportunities for employment and services within the village core area to reduce vehicle trip lengths.
4. Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.
5. Identification of how the properties will accommodate a mix of housing types and densities so that an ultimate buildout of over 2,300 housing units is accommodated.
6. Direction for provision of community housing consistent with Oregon Revised Statute 426.508.
7. Identification of architectural patterns and types, creating neighborhoods that encourage bicycle and pedestrian travel, human interaction, and appreciation for natural features and systems.

FINDING A-154: The Villebois Village Master Plan with the proposed legislative amendment remains comprehensive in nature and addresses land use, transportation, utilities, open space and natural resources in Chapters 2 through 5 and Figures 1, 2, and 5 through 9B, as amended by this request. The amended Figure 1 – Land Use Plan identifies a proposed mix of 2,645 dwelling units at a density of over 10 units per net

acre. Chapter 2 also discusses the Village Center, a mixed-use (residential-commercial) area which is intended to provide employment opportunities over time as the Village Center matures and evolves.

The Village zone, (Ordinance No. 557), will require Pattern Books with Specific Area Plan submittals addressing architectural patterns and types within each Specific Area Plan. Community housing will be provided consistent with ORS 426.508 (see also Section D of this document). **This Implementation Measure has been met.**

Implementation Measure 4.1.6.c: The "Village" Zone District shall be applied in all areas that carry the Residential – Village Plan Map designation.

*FINDING A-155: The Village zone has been adopted as Ordinance No. 557. Conversion of existing zoning to the Village zone for property within the Villebois Village Master Plan area will occur through applications made either prior to or concurrent with applications for Preliminary Development Plan approval. **This approach meets the intent of this Implementation Measure and full compliance will be contingent upon approval of the pending application.***

Implementation Measure 4.1.6.d: The "Village" Zone District shall allow a wide range of uses that benefit and support an "urban village", including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.

*FINDING A-156: The Village zone, (Ordinance No. 557) responds to the directives of this measure whose intent has been demonstrated by the Villebois Village Master Plan text and Village Center Policy 6, Section 2.2. **This Implementation Measure has been met.***

Wilsonville Comprehensive Plan Map

*FINDING A-157: The City of Wilsonville Comprehensive Plan map has been revised to designate the 481.6 acre Villebois Planning Area "Residential – Village" (City Ordinance No. 555). The Villebois Village Master Plan is to be applied to this area, in conformance with the Villebois Village Concept Plan. **The Master Plan is generally consistent with the City's Comprehensive Plan Map (see Figure 1 – Land Use Plan as amended by this request).***

Villebois Village Master Plan

Chapter 2 – Land Use

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.

*FINDING A-158: The Villebois Village Master Plan continues to highlight aspects of the Plan which are considered to contribute to a “complete community” that is “economically, socially, and environmentally sustainable.” The Villebois Village Master Plan includes three distinct neighborhoods grouped around a Village Center; a Village Center which includes a main street with retail, high-density housing, a plaza and a central green; an elementary school site; and Neighborhood Commons in each neighborhood that include transit stops and parks; may include future adjacent convenient retail uses; an extensive system of parks and open spaces, including a trail system connecting natural areas to the north with the Graham Oaks Natural Area to the south; rainwater management systems; and an interconnected transportation system that de-emphasizes auto use and is connected with the regional transportation system. The Villebois Village Master Plan proposes to enhance the City’s economic vitality by providing more local housing and retail/office/employment opportunities to serve those residences; increasing the City’s tax base; and attracting public funding contributions for transportation projects. The proposed amendment continues the provision of a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois area. The proposed legislative amendment does not alter the ability of the Villebois Village Master Plan to provide for a complete community. **This Policy has been met.***

2. Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the *Villebois Village Concept Plan*, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.

*FINDING A-159: The proposed legislative amendment provides the proposed uses for the Future Study Area with the amended Figure 1 – Land Use Plan. The Future Study Area is proposed to be added to SAP South as shown on the amended Figure 3 – Specific Area Plan Boundaries. The uses proposed within the Future Study Area are residential and include parks and open spaces, all of which are consistent with the Villebois Village Concept Plan and the Villebois Village Master Plan. As described in General – Land Use Plan Policy 2, the Future Study Area is not considered a neighborhood plan pursuant to Section 2.1 of the Villebois Village Master Plan and is therefore not required to meet the same organizing land use principles of the three (3) neighborhoods defined on Figure 2 – Neighborhood Concept Diagram and in Section 2.1. However, the proposed land use plan for the Future Study Area will not compromise the ability of the three (3) neighborhoods to comply with the organizing land use principles for neighborhoods. **This Policy has been met.***

3. The Villebois Village shall provide civic, recreational, educational and open space opportunities.

*FINDING A-160: The Villebois Village will provide civic, recreational, educational and open space opportunities as described throughout Section A of this Document and within Chapters 2 and 3 of the Villebois Village Master Plan. The proposed legislative amendment does not alter the ability of the project to provide civic, recreational, educational or open space opportunities. **This Policy has been met.***

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.

*FINDING A-161: As described throughout Section A of this Document and Chapters 4 and 5 of the Villebois Village Master Plan, the Villebois Village will have full public services including: transportation, rainwater management, water, sanitary sewer, fire and police services, recreation, parks and open spaces, education and transit. The proposed legislative amendment does not alter this conclusion. **This Policy has been met.***

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).

FINDING A-162: The Villebois Village Master Plan proposes a phased development. The proposed legislative amendment does not alter this approach. To ensure that there is adequate infrastructure to support each phase, a separate analysis, independent of the Master Plan, has been completed by the City as part of the development of both the

*Financial Plan and development agreements between the property owners and the City. Refinements to the Master Plan that may occur with the Specific Area Plans also will be reviewed to maintain concurrency. A final check of concurrency will be completed by the Development Review Board as part of the Preliminary Development Plan. **This Policy has been met.***

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.

*FINDING A-163: The proposed legislative amendment does not alter this Implementation Measure. Subsequent applications will include Specific Area Plans, Pattern Books and Community Elements Books, which are required through the Village zone (City Ordinance No. 557). **This Implementation Measure has been met.***

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.

*FINDING A-164: As previously noted, the City of Wilsonville Comprehensive Plan text has been amended to include the Residential-Village land use designation (City Ordinance No. 554) and the Comprehensive Plan map has been revised to designate the Villebois Village Master Plan area Residential-Village (City Ordinance No. 555). The uses and systems envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City Ordinance No. 557). The Village zone will be applied to areas within the Villebois Village Master Plan as areas are proposed for development with Preliminary Development Plan applications. This proposed legislative amendment does not alter the relationship of the Village zone as the implementing tool for the Residential-Village Comprehensive Plan designation. **This Implementation Measure has been met.***

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.

*FINDING A-165: The proposed legislative amendment does not alter this Implementation Measure. Subsequent applications may include refinements to the Villebois Village Master Plan subject to the standards of the Village zone (City Ordinance No. 557). **This Implementation Measure has been met.***

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.

*FINDING A-166: The City has developed a Finance Plan establishing a capital improvements list, cost estimates, phasing, funding programs, and responsibilities for expanded facilities and services in the Villebois area. The property owners and/or developers have signed a development agreement with the City to address the necessary urban services and public infrastructure as appropriate. **This Implementation Measure has been met.***

5. The Specific Area Plan (SAP) for the Future Study Area shall demonstrate compliance with the Villebois Village Master Plan, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

*FINDING A-167: The proposed legislative amendment demonstrates 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. A subsequent application will be submitted to add the Future Study Area to SAP South, which will also demonstrate compliance with these requirements as applicable. No ordinance amendments have been identified as necessary to implement the proposed land use plan for the Future Study Area. **This Implementation Measure will be met with the subsequent application to amend SAP South for the addition of the Future Study Area.***

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.

*FINDING A-168: The proposed legislative amendment only adds the proposed land use plan for the Future Study Area, which is not subject to the same requirements as the three (3) neighborhoods. The proposed land use plan does not alter the ability of each of the three (3) neighborhoods to comply with this policy. The proposed amendment will add to the variety of housing options provided within SAP South. **This Policy has been met.***

2. Affordable housing within Villebois shall include rental and home ownership opportunities.

*FINDING A-169: Figure 1 – Land Use Plan will be amended to reflect the proposed land use plan for the Future Study Area. Figure 1 continues to identify 13 housing types (plus potential for ancillary housing) and densities, which the Villebois Village Master Plan indicates will have price and rent levels that accommodate a range of incomes. This alteration does not impact the analysis previously provided in the response to subsection D of Metro Title 11. Affordable, senior, and community housing (per ORS 426.508) are to be included. The proposed legislative amendment does not alter any of these circumstances. See also the discussion under Section C (Metro Functional Plan Title 11(D)). **This Policy has been met.***

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.

FINDING A-170: The updated Figure 1 – Land Use Plan continues to identify 13 housing types (plus potential for ancillary housing). Densities will range from 3 to 50 units per net acre. The Villebois Village Master Plan continues to provide an overall average density of more than 10 units per net acre. Unit types will be comprised of apartments, condos, row homes, single-family attached homes on small lots, and single-family detached homes on small, medium, standard, large and estate lots. This mix of housing types and densities is consistent with the Villebois Village Concept Plan. The

*proposed legislative amendment does not alter any these circumstances. **This Policy has been met.***

4. The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the *Villebois Village Master Plan*.

*FINDING A-171: The amended Figure 1 – Land Use Plan identifies the continued provision of more than the minimum 2,300 residential units, consistent with the Concept Plan and DATELUP. The proposed legislative amendment does not alter any of these circumstances. **This Policy has been met.***

5. The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.

*FINDING A-172: The proposed legislative amendment only adds the proposed land use plan for the Future Study Area, which is not subject to the same requirements as the three (3) neighborhoods. The proposed land use plan does not alter the ability of each of the three (3) neighborhoods to comply with this policy. The proposed amendment will add to the variety of housing options provided within SAP South. **This Policy has been met.***

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.

*FINDING A-173: The proposed amendment to the Villebois Village Master Plan will not alter the project's compliance with ORS 426.508(4). Community housing remains a component of the project, unaltered by the proposed amendment, and will be provided consistent with State requirements and guidelines. The Villebois Village Master Plan and this proposed legislative amendment are consistent with the Villebois Village Concept Plan, and are, thereby, consistent with DATELUP and ORS 426.508(4). **This Policy has been met.***

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.

FINDING A-174: The Governor's Quality Development Objectives (QDO's), part of the Oregon Initiative adopted in 1997, have guided the design and development of Villebois. The Development Objectives promote the building of strong livable communities, economic growth and the efficient use of public resources, and are listed as follows:

- *Promote compact development within urban growth boundaries.*
- *Give priority to a quality mix of development that addresses the economic and community goals of a community and region.*
- *Encourage mixed-use, energy efficient development.*
- *Support development that is compatible with community and regional environmental concerns and available natural resources.*
- *Support development for a balance of jobs and affordable housing within the community.*
- *Promote sustainable local and regional economies.*

*The Villebois Village Concept Plan, the Villebois Village Master Plan and the Village zone were developed, and have all been adopted, to guide the creation of a community that is consistent with these objectives. The proposed legislative amendment does not alter any of these circumstances. The amended Figure 1 – Land Use Plan continues to meet these objectives as demonstrated by the Findings within this Document. The proposed legislative amendment does not alter any of these circumstances. **This Policy has been met.***

8. Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly.

*FINDING A-175: A key component of the Villebois Village Master Plan is its emphasis on promoting greater pedestrian, bicycle and public transportation opportunities. The plan, continues to provide an interconnected street system providing a variety of routes within and through the Village, as illustrated on Figure 7 – Street Plan and Figures 9A and 9B – Street and Trail Sections. The proposed legislative amendment amends Figures 7 and 9B for the inclusion of the proposed land use plan for the Future Study Area and the addition of a residential street section with median. Off-street multiuse trails will accommodate both pedestrians and bicyclists. The off-street trails are shown on the amended Figure 5 – Parks & Open Space Plan. Therefore, the proposed legislative amendment does not alter any of these circumstances and provides a bike and pedestrian friendly plan to the extent feasible given the prominence of SROZ areas within the Future Study Area. **This Policy has been met.***

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*.

*FINDING A-176: The proposed legislative amendment does not alter any of the planned uses within the Village Center; nor does it alter any of these circumstances. **Therefore, the intent of this Policy remains intact.***

10. Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.

*FINDING A-177: The Villebois Village Master Plan is noteworthy for the amount of open space it includes. The plan provides 158.94 acres of open space or 33% of the plan area encompassing several types of passive and active recreational areas, natural areas, and trails. The amended Figure 5 – Parks and Open Space Plan continues to show multipurpose green spaces that will connect the community with the surrounding area's natural resources. The Plan continues to be consistent with the Villebois Village Concept Plan. The intent of the design of the Villebois Village Master Plan is to comply with the City's SROZ overlay zone, which protects resources that exist within the Villebois Master Plan area. Boundaries for the SROZ and floodplain are shown for illustrative purposes only in the Master Plan. The City of Wilsonville SROZ map shows SROZ areas in the northern, eastern, and southwestern portions of the Future Study Area, which includes wetlands and forested habitat. According to the approved Villebois Village Master Plan, the SROZ area within the Future Study Area is 23.2 acres in size. Any encroachments will be reviewed for compliance or exemption as more detailed information is provided that will affect these areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ and floodplain regulations, which will be demonstrated for the Specific Area Plans (Parks and Recreation Policy 6, Section 3.4 Villebois Village Master Plan). The proposed legislative amendment continues this approach with the addition of a land use plan for the Future Study Area that includes Open Space Area-3 to protect the SROZ and limit encroachments to the extent possible. **This approach meets the intent of this Policy.***

Implementation Measures

1. Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan*.
2. Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.

FINDING A-178: The uses and systems envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City

*Ordinance No. 557). The proposed legislative amendment does not alter these Implementation Measures. Subsequent applications will be reviewed for compliance with the standards of the Village zone (City Ordinance No. 557) and the Pattern Book approved through the relevant Specific Area Plan process. **These Implementation Measures have been met.***

3. Develop affordable housing objectives for Villebois. Develop strategies to accomplish a variety of mixes and densities and indicate how build out under each Specific Area Plan implements those strategies and contributes to the overall goals and policies of the Villebois Village Master Plan. The affordable housing objectives and plan is to be submitted before, or together with the application with SAP Central.

*FINDING A-179: The plan for SAP Central provides affordable housing options. The Future Study Area is proposed to be added to SAP South with the amended Figure 3 – Specific Area Plan Boundaries. SAP South is almost entirely built. The addition of the Future Study Area to SAP South will not alter existing provision of affordable housing options. The proposed legislative amendment will not alter the projects compliance with this Implementation Measure. **Therefore, the intent of this Policy remains intact.***

VILLAGE CENTER

Goal

The Villebois Village shall include a mixed-use Village Center that will be the core of the community.

Policies

1. The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.
2. The Village Center shall encourage multi-modal transportation system opportunities with good access by vehicular, pedestrian, bicycle and transit traffic.
3. The Village Center shall include a civic plaza to serve as a community gathering space, along with a main street environment establishing a social atmosphere that encourages residents and visitors to linger and interact.
4. Connectivity to the Village Center from adjacent neighborhoods shall ensure that services are centralized and convenient to pedestrian-oriented shopping.
5. The core area of the Village Center shall provide for mixed-use residential, retail, and employment areas that may include office uses and live-work housing opportunities.

6. The Villebois Village shall allow redevelopment of the former Dammasch State Hospital building provided that it does not create conflicts with the overall development plan.

Implementation Measures

1. Establish a review process for the Village Center with the implementing Village zone ordinances. This review process shall guide development in the Village Center and recognize that uses may evolve over time as this area matures.
2. Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples:
 - *Consumer Goods*: bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
 - *Food & Sundries*: bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
 - *General Office*: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
 - *Service Commercial*: bank, day care center, photo processing, telecommunications, upholstery shop.
 - *Lifestyle & Recreation*: hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
 - *Hospitality*: hotel, bed and breakfast, conference center.
 - *Light Manufacturing/Research and Development*.
 - *Civic/Institutional*: meeting hall, library, museum, churches, farmer's market, community center.
 - *Residential*: condominiums, apartments, and townhouses.

FINDING A-180: The proposed legislative amendment does not alter any of the planned uses or systems within the Village Center; nor does it alter any of the adopted Village Center Policies or Implementation Measures. Therefore, the proposed legislative amendment is consistent with the Village Center Goal, Policies and Implementation Measures.

ELEMENTARY SCHOOL

Goal

The *Villebois Village Master Plan* shall provide for an elementary school within the Villebois Village portion of the *Villebois Village Concept Plan*.

Policies

1. The Plan for Villebois Village shall provide an elementary school site in a location that provides safe and convenient access and complements the surrounding neighborhood.
2. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school.

Implementation Measure

1. The school site shall be developed in the location noted on Figure 1 – Land Use Plan.
2. Architectural and community elements associated with the school shall be addressed in the forthcoming SAP North application. If these details are not available at the time of the SAP North application, a SAP amendment may be filed to address these elements when the school is ready to develop.

FINDING A-181: The proposed legislative amendment does not alter any of the planned uses or systems relating to the elementary school; nor does it alter any of the adopted Elementary School Policies or Implementation Measures. Therefore, the proposed legislative amendment is consistent with the Elementary School Goal, Policies and Implementation Measures.

Chapter 3 – Parks & Open Space / Off-Street Trails & Pathways

3.3 Villebois Village Master Plan Implementation

Goal

The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.

Policies

1. Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.

FINDING A-182: The amended Figure 5 – Parks and Open Space Plan illustrates the retention of existing trees within the SROZ areas in parks and open spaces within the

*proposed land use plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications. **This Policy has been met.***

2. An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.

*FINDING A-183: The amended Figure 5 – Parks and Open Space Plan illustrates the trails proposed within the plan for the Future Study Area and how these trails will connect with existing trails in SAP South to the north and to existing trails in the Grahams Oaks Nature Preserve to the east and south. The developer of the Future Study Area will coordinate with Metro regarding the design and locations of potential connections to the trails in Grahams Oaks Nature Preserve and obtain the necessary approvals from Metro. Compliance with this Policy will be further reviewed with subsequent applications. **This Policy has been met.***

3. Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.

*FINDING A-184: The amended Figure 5A – Recreational Experiences Plan identifies park facilities and activities to be included in future designs of parks and open spaces within the proposed plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications. **This Policy has been met.***

4. Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.

*FINDING A-185: The amended Figure 5 – Parks and Open Space Plan and the amended Figure 5A – Recreational Experiences Plan show the SROZ boundaries which will be reviewed and incorporated into the future parks and open space designs of the proposed land use plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications. **This Policy has been met.***

5. Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).

FINDING A-186: The amended Figure 5A – Recreational Experiences Plan identifies park facilities and activities to be included in future designs of parks and open spaces

*within the proposed plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications. **This Policy has been met.***

6. Build-out of the *Villebois Village Master Plan* shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.

*FINDING A-187: The intent of the Villebois Village Master Plan is to comply with the City of Wilsonville SROZ regulations. The City of Wilsonville SROZ map shows SROZ areas in the northern, eastern, and southwestern portions of the Future Study Area, which includes wetlands and forested habitat. According to the approved Villebois Village Master Plan, the SROZ area within the Future Study Area is 23.2 acres in size. The amended Figure 5 – Parks and Open Space Plan and the amended Figure 5A – Recreational Experiences Plan show the SROZ boundaries, which will be reviewed and incorporated into the future parks and open space designs of the proposed land use plan for the Future Study Area. Refinements to the SROZ boundary within the Future Study Area will be assessed through subsequent Specific Area Plan and Preliminary Development Plan proposals. The proposed land use plan for the Future Study Area includes Open Space Area-3 to protect the SROZ and limit encroachments to the extent possible. Compliance with this Policy will be further reviewed with subsequent applications. **This Policy has been met.***

7. Naturalization and enhancement of the Coffee Lake wetland complex is desirable to be achieved overtime. This land is currently under a combination of public and private ownership.

*FINDING A-188: The Coffee Lake Wetland area is a river-connected wildlife habitat in the eastern portion of the Master Plan. This area of the Villebois Village Master Plan is protected through the City's SROZ. The proposed amendment will have no impact on the Coffee Lake wetland complex. **The intent of this Policy remains intact.***

8. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City, and affected property owners throughout the subsequent planning and development stages relating to the elementary school to ensure the establishment of 3 acres of community park that includes sports fields, within the 10-acre elementary school site and to discuss the possibility of a joint school/community facility at the school site.

*FINDING A-189: The elementary school has been built in the eastern portion of Villebois. The proposed amendment will have no impact on the elementary school and its compliance with this policy. **The intent of this Policy remains intact.***

9. Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.

*FINDING A-190: The amended Figure 5A – Recreational Experiences Plan identifies park facilities and activities to be included in future designs of parks and open spaces within the proposed plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications. **This Policy has been met.***

10. Integrated pest management practices, and other similar measures, shall be specified for the operation and maintenance of sports fields and other park uses in and adjacent to the floodplain.

*FINDING A-191: The floodplain is located in the eastern portion of the Master Plan and is associated with the Coffee Lake wetland complex. The proposed amendment will have no impact on the elementary school and its compliance with this policy. **The intent of this Policy remains intact.***

11. On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.

*FINDING A-192: The amended Figure 5 – Parks and Open Space Plan illustrates the parks and open spaces within the proposed land use plan for the Future Study Area. Compliance with this Policy will be further reviewed with subsequent applications. **This Policy has been met.***

Implementation Measures

1. Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).

FINDING A-193: The proposed legislative amendment will add information to Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1:

*Parks Programming for the proposed plan on the Future Study Area. Subsequent development applications for development of the Future Study Area property will be reviewed for compliance with the amended Figures 5 and 5A and Table 1. **Therefore, the intent of this Implementation Measure remains intact.***

2. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 3 – Parks and Open Space of the Villebois Village master Plan related to the detailed indoor and outdoor parks and recreation programming, and amenity package no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future Specific Area Plan (SAP) and Preliminary Development Plan (PDP) approvals.

*FINDING A-194: Ordinance No. 609 amended Chapter 3 – Parks and Open Space and was adopted on May 15, 2006. The proposed legislative amendment will add information to Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming for the proposed plan on the Future Study Area. Subsequent development applications for development of the Future Study Area property will be reviewed for compliance with the amended Figures 5 and 5A and Table 1. **Therefore, the intent of this Implementation Measure remains intact.***

3. Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.

*FINDING A-195: The proposed legislative amendment will add information to Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming for the proposed plan on the Future Study Area. Subsequent development applications for development of the Future Study Area property will be reviewed for compliance with this Implementation Measure. **Therefore, the intent of this Implementation Measure remains intact.***

4. Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of the Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a plant list. The Community Elements Book also includes specification for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.

FINDING A-196: The proposed legislative amendment provides the proposed plan for the Future Study Area. The Future Study Area is proposed to be added to SAP South as

shown on the amended Figure 3 – Specific Area Plan Boundaries. A subsequent application will be filed to amend SAP South for the addition of the subject Future Study Area, which will include the amendment of the SAP South Community Elements Book so that it is applicable to the subject Future Study Area. Proposed parks within the subject area will be reviewed for compliance with the amended SAP South Community Elements Book with subsequent development applications. **Therefore, the intent of this Implementation Measure remains intact.**

5. Artwork is encouraged to be incorporated into parks.

FINDING A-197: Subsequent development applications for development of the Future Study Area property will be reviewed for compliance with this Implementation Measure. Therefore, the intent of this Implementation Measure remains intact.

6. The interface with the Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.

FINDING A-198: The proposed legislative amendment will add information to Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming for the proposed plan on the Future Study Area. The subject area will provide trail connections to the Graham Oaks Natural Area on the east and south sides of the Future Study Areas. Trail connections and interface features with the Graham Oaks Natural Area will be designed and implemented in coordination with Metro. Subsequent development applications for development of the Future Study Area property will be reviewed for compliance with this Implementation Measure. Therefore, the intent of this Implementation Measure remains intact.

7. The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.

FINDING A-199: Subsequent development applications for development of the Future Study Area property will be reviewed for compliance with this Implementation Measure. Therefore, the intent of this Implementation Measure remains intact.

8. Indoor/outdoor recreation areas and facilities associated with apartments and condominiums will be specified with each Preliminary Development Plan that includes apartments and/or condominiums and shall comply with the requirements of the Village zone.

FINDING A-200: Subsequent development applications for development of the Future Study Area property will be reviewed for compliance with this Implementation Measure. Therefore, the intent of this Implementation Measure remains intact.

9. The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the "Important" and "Good" tree rating categories, which are defined in the Community Elements Books. Trees rated "Moderate" shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.

FINDING A-201: The amended Figure 5 – Parks and Open Space Plan illustrates the retention of existing trees within the SROZ areas in parks and open spaces within the proposed land use plan for the Future Study Area. Compliance with this Implementation Measure will be further reviewed with subsequent applications. Therefore, the intent of this Implementation Measure remains intact.

10. Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.

FINDING A-202: The amended Figure 5 – Parks and Open Space Plan illustrates the retention of existing trees within the SROZ areas in parks and open spaces within the proposed land use plan for the Future Study Area. Compliance with this Implementation Measure will be further reviewed with subsequent applications. Therefore, the intent of this Implementation Measure remains intact.

11. Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan.

FINDING A-203: Compliance with this Implementation Measure will be further reviewed with subsequent applications. Therefore, the intent of this Implementation Measure remains intact.

12. Through time, the developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake Creek wetland complex. These wetlands are adjacent to Coffee Lake Creek and within the boundary of the Villebois Village. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village.

FINDING A-204: The Coffee Lake Creek wetland area is a river-connected wildlife habitat in the eastern portion of the Master Plan. This area of the Villebois Village

*Master Plan is protected through the City's SROZ. The proposed legislative amendment will have no affect on this Implementation Measure. **Therefore, the intent of this Implementation Measure remains intact.***

13. The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt or non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.

*FINDING A-205: The intent of the Villebois Village Master Plan (inclusive of the proposed amendments) is to comply with the SROZ regulations. The City of Wilsonville SROZ map shows SROZ areas in the northern, eastern, and southwestern portions of the Future Study Area, which includes wetlands and forested habitat. According to the approved Villebois Village Master Plan, the SROZ area within the Future Study Area is 23.2 acres in size. Refinements to the SROZ boundary within the Future Study Area will be assessed through subsequent development proposals. The proposed land use plan for the Future Study Area includes Open Space Area-3 to protect the SROZ and limit encroachments to the extent possible. The amended Figure 5 – Parks and Open Space Plan and the amended Figure 5A – Recreational Experiences Plan show the SROZ boundaries which will be reviewed and incorporated into the future parks and open space designs of the proposed land use plan for the Future Study Area. Compliance with this Implementation Measure will be further reviewed with subsequent applications. **Therefore, the intent of this Implementation Measure remains intact.***

14. A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).

*FINDING A-206: Compliance with this Implementation Measure will be further reviewed with subsequent applications. **Therefore, the intent of this Implementation Measure remains intact.***

15. Each child play area shall include uses suitable for a range of age groups.

*FINDING A-207: Compliance with this Implementation Measure will be further reviewed with subsequent applications. **Therefore, the intent of this Implementation Measure remains intact.***

16. Storage for seasonal activity equipment, as appropriate to the HOA, will be located with the Community Center, Homeowners Association buildings, or with restroom facilities in or near the Neighborhood Commons.

FINDING A-208: Compliance with this Implementation Measure will be further reviewed with subsequent applications. Therefore, the intent of this Implementation Measure remains intact.

17. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the school. Recreational amenities associated with the school shall be addressed in the SAP East application. If these details are not available at the time of SAP East application, a SAP amendment may be filed to address these elements when the school is ready to develop.

FINDING A-209: The proposed legislative plan amendment for the Future Study Area has no affect on the elementary school or SAP East. Therefore, the intent of this Implementation Measure remains intact.

18. The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

FINDING A-210: Compliance with this Implementation Measure will be further reviewed with subsequent applications. Therefore, the intent of this Implementation Measure remains intact.

19. Include the Villebois Master Plan area in all future updates of the 1994 Parks Master Plan.

FINDING A-211: The City's Parks Master Plan has been updated to include the Villebois Master Plan. Therefore, the intent of this Implementation Measure remains intact.

20. The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.

FINDING A-212: Compliance with this Implementation Measure will be further reviewed with subsequent applications. Therefore, the intent of this Implementation Measure remains intact.

21. In Central SAP, the estimated cost of parks not within a PDP that are required to serve a PDP shall be bonded or otherwise secured on a pro rata, dwelling unit basis.

FINDING A-213: The proposed legislative plan amendment for the Future Study Area has no affect on SAP Central. Therefore, the intent of this Implementation Measure remains intact.

22. The location of the Pocket Park in the general vicinity of Barber Street and Grahams Ferry Road in SAP North shall be further defined in the SAP North application. The park shall be located in the general vicinity of the child play icon on Figure 5A – Recreational Experiences Plan and be at least 0.50 acres in area.

FINDING A-214: The proposed legislative plan amendment for the Future Study Area has no affect on the Pocket Park in the general vicinity of Barber Street and Grahams Ferry Road. Therefore, the intent of this Implementation Measure remains intact.

23. The half-court basketball facility located in Regional Park 2 will be subject to review one year after construction is complete on the facility. With this review, the Parks Board will assess, with input from the applicable Homeowners Association, the suitability of this facility within the neighborhood, taking into consideration use patterns, noise, and other issues as identified.

FINDING A-215: The proposed legislative plan amendment for the Future Study Area has no affect the half-court basketball facility in Regional Park 2. Therefore, the intent of this Implementation Measure remains intact.

Chapter 4 – Utilities

Sanitary Sewer

4.1.4 Villebois Village Master Plan Implementation

Goal

The Villebois Village shall include adequate sanitary sewer service.

Policy

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

Implementation Measures

1. Implement the following list of policies and projects of the City of Wilsonville Wastewater Master Plan:
 - Policies: 1-7; and
 - Projects: CIP-UD2.

2. Incorporate the construction of CIP-UD2 into the Finance Plan.
3. Insure the 537 gpm capacity of the Evergreen Road sewer line is not exceeded with Specific Area Plan – South application.
4. Insure the 340 gpm capacity of the Park at Merryfield sewer line is not exceeded with Specific Area Plan – South application

*FINDING A-216: The proposed legislative amendment incorporates the proposed land use plan for the Future Study Area, and for an amended total of 2,645 units. The analysis provided with the original Master Plan evaluated the units proposed within the Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate sanitary sewer capacity. There are no updates to the Master Plan proposed with this amendment that alter sanitary sewer Goals, Policies and Implementation Measures. **Therefore, the intent of Section 4.1.4 remains intact.***

Water

4.2.4 Villebois Village Master Plan Implementation

Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Implementation Measures

1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:
 - Policies: 1-7
 - Projects:
 - 1) 18-inch main in Barber Street from Kinsman Road to Brown Road
 - 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road
 - 3) 24-inch main in Boeckman Road from Kinsman Road to Villebois Drive
 - 4) 18-inch main in Villebois Drive from Boeckman Road to Barber Street
 - 5) 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
 - 6) 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road.
 - 7) 12-inch main in Grahams Ferry Road from the Future Study Area to Barber Street
 - 8) 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road
 - 9) 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
 - 10) 12-inch main connections from Barber Street to Evergreen Road
2. Incorporate the construction of the above referenced projects into the Finance Plan.

*FINDING A-217: The proposed legislative amendment incorporates the proposed land use plan for the Future Study Area, for an amended total of 2,645 units. The analysis provided with the original Master Plan evaluated the units proposed within the Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate water system capacity. There are no updates to the Master Plan proposed with this amendment that alter water system Goals, Policies and Implementation Measures. **Therefore, the intent of Section 4.2.4 remains intact.***

Storm Drainage

4.3.4 Villebois Village Master Plan Implementation

Goal

The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

Policy

1. The on-site storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.

*FINDING A-218: Subsequent applications will demonstrate compliance of the on-site storm water system for Villebois with the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards. The proposed legislative amendment does not alter this Policy. **Therefore, the intent of this Policy remains intact.***

2. Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.
3. Villebois Village shall integrate rainwater management systems into parks and open space areas.

*FINDING A-219: The proposed legislative amendment does not alter the rainwater management system as a component of Villebois. Subsequent applications will provide greater detail on the rainwater management system. The proposed legislative amendment does not alter this Policy. **Therefore, the intent of this Policy remains intact.***

Implementation Measures

1. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 4 – Utilities of the Villebois Village Master Plan related to stormwater management and rainwater on the site no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future SAP and PDP approvals.

*FINDING A-220: Ordinance No. 609 amended Chapter 4 – Utilities and was adopted on May 15, 2006. The proposed legislative amendment will add information to Figure 6A – Onsite Stormwater Facilities and Figure 6B – Onsite Rainwater Management for the proposed plan on the Future Study Area. Subsequent development applications for development of the Future Study Area property will be reviewed for compliance with the amended Figures 6A and 6B. **Therefore, the intent of this Implementation Measure remains intact.***

2. Application for a revised SAP South rainwater management plan and program consistent with the legislative amendments in 1 above shall be submitted by March 1, 2006. The final plat for PDP #4 shall not be approved until said plan and program are approved by the City.

FINDING A-221: A revised SAP South rainwater management plan and program has been submitted and adopted. The proposed legislative plan amendment modifies the boundary of SAP South to include the Future Study Area as shown on the amended Figure 3 – Specific Area Plan Boundaries. Thus, future development applications within the Future Study Area will be reviewed for compliance with the SAP South Rainwater management Program and will include a more detailed rainwater management plan for the subject property. Therefore, the intent of this Implementation Measure remains intact.

3. Implement the following list of City Stormwater Master Plan policies and facilities:
 - Policies: 9.1-9.6
 - Projects: CLC-10

At a minimum CIP Project CLC-10 shall be complied with. Alternatives to CLC-10 shall be explored to additional restoration of historic flows. These alternatives, Options A and B, seek to restore historic flows to Arrowhead Creek thereby correcting the out of basin transfer that occurred with the construction of the Dammasch State Hospital. Analysis of these alternatives will be coordinated with the City, METRO, and affected property owners.

FINDING A-222: The proposed legislative amendment provides an amended total of 2,645 units. The analysis provided with the original Master Plan evaluated the units proposed within the Villebois plus an assumed 300 unit apartment complex on the Future Study Area site. The proposed land use plan for the Future Study Area proposes less impact than originally assumed. Thus, the proposed amendment will not compromise prior conclusions regarding adequate storm system capacity. Therefore, the intent of Section 4.3.4 remains intact.

4. Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality, detention, and infiltration into the site's natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking pre-development hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems

challenging them to be creative and unique while meeting necessary requirements.

*FINDING A-223: The proposed legislative amendment does not alter the rainwater management system as a component of Villebois. **The intent of this Implementation Measure remains intact.***

5. Construct CLC-10 as defined or implement Option A or B as proposed. Construction of CLC-10, or selection of an option to modify CLC-10, is to occur in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).

*FINDING A-224: The proposed legislative amendment does not alter the approach outlined above. **Therefore, the intent of this Implementation Measure remains intact.***

6. Incorporate the construction of CLC-10 or as modified by Option A or B into the Finance Plan.
7. Insure that on-going costs to maintain rainwater systems in public rights-of-way are included in Finance Plan.

*FINDING A-225: The City has developed a Finance Plan establishing a capital improvements list, cost estimates, phasing, funding programs, and responsibilities for expanded facilities and services in the Villebois area. These items are included in the Finance Plan as appropriate. **Therefore, the intent of this Implementation Measure remains intact.***

8. The City shall prepare a study of Coffee Lake Creek drainage basin in conjunction with the Barber Street and Boeckman Road extension projects.
9. The City shall prepare design for fish passage culverts in the Barber Street and Boeckman Road extension projects.

*FINDING A-226: The proposed legislative amendment does not alter these Implementation Measures. **Therefore, the intent of these Implementation Measures remains intact.***

10. Historic flows will be redirected to the Coffee Lake Creek basin without detention. This is supported by conclusions drawn in the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004, the Memo from HDR dated

November 13, 2005 and the Technical Memorandum from inter-fluve, inc. dated November 3, 2005. This requirement shall be addressed with the next SAP or PDP application that includes the Coffee Lake Creek basin.

*FINDING A-227: The proposed legislative amendment does not impact the Coffee Lake Creek Basin. **Therefore, the intent of this Implementation Measure remains intact.***

11. Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village.

*FINDING A-228: Subsequent applications will demonstrate compliance of the onsite storm water system for Villebois with the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards. The proposed legislative amendment does not alter this Implementation Measure. **Therefore, the intent of this Implementation Measure remains intact.***

12. Complete the study of Options A and B with regard to CIP Project CLC-10 in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). The study shall consider at least the following actions, which are required to obtain approval of the City Engineer:
 - Coordinate design of culvert at Arrowhead Creek/ Wilsonville Road crossing with the Wilsonville Road Capital Improvement Project and the City of Wilsonville.
 - Prepare additional study of culvert at Jobsey Lane crossing of Arrowhead Creek and identify construction recommendations to mitigate capacity and erosion problems.
 - Design plan for removal or abandonment of Dammasch 36-inch outfall at Mill Creek.
 - Coordinate with and obtain approval of Metro and the City of Wilsonville for integration of a potential detention facility into the design of the Graham Oaks Natural Area. Obtain appropriate easements as required for said facility.
 - Prepare additional study of Arrowhead Creek to and including backup from Willamette River at location Arrowhead Creek flows into Seely Ditch.
 - Prepare additional detailed study of impact of added flows on functioning of wetlands and prevention of overflow onto Wood Middle School and forested wetlands.
 - Obtain overall approval of drainage report.

FINDING A-229: The proposed legislative amendment does not impact the CLC-10. Therefore, the intent of this Implementation Measure remains intact.

13. The City shall include the *Villebois Village Master Plan*, including the finalized concept of CLC-10, in future updates of the City of Wilsonville Stormwater Master Plan.

FINDING A-230: The proposed legislative amendment does not alter this Implementation Measure. Therefore, the intent of this Implementation Measure remains intact.

Chapter 5 - Circulation

5.4 Villebois Village Master Plan Implementation

Goal

The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Policy

1. The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

*FINDING A-231: A key component of the Villebois Village Master Plan is its emphasis on promoting greater pedestrian, bicycle and public transportation opportunities. The plan, continues to provide an interconnected street system providing a variety of routes within and through the Village, as illustrated on the amended Figure 7 – Street Plan and Figures 9A and 9B – Street and Trail Sections (Figure 9B has been amended). The proposed legislative amendment amends Figure 7 for the proposed plan for the Future Study Area and amends Figure 9B to reflect the addition of a residential street section with median, but continues to provide an interconnected street system. **This Policy has been met.***

Implementing Measures

1. Include the *Villebois Village Master Plan* Arterial and Collector street system (Figure 8) and bicycle/pedestrian system (Figure 5) in future updates of the 2003 TSP.

FINDING A-232: The proposed legislative amendment does not alter this Implementation Measure. Therefore, the intent of this Implementation Measure remains intact.

2. The *Villebois Village Master Plan* includes the following alternative street sections. Any proposed alternative street sections not included in the list below shall follow the review procedure established in the 2003 TSP.
 - On-street parking on Major Collector (VVMP street section D) and Minor Collector (VVMP street section E).
 - Increase planter to 8' and median to 15' on Major Collector (VVMP street section D), which increase right-of-way to 65' and curb-to-curb to 92'.
 - Increase planter to 7 ½' and stripe parking and bike lane on Residential Street (VVMP street section G), which increases curb-to-curb and right-of-way widths.
 - Increase sidewalk widths on Residential Streets (VVMP street sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP street sections I, J, K and L).
 - Reduce curb-to-curb widths to 20' and not allow parking on Residential Streets (VVMP street sections J, K and M).

FINDING A-233: There are no changes to this Implementation Measure proposed with this amendment. The plan continues the above listed alternative street sections. Therefore, the intent of this Implementation Measure remains intact.

3. Roundabout options at intersections not already identified on *Figure 7 – Street Plan* of the *Villebois Village Master Plan* shall be reviewed through the major alternative process.

FINDING A-234: The proposed legislative plan amendment slightly alters Figure 7- Street Plan, but does not alter the roundabouts proposed. The proposed legislative amendment does not alter this Implementation Measure. Therefore, the intent of this Implementation Measure remains intact.

4. Requests for major alternatives for access spacing less than 600 feet on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). If this major alternative request is approved, access standards shall be resolved. For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include, but are not limited to, changing the number of lanes, moving a sidewalk from the property line to the curb line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include, but are not limited to, moving a sidewalk

to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

FINDING A-235: The proposed legislative plan amendment does not alter this Implementation Measure. Therefore, the intent of this Implementation Measure remains intact.

5. Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb public street width should be 22 feet, in order to accommodate delivery and garbage truck movements.
- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

FINDING A-236: This proposed amendment to the Villebois Village Master Plan does not alter this Implementation Measure. The principles for placement of curb extensions remain the same with this amendment. Therefore, this Implementation Measure remains intact.

6. Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans.

FINDING A-237: The intent of the design of the Villebois Village Master Plan is to comply with the City's SROZ overlay zone, which protects resources that exist within the Villebois Master Plan area. Boundaries for the SROZ and floodplain are shown for illustrative purposes only in the Master Plan. The floodplain line has been updated on the Master Plan Figures and has been taken from the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek, prepared by HDR on October 25, 2004. The City of Wilsonville SROZ map shows SROZ areas in the northern, eastern, and southwestern portions of the Future Study Area, including wetlands and forested areas. According to the approved Villebois Village Master Plan, the SROZ area within the Future Study Area is 23.2 acres in size. Refinements to the SROZ boundary within the Future Study Area will be assessed through subsequent Specific Area Plan and Preliminary Development Plan proposals.

*Any encroachments will be reviewed for compliance or exemption as more detailed information is provided that will affect these areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ and floodplain regulations, which will be demonstrated for the Specific Area Plans. The proposed legislative amendment continues this approach. **This approach meets the intent of this Implementation Measure.***

B. CITY OF WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

The next part of this report addresses the Wilsonville Planning and Land Development Ordinance (Wilsonville Code). The following sections apply: 4.003, 4.008, 4.009(.02), 4.010-4.020, 4.032(.01)(B), 4.033(.01)(B), 4.125(.01), 4.140(.01), and 4.198(A-D).

Section 4.003 Consistency with Plan and Laws.

Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations now or hereafter provide.

FINDING B-1: The Villebois Village Master Plan has been adopted as a sub-element of the Wilsonville Comprehensive Plan. This request proposes to amend the Villebois Village Master Plan. These Findings have been prepared to demonstrate that the proposed legislative amendment is consistent with the Comprehensive Plan (see Section A of this document) and applicable State and Federal laws and regulations (see Section D of this document).

Section 4.008 Application Procedure – In General.

(.01) The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:

- H. Changes to the text of the Comprehensive Plan, including adoption of new Plan elements or sub-elements, pursuant to Section 4.198;

FINDING B-2: The Villebois Village Master Plan has been adopted as a sub-element of the Wilsonville Comprehensive Plan. This request proposes to amend the Villebois Village Master Plan. Compliance with Section 4.198 is demonstrated within Section B of this document. All appropriate application procedures listed in Section 4.008 through 4.024 have been followed and carried out for developing and hearing this legislative proposal. The application complies with this section of the Wilsonville Code.

Section 4.009 Who May Initiate Applications.

(.02) Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner, business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion.

FINDING B-3: The Wilsonville Comprehensive Plan (p. 7, item 1.c under Plan Amendments) provides that an affected property owner or authorized agent may sign applications to initiate plan amendment. Application for this amendment of the Villebois Village Master Plan has been initiated and signed by the Polygon Northwest Company, who is the Developer and is a property owner within Villebois.

Sections 4.010-4.020 [These sections contain procedures to be followed for hearing a legislative application.]

*FINDING B-4: Upon submittal of this request to the City, **all appropriate and required procedures will be followed and carried out for developing and hearing this legislative proposal.***

Section 4.032(.01)(B) [This Section states that the Planning Commission has authority to make recommendations to the City Council on “legislative changes to, or adoption of new elements or sub-elements of the Comprehensive Plan.”]

Section 4.033(.01)(B) [This Section states that the City Council has final decision-making authority on “applications for amendments to, or adoption of new elements or sub-elements to the maps or text of the Comprehensive Plan, as authorized in Section 4.198.”]

Section 4.125 V – Village Zone

(.01) Purpose

The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

- A. The Village zone provides for a range of intensive land uses and assures the most efficient use of land.
- B. The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities.
- C. The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.

FINDING B-5: As previously noted, the City of Wilsonville Comprehensive Plan text has been amended to include the Residential-Village land use designation (City Ordinance No. 554) and the Comprehensive Plan map has been revised to designate the Villebois Village Master Plan area Residential-Village (City Ordinance No. 555). The uses and systems envisioned by the Villebois Village Master Plan within the Residential-Village

designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City Ordinance No. 557). The Village zone will be applied to areas within the Villebois Village Master Plan as areas are proposed for development with Preliminary Development Plan applications. This proposed legislative amendment does not alter the relationship of the Village zone as the implementing tool for the Residential-Village Comprehensive Plan designation.

Section 4.140 Planned Development Regulations.

(.01) Purpose.

- A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

FINDING B-6: The Villebois Village Master Plan is technically not subject to Section 4.140, Planned Development Regulations, since it is not a Planned Development. However, the purpose of Section 4.140 is discussed here since it bears the closest resemblance to master planning guidelines within the City of Wilsonville Code. Section 4.140 does not contain the approval criteria for the Villebois Village Master Plan (see Section 4.198 for the approval criteria for this amendment of the Villebois Village Master Plan).

The Villebois Village Master Plan covers an area approximately 480 acres in size, which is sufficiently large to allow for comprehensive master planning to occur. The Villebois Village Master Plan envisions a harmonious variety of uses and complimentary activities that incorporate mixed use designs and shared public services and facilities. The City of Wilsonville Comprehensive Plan text has been amended to include the Residential-Village land use designation (Ordinance No. 554) and the Comprehensive Plan Map has been revised to designate the Villebois Village Master Plan area Residential-Village (Ordinance No. 555). The uses and systems envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (Ordinance No. 557). The Villebois Village Master Plan is intended to guide the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. The proposed legislative amendment to the Villebois Village Master Plan does not alter any of these circumstances.

- B. It is the further purpose of the following section:

1. To take advantage of advances in technology, architectural design, and functional land use design;

FINDING B-7: The Villebois Village Master Plan takes advantage of advances in functional land use design as illustrated by the amended Figure 1 – Land Use Plan and described in the Land Use Chapter (Chapter 2). As a mixed-use, pedestrian-oriented complete community, it has been designed under the guiding principles of connectivity, diversity, and sustainability. Villebois Village will also take advantage of advances in technology through the proposed rainwater management system outlined in Section 4.3 (Storm Drainage). The Village Center and residential neighborhoods are intended to showcase architectural design consistent with the vision of the Villebois Village Concept Plan (City Ordinance No. 553). The Villebois Village Master Plan provides for development of a method for directing and controlling architectural standards for development with Residential Neighborhood Housing Implementation Measures 1 and 2. The proposed legislative amendment to the Villebois Village Master Plan does not alter any of these circumstances.

2. To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;

FINDING B-8: DATELUP was a conceptual land use plan developed in 1996 to address “the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan (City Ordinance No. 553, May 19, 2003)) replaced DATELUP and called for the development of the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth. The proposed legislative amendment to the Villebois Village Master Plan does not alter its purpose or ability to serve as an implementation guide for the Villebois Village Concept Plan (see also Section A of this report, which addresses the Goals, Policies and Implementation Measures of the Villebois Village Master Plan).

3. To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.

FINDING B-9: The Villebois Village Master Plan (inclusive of the proposed legislative amendment) will produce a comprehensive development that is better than that resulting from traditional lot land use development. Figure 1 – Land Use Plan as amended by this request illustrates that the Villebois Village Master Plan will continue to result in an efficient utilization of land that balances urban development with preservation of natural resources and provides for transitions in density and intensity of uses to define neighborhoods (see also response to Section 4.198(.01)(B)).

4. To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, serve soil limitations, or other hazards;

FINDING B-10: Significant Resource Overlay Zone (SROZ) areas and a 100-year Floodplain are present within the Villebois Village Master Plan area. Figure 5 – Parks and Open Space Plan, as amended, of the Villebois Village Master Plan continues to identify the mapped SROZ boundary and the approximate 100-year Floodplain. The 100-year Floodplain line shown is taken from the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch and Basalt Creek prepared by HDR on October 25, 2004. *The SROZ boundary is taken from existing City maps as amended by approved applications for SAP South and SAP East. The City of Wilsonville SROZ map shows SROZ areas in the northern, eastern, and southwestern portions of the Future Study Area, which includes wetlands and forested habitat.*

The Villebois Village Master Plan (inclusive of the proposed legislative amendment) efficiently utilizes the potential of the site through its envisioned placement of buildings, open spaces, circulation facilities and off-street parking areas. SROZ boundaries and the 100-year Floodplain line will be delineated, and refined as appropriate, with the Specific Area Plans as more detailed studies are prepared to define these areas. Specific Area Plans will include the review of any proposed encroachments within the SROZ and Floodplain for compliance or exemption as *applicable*. *The land use plan proposed with this legislative amendment has been designed to limit encroachments to the extent possible and includes Open Space Area-3 to protect the SROZ.* Adjustments in plans, street alignments, and intersections, as well as rainwater facilities and pathways, may occur with the Specific Area Plans to assure compliance with SROZ and Floodplain regulations. The proposed legislative amendment to the Villebois Village Master Plan does not alter this approach.

5. To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.

FINDING B-11: *As noted above, the uses and systems envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (Ordinance No. 557). The Village zone provides for flexibility in the height of buildings while maintaining a ratio of site area to dwelling units consistent with the densities established with the Residential-Village designation and the Villebois Village Master Plan. The Village zone also provides standards for open space, outdoor living areas and buffering of low-density development consistent with the Villebois Village Master Plan. The proposed legislative amendment to the Villebois Village Master Plan does not alter this approach.*

6. To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.

FINDING B-12: The Villebois Village Master Plan (inclusive of the proposed legislative amendment) demonstrates that necessary and adequate services and facilities will be constructed in conjunction with development of Villebois (see Chapter 4 – Utilities and Chapter 5 – Circulation).

7. To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.

FINDING B-13: As noted previously, the City of Wilsonville Comprehensive Plan text has been amended to the Residential-Village (R-V) land use designation and the Comprehensive Plan Map has been revised to designate the Villebois Village Master Plan area Residential-Village. The mixed uses envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone. The proposed mixed uses have been clearly demonstrated to be of benefit to the users within the Villebois Village Concept Plan. The Villebois Village Master Plan was found to be in compliance with the City of Wilsonville Comprehensive Plan upon the demonstration of compliance with other applicable City Master Plans, which are sub-elements of the City's Comprehensive Plan, and other applicable provisions of the Comprehensive Plan. This Findings Document demonstrates that the proposed legislative amendment to the Villebois Village Master Plan complies with all applicable criteria. The proposed legislative amendment to the Villebois Village Master Plan evaluates compliance with the appropriate Comprehensive Plan sub-elements, as described in the response to Section 4.198(.01)(D), below.

8. To allow flexibility and innovation in adapting to changes in the economic and technological climate.

FINDING B-14: Villebois will be developed over a period of at least 7 to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of utilities and infrastructure, and timing of road improvement approval and funding (see Figure 4 – Sequence of Development). The uses and systems envisioned by the Villebois Village Master Plan within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone. The Village zone established a procedure entitled Specific Area Plans to refine and further the Villebois Village Master Plan. The Village zone also provided procedures for refinement and amendment of the Specific Area Plans, so that they may be adapted to changes in the economic and technological climate as appropriate. Additionally, the review process established in the Village zone will guide development in the Village Center and recognize that uses may

evolve over time as this area matures. The proposed legislative amendment to the Villebois Village Master Plan does not alter this approach.

The proposed legislative amendment to the Villebois Village Master Plan is consistent with the purpose and intent of this section of the Wilsonville Code.

Section 4.198 Comprehensive Plan Changes – Adoption by the City Council.

(.01) Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:

- A. That the proposed amendment meets a public need that has been identified;

FINDING B-15: ORS 426.508 requires that redevelopment of the Dammasch property be consistent with DATELUP. The Memorandum of Understanding between the State of Oregon and the City of Wilsonville regarding redevelopment identifies roles for the City and the Master Planner to master plan not only for the Dammasch property but also for the surrounding area subsequently identified in the Comprehensive Plan as Area of Special Concern B. These areas are designated Residential-Village on the Comprehensive Plan Map; the Villebois Village Master Plan applies to these areas (City Ordinance No. 556, August 18, 2003). DATELUP was a conceptual land use plan for Area of Special Concern B that was developed in 1996 to address “. . . the Wilsonville community’s needs for housing a growing population.” The Villebois Village Concept Plan replaced DATELUP and called for the development of the Villebois Village Master Plan to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Master Plan furthers the Villebois Village Concept Plan and builds on its response to the ever-growing challenges of increased growth as discussed in detail in other sections of this document. The proposed legislative amendment to the Villebois Village Master Plan does not alter its purpose or ability to serve as an implementation guide for the Villebois Village Concept Plan. The proposed legislative amendment will actually serve to facilitate development of the Future Study Area by incorporating a land use plan for the subject area.

- B. That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;

FINDING B-16: The Villebois Village Master Plan provides for a phased development generally described as a mixed-use (residential/retail/office) urban village that integrates land use, transportation, and natural resource elements. This opportunity for a system of well integrated land uses, the infrastructure necessary to efficiently and effectively support those land uses, and the coordinated preservation and enhancement of natural resources prevent the area from inevitably being developed with numerous subdivisions that could be of varying quality and with amenities that are not often interrelated.

A development of the scope of Villebois becomes a catalyst for developing major traffic improvements and for attracting funding for which smaller developments could not qualify. The large scale development concept for the subject site responds to such state and regional planning policies as protecting and preserving open space, providing for a safe and efficient transportation system, and providing a range of housing types and densities. The concept and master planning approach also afforded a more extensive opportunity for citizens to review and participate in the planning process than would otherwise be afforded to them. As noted above, the proposed legislative amendment to the Villebois Village Master Plan does not alter its purpose or ability to serve as an implementation guide for the Villebois Village Concept Plan. The proposed legislative amendment will actually serve to facilitate development of the Future Study Area by incorporating a land use plan for the subject area.

- C. That the proposed amendment supports applicable Statewide Planning Goals or a Goal exception has been found to be appropriate; and

FINDING B-17: The proposed legislative amendment to the Villebois Village Master Plan supports all applicable Statewide Planning Goals as demonstrated by Section D of this document.

- D. That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.

FINDING B-18: The City of Wilsonville Comprehensive Plan text has been amended to include the Residential-Village land use designation (City Ordinance No. 554, May 19, 2003) and the Comprehensive Plan Map has been revised to designate the Villebois Village Master Plan area Residential-Village (City Ordinance No. 555, May 19, 2003).

The Villebois Village Master Plan was found to be in compliance with the City of Wilsonville Comprehensive Plan upon the demonstration of compliance with other applicable City Master Plans, which are sub-elements of the City's Comprehensive Plan, and other applicable provisions of the Comprehensive Plan. The proposed legislative amendment continues compliance with the appropriate Comprehensive Plan sub-elements, as described in the following paragraphs:

The 1994 Parks and Recreation Master Plan (PRMP) did not envision residential development in the Dammasch area. As a result, the PRMP became a guideline, not a set of requirements, used in evaluating the Villebois Village Master Plan. However, the Parks and Open Space / Off-Street Pathways Chapter (Chapter 3) of the Master Plan demonstrates that Villebois meets the vision of the PRMP of a "comprehensive parks and recreation system that grows along with the community" by providing diversity in the types of recreational opportunities within the Village and responding to the unique opportunity to provide a regional link between the adjacent major open space and wildlife areas. The Villebois Village Master Plan was found to generally satisfy the recommended standards of the PRMP for several categories of parks. However, it introduced several new categories of parks facilities. Those categories for which the recommended standards were not completely satisfied onsite were addressed through an

update to the PRMP that includes the Villebois Village Master Plan area. This project does not require amendment of the City's Parks & Recreation Master Plan in order to be implemented.

Chapter 4 (Utilities) is broken into three sections: sanitary sewer, water, and storm drainage. The sanitary sewer system for the Villebois area was included in the City Wastewater System Master Plan so modifications will be negligible. Wastewater capacity is available at a master planning level to support Villebois. As described within Chapter 4, future development of the Future Study Area was included in the analysis of sanitary sewer capacity. The proposed land use plan for the Future Study Area is consistent with the potential development previously analyzed. The proposed legislative amendment will not alter these conclusions. **Thus, the amended Villebois Village Master Plan will remain generally consistent with, and meets the standards of, the City's Wastewater Collection System Master Plan.**

The City's Water System Master Plan included the Villebois area. As described within Chapter 4, future development of the Future Study Area was included in the analysis of water system capacity. The proposed land use plan for the Future Study Area is consistent with the potential development previously analyzed. The proposed legislative amendment will not alter these conclusions. **Thus, the amended Villebois Village Master Plan is generally consistent with, and meets the standards of, the City's Water System Master Plan.**

The City's Storm Water Master Plan has been recently updated and included the Villebois area. As described within Chapter 4, future development of the Future Study Area was included in the analysis of storm water capacity. The proposed land use plan for the Future Study Area is consistent the potential development previously analyzed. The proposed legislative amendment will not alter these conclusions. **Thus, the amended Villebois Village Master Plan is generally consistent with, and meets the standards of, the City's Storm Water Master Plan.**

Chapter 5 (Circulation) outlined the Villebois street plan, on-street bike lane segments, major and minor arterials, major and minor collectors with cross-sections of these types of facilities, and an on-site trail system. The circulation system for the Villebois area was included in the City Transportation Master Plan. The future development of the Future Study Area was included in the early analysis of traffic capacity. The proposed Future Study Area is consistent the potential development previously analyzed. The proposed legislative amendment will not alter these conclusions. **Thus, the amended Villebois Village Master Plan will remain generally consistent with, and meets the standards of, the City's Transportation Master Plan.**

Thus, this application complies with this section of the Wilsonville Code.

C. METROPOLITAN SERVICE DISTRICT

Wilsonville's planning programs are required to support Metro's 2040 Growth Concept and be consistent with the Urban Growth Management Functional Plan, both formally adopted by the Metro Council. The Functional Plan directs the region's urban growth and development. The regional policies of the Functional Plan are formulated from, and are consistent with, the Regional Urban Growth Goals and Objectives, including the Metro 2040 Growth Concept. The overall principles of the Greenspaces Master Plan are also incorporated in the Functional Plan. Functional Plan Titles 1-3, 6 (Regional Transportation Plan, Chapter 6), 7, and 11 apply.

Urban Growth Management Functional Plan

The regional policies listed in Metro's Urban Growth Management Functional Plan recommend and require changes to city and county comprehensive plans and implementing ordinances. This section will review applicable portions of the Functional Plan as it relates to the proposed legislative amendment of the Villebois Village Master Plan.

Title 1: Requirements for Housing and Employment Accommodation

The purpose of this title is to ensure that there is an adequate supply of land for housing and employment within the regional urban growth boundary (UGB) over a 20 year planning horizon. Metro has enacted provisions in Title 1 intended to increase the capacity for development of land within the UGB. These provisions include establishing minimum density requirements for specific areas of the Metro region.

FINDING C-1: The Villebois Village Master Plan will ensure the City of Wilsonville meets its obligations as a regional partner by providing needed housing in an area of the region that currently has a jobs/housing imbalance. The Villebois Village Master Plan as amended by this request will provide 2,645 dwelling units at an average density of more than 10 dwelling units per net acre. The additional housing opportunities provided by the Villebois Village Master Plan will allow more of the employees who work in Wilsonville to live in the city as well.

Further, providing these additional dwelling units at the proposed average density of at least 10 dwelling units per net acre, coupled with the provision of ancillary dwellings as noted in the Land Use Chapter (Chapter 2), will reduce the demand to look outside the current UGB to meet the region's needs.

The provisions of this Title have been met.

Title 2: Regional Parking Policy

The State's Transportation Planning Rule calls for reductions in vehicle miles traveled per capita and restrictions on construction of new parking spaces as a means of responding to transportation and land use impacts of growth. This title also calls for more compact

development as a means to encourage more efficient use of land, promote non-auto trips and protect air quality.

Cities and counties were required to establish specific performance standards to address the intent of Title 2. Section 4.155 of Wilsonville's Planning and Land Development Ordinance addresses parking, loading and bicycle parking.

FINDING C-2: As noted in the Metro Functional Plan Title 1 response, above, the Villebois Village Master Plan as amended by this request provides an average density of at least 10 units per net acre. The Master Plan continues to be predicated on three distinct neighborhoods surrounding a high density, mixed-use Village Center. Each of the three neighborhoods has a Neighborhood Commons within easy walking distance and providing the opportunity for small-scale retail/office needs in the future with Neighborhood Centers in or adjacent to the Neighborhood Commons.

One of the primary goals of the Villebois Village Master Plan continues to be the encouragement of pedestrian, bicycle and transit use by providing safe and comfortable bicycle and pedestrian facilities and easy access to transit. A bicycle and pedestrian network is provided throughout the Village. The street sections include alleyways, pedestrian separation from travel lanes, traffic calming measures, and on-street bike lanes on collector and arterial streets to create a safe and pleasant atmosphere for pedestrians and bicyclists (see Figures 7 – 9). The proposed legislative amendment continues to provide a safe, interconnected bicycle and pedestrian network. To further reduce the reliance on auto trips, daily needs of residents will be met in neighborhood and Village retail/office/employment areas; within walking or biking distance of all homes. New SMART bus routes linking Villebois with schools and Wilsonville City Center are contemplated. Bike lanes, sidewalks and transit corridors will all have direct connections to transit stops. Parking and loading requirements for Villebois, which are detailed in the implementing Village zone, will be appropriate for and supportive of compact development. The Village Zone parking standards comply with the City of Wilsonville's parking requirements, which are consistent with Title 2.

The provisions of this Title have been met.

Title 3: Water Quality, Flood Management and Fish and Wildlife Conservation

The intent of Title 3 is to protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities, protecting life and property from dangers associated with flooding and working toward a regional coordination program of protection for Fish and Wildlife Habitat Areas.

Title 3 developed water quality performance standards designed to protect and improve water quality to support the designated beneficial water uses as defined in Title 10 and to protect the functions and values of the Water Quality Resource Areas. These standards include: providing a vegetated corridor to separate protected water features from

development; maintain natural stream corridors, minimize erosion, nutrient and pollutant loading; filtering, infiltration and natural water purification; and stabilizing slopes.

FINDING C-3: Sustainability continues to be one of the foundational tenets behind the design of the Villebois Village Master Plan. Prior to beginning work on the design of Villebois, environmental consultants were charged with developing an inventory of the site's wetland, stream and wildlife habitat areas. The only 100-year floodplain known to impact the Villebois Village area is associated with Coffee Lake Creek. The 100-year Floodplain line shown is taken from the MT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Basalt Creek prepared by HDR on October 25, 2004.

The Villebois Village Master Plan continues to implement state-of-the-art rainwater planning in recognition of the site's natural features and areas. Rainwater management may include bio-swales, retention and detention features as a means of reducing the effective impervious area. Villebois' systems have been designed to minimize urban runoff, and provide water for community's plant material. Additionally, Villebois will incorporate green building techniques using the US Green Building Council's LEED (Leadership in Energy and Environmental Design) checklist to assess each building's opportunities for green architecture. The proposed legislative amendment does not alter the provision of these features.

The City has adopted the Significant Resource Overlay Zone (SROZ) to address natural resources, open space, environment, and the Willamette River Greenway. The SROZ includes all land identified and protected under the City's Natural Resources Plan, which has been deemed to comply with Metro's Title 3. The City also has floodplain regulations that will apply to land within the 100-year floodplain. Policy 3 in Chapter 3 of the Villebois Village Master Plan indicates that the floodplain and the SROZ delineations shown on the Master Plan are for illustrative purposes only and will be reviewed for compliance or exemption as more detailed information of boundary delineations is provided. Adjustments in plan, street alignments, and intersections, as well as rainwater facilities and pathways will be made to comply with SROZ and floodplain regulations. The proposed legislative amendment continues this approach.

The provisions of this Title have been met.

Regional Transportation Plan, Chapter 6 (replaces Title 6: Regional Accessibility)

The intent of several sections of Chapter 6 is for the region to identify key measures of transportation effectiveness, which includes all modes of transportation. Amongst the design standards under this title is that new residential and mixed-use developments shall: provide local street plans that encourage pedestrian and bicycle travel by providing short, direct routes to nearby existing or planned commercial services, schools, parks and other neighborhood facilities; limit the use of cul-de-sacs; and serve a mix of land uses on contiguous streets.

FINDING C-4: The movement of people both within the Villebois area, as well as to other parts of Wilsonville and the region was a key factor in the street system design for Villebois. Connectivity continues to be one of the design tenets employed in planning Villebois. Villebois will comply with the City's design standards for connectivity, which have been deemed to be in compliance with Section 6.4.5 of the Regional Transportation Plan. The main roads within the plan area all continue to lead to the Village Center. The plan continues to provide a gridded street system serving pedestrians and bicyclists, as well as motorists, with a variety of routes within and through the plan area. A goal of the plan continues to be utilization of planning techniques that will de-emphasize the automobile and encourage pedestrian movement. The Villebois street system continues to create alternative circulation routes to and from west Wilsonville and to also take advantage of multi-modal transportation solutions. The Master Planner has been working with SMART officials to identify potential transit stops or stations within Villebois.

Villebois has been designed to create distinct neighborhoods with a quarter-mile radius containing convenience retail, transit commons, and/or recreation space near its center. Providing this mix of activities and services within a 5-minute walk of each neighborhood will help reduce vehicle miles traveled. The proposed legislative amendment does not alter this neighborhood approach.

The plan for Villebois has taken the City's Transportation System Plan into account in designing the main roadways into the project area. This would include the extension of Boeckman Road to connect with Tooze Road providing access into Villebois from the north and extension of Barber Street into the plan area providing access from the south and east. Finally, Villebois has been designed to allow for the maximization of transit uses such as the City's SMART transit system. The proposed legislative amendment maintains consistency with this approach.

The provisions of this Title have been met.

Title 7: Affordable Housing

The intent of Title 7 is to provide affordable housing in the region through: a diverse range of housing types; provide sufficient and affordable housing opportunities to households of all income levels; and provide an appropriate balance of jobs and housing of all types within sub-regions. The title further requires cities to include within their comprehensive plans and implementing ordinances:

1. Strategies to ensure a diverse range of housing types within their jurisdictional boundaries.
2. Include actions and measures designed to maintain the existing supply of affordable housing as well as increase the opportunities for new dispersed affordable housing within their boundaries.
3. Include policies, actions and measures aimed at increasing opportunities for households of all income levels to live within their jurisdictions.

FINDING C-5: The Villebois Village Master Plan as amended by this request continues to provide a large range of housing choices for people at all economic levels and stages of life. As indicated on the amended Figure 1 – Composite Land Use Plan, there will be 13 different housing types available within the Villebois Village Master Plan area. Amongst the housing choices are single-family detached homes on lots ranging from estate lots (10,000 square feet) to lots approximately 2,000 square feet in area. Attached single-family opportunities are provided by the attached single-family homes in the east side of the plan area, and row homes and condominium units located throughout the plan area.

Apartment and rental opportunities, comprising approximately 20% of the proposed housing choices, are addressed by the various apartment styles ranging from 20.0 units per net acre in the neighborhood apartments to 35 units per net acre in the urban apartments located near the Village Center.

The mix of housing stock will include market rate for-sale and rental homes, affordable and senior housing including ancillary dwellings (granny flats), and community housing per ORS 426.508.

The provisions of this Title have been met.

Title 11: Planning for New Urban Areas

3.07.1120 Urban Growth Boundary Amendment Urban Reserve Plan Requirements

All territory added to the Urban Growth Boundary as either a major amendment or a legislative amendment pursuant to Metro Code chapter 3.01 shall be subject to adopted comprehensive plan provisions consistent with the requirements of all applicable titles of the Metro Urban Growth Management Functional Plan and in particular this Title 11. The Comprehensive Plan provisions shall be fully coordinated with all other applicable plans. The comprehensive plan provisions shall contain an urban growth plan diagram and policies that demonstrate compliance with the RUGGO, including the Metro Council adopted 2040 Growth Concept design types.

FINDING C-6: The Villebois Village Master Plan area is already located within the Urban Growth Boundary. However, the adoption of the Villebois Village Master Plan as a sub-element of the City of Wilsonville Comprehensive Plan was a comprehensive plan amendment. The proposed legislative amendment of the Villebois Village Master Plan is also a comprehensive plan amendment. The appropriate requirements of Title 11 for a comprehensive plan amendment are addressed below.

Comprehensive plan amendments shall include:

- A. Provision for annexation to a city or any necessary service districts prior to urbanization of the territory or incorporation of a city or necessary service districts to provide all required urban services.

FINDING C-6.1: Portions of the Villebois Village Master Plan area are already within the city limits and include approximately 135 acres of the former Dammasch Hospital

property, 185.47 acres in SAP East, and 42.8 acres of the Future Study Area. For those portions not yet in the city, an annexation process will need to be undertaken.

- B. Provision for average residential densities of at least 10 dwelling units per net developable residential acre or lower densities, which conform to the 2040 Growth Concept Plan design type designation for the area.

FINDING C-6.2: Figure 1 – Land Use Plan (updated with this request) of the Villebois Village Master Plan demonstrates that the project continues to be planned with an average residential density of greater than 10 dwelling units per net acre. The final built density of Villebois may vary, but will be at least 10 units per acre, as the Plan is refined with subsequent studies and applications that are more detailed. However, the Villebois Village Master Plan includes Residential Neighborhood Housing Policy 3 that requires a mix of housing that provides an overall average density of at least 10 dwelling units per net residential acre. Residential Neighborhood Housing Policy 3 is unaltered by this request. Compliance with Policy 3 will be assured through subsequent review stages by demonstration of general consistency with the Villebois Village Concept Plan and the Villebois Village Master Plan.

- C. Demonstrable measures that will provide a diversity of housing stock that will fulfill needed housing requirements as defined by ORS 197.303. Measures may include, but are not limited to, implementation or recommendations in Title 7 of the Urban Growth Management Functional Plan.

FINDING C-6.3: As noted in previous responses, the range of housing choices will continue to provide a broad variety of housing types and prices (please see response to Title 7). The Villebois Village Master Plan continues to provide for a wide range of housing types as shown on Figure 1 – Land Use Plan (as updated by this request), including 532 urban, neighborhood, and village apartments (20% of total dwelling units), 355 condominiums, small lot attached and row houses (20%), and 1,239 (47%) detached single family houses on a variety of lot sizes ranging from approximately 2,000 square feet to approximately 10,000 square feet. The Villebois Village Master Plan also envisions the provision of ancillary dwelling units, enabled in the Village zone.

- D. Demonstration of how residential developments will include, without public subsidy, housing affordable to households with incomes at or below area median incomes for home ownership and at or below 80 percent of area median incomes for rental as defined by U.S. Department of Housing and Urban Development for the adjacent urban jurisdiction. Public subsidies shall not be interpreted to mean the following: density bonuses, streamlined permitting processes, extensions to the time at which systems development charges (SDCs) and other fees are collected, and other exercises of the regulatory and zoning powers.

FINDING C-6.4: The proposed legislative amendment only adds the land use plan for the Future Study Area. This amendment does not substantially impact the analysis previously prepared for the Master Plan – Findings Supporting Document. The Villebois

Village Master Plan continues to provide opportunities for both home ownership and rental housing at affordable prices. Villebois Village continues to include more than the minimum 2,300 residential units specified by DATELUP with a range of housing types and estimated prices. Villebois Village continues to include some unique housing opportunities through the provision of community housing in accordance with ORS 426.508 and the inclusion of ancillary dwellings. Residential Neighborhood Housing Implementation Measure 3 will assure that a mix of housing types and inclusion of affordability options is provided with each Specific Area Plan generally consistent with those shown in the Villebois Village Master Plan. The proposed amendment continues this approach.

- E. Provision for sufficient commercial and industrial development for the needs of the area to be developed consistent with 2040 Growth Concept design types. Commercial and industrial designations in nearby areas inside the Urban Growth Boundary shall be considered in comprehensive plans to maintain design type consistency.

FINDING C-6.5: The Villebois Village Master Plan identifies areas for retail/office/employment uses within the Village Center and the potential for Neighborhood Centers at a community scale. The Villebois Village Master Plan does not identify any industrial uses at this time, however the Master Planner envisions the ability to allow Light Manufacturing/Research and Development-based employment over time. The Village zone provides the ability to allow this type of conversion of uses of the Village Center. Additionally, a substantial amount of industrial land is located directly east of Villebois on the west side of I-5, which implements the 2040 design type of Industrial Areas. Villebois will help support the nearby existing industrial land by helping the jobs/housing balance through the addition of a significant number of dwelling units to the City of Wilsonville that will be connected to these areas through an extensive street and trail system. The proposed legislative amendment will not alter any of these conclusions.

- F. A conceptual transportation plan consistent with the applicable provision of the Regional Transportation Plan, Title 6 of the Urban Growth Management Functional Plan, and that is also consistent with the protection of natural resources either identified in acknowledged comprehensive plan inventories or as required by Title 3 of the Urban Growth Management Functional Plan. The plan shall, consistent with OAR Chapter 660, Division 11, include preliminary cost estimates and funding strategies, including likely financing approaches.

FINDING C-6.6: A transportation plan (Figures 7, 8, 9A and 9B) is included within the Villebois Village Master Plan and is amended by this request to reflect the land use plan for the Future Study Area. Figure 8 – Proposed Arterial/Collectors Street System illustrates the collector and arterial roadways within and adjacent to the Villebois Village Master Plan area and is not amended by this request. Figure 7 – Street Plan illustrates the overall street and pathway/trail system for Villebois and is amended by this request to reflect the land use plan for the Future Study Area and the addition of a

residential street section with median. Figure 9B is amended with this request to illustrate the addition of a residential street section with median. Connectivity is a foundational design tenet in the design of Villebois with an emphasis on bike and pedestrian circulation and continues to be achieved with the proposed revisions. As described in preceding sections of this document, the proposed legislative amendment to the Villebois Village Master Plan meets the RTP connectivity standards of Chapter 6. A draft Capital Improvement List and Cost Estimate is included as Appendix A to the Villebois Village Master Plan. Detailed cost estimates and funding strategies (i.e., system development charges, local improvement districts, urban renewal districts, etc.) are addressed with the Finance Plan.

G. Identification, mapping and a funding strategy for protecting areas from development due to fish and wildlife habitat protection, water quality enhancement and mitigation, and natural hazards mitigation. A natural resource protection plan to protect fish and wildlife habitat, water quality enhancement areas and natural hazard areas shall be completed as part of the comprehensive plan and zoning for lands added to the Urban Growth Boundary prior to urban development. The plan shall include a preliminary cost estimate and funding strategy, including likely financing approaches, for options such as mitigation, site acquisition, restoration, enhancement, or easement dedication to ensure that all significant natural resources are protected.

FINDING C-6.7: The City has an adopted Significant Natural Resource Overlay Zone (SROZ) that will regulate development of inventoried resources and habitat within the Master Plan area. The SROZ process complies with Title 3 and Goal 5 requirements. Analysis conducted as part of the Villebois Village Concept Plan directed the resulting Land Use Plan and the Parks and Open Space Plan in the Villebois Village Master Plan, as well as the proposed legislative amendment. This previous analysis included cataloging soil types, sensitive wildlife species potentially present within 2 miles, and a wetland delineation study found in the Appendix of the Villebois Village Concept Plan. A draft Capital Improvement List and Cost Estimate is included as Appendix A to the Villebois Village Master Plan. Detailed cost estimates and funding strategies (i.e., system development charges, local improvement districts, urban renewal districts, etc.) are addressed with the Finance Plan.

H. A conceptual public facilities and services plan for the provision of sanitary sewer, water, storm drainage, transportation, parks and police and fire protection. The plan shall, consistent with OAR Chapter 660, Division 11, include preliminary cost estimates and funding strategies, including likely financing approaches.

FINDING C-6.8: Proposed public facilities and services plans are presented on the amended Figure 5 – Parks and Open Space Plan, Figure 6 – Conceptual Composite Utilities Plan (not amended with this request), the amended Figure 7 – Street Plan, and Figure 8 – Proposed Arterial/Collectors Street System (not amended by this request). Chapter 3, as amended by this request, and Chapter 4 (not amended) of the Master Plan provide analysis of existing public facilities and services and demonstrate any necessary improvements to these systems to allow development of Villebois. A draft Capital

Improvement List and Cost Estimate is included as Appendix A to the Villebois Village Master Plan. Detailed cost estimates and funding strategies (i.e., system development charges, local improvement districts, urban renewal districts, etc.) are addressed with the Finance Plan.

- I. A conceptual school plan that provides for the amount of land and improvements needed, if any, for school facilities on new or existing sites that will serve the territory added to the UGB. The estimate of need shall be coordinated with affected local governments and special districts.

FINDING C-6.9: The elementary school has been built in SAP East.

- J. An urban growth diagram for the designated planning area showing, at least, the following, when applicable:
 1. General locations of arterial, collector and essential local streets and connections and necessary public facilities such as sanitary sewer, storm sewer and water to demonstrate that the area can be served;
 2. Location of steep slopes and unbuildable lands including but not limited to wetlands, floodplains and riparian areas;
 3. General locations for mixed use areas, commercial and industrial lands;
 4. General locations for single and multi-family housing;
 5. General locations for public open space, plazas and neighborhood centers; and
 6. General locations or alternative locations for any needed school, park or fire hall sites.

FINDING C-6.10: The Villebois Village Master Plan, as amended by this request, includes diagrams illustrating the above information. The amended Figure 1 – Land Use Plan continues to show the general locations for mixed-use areas and retail/office/employment areas; single and multi-family housing; public open space, plazas and neighborhood commons; and general locations for school and park sites. No industrial lands are proposed within Villebois. The amended Figure 5 – Parks & Open Space Plan continues to show general locations of unbuildable lands including wetlands, floodplains and riparian areas, and public open space. The Villebois Village Master Plan area does not include areas of steep slopes. Figure 6 – Conceptual Composite Utilities Plan (not amended by this request) continues to depict necessary public facilities such as sanitary sewer, storm sewer and water to demonstrate that the area can be served. The amended Figure 7 – Street Plan and Figure 8 – Proposed Arterial & Collector System (not amended by this request) continue to illustrate the general locations of arterial, collector and essential local streets and connections.

- K. The plan amendments shall be coordinated among the city, county, school district and other service districts.

FINDING C-6.11: The proposed legislative amendment of the Villebois Village Master Plan is being coordinated with the City of Wilsonville, Clackamas County, Metro, DLCD, and the West Linn – Wilsonville School District, as well as stakeholders and other various service providers.

The provisions of this Title have been met.

D. STATE OF OREGON

Statewide Planning Goals and Guidelines

The next section of this report covers the Statewide Planning Goals & Guidelines. Goals 1-14 must be addressed to demonstrate that the proposed legislative amendment of the Villebois Village Master Plan is either in compliance with each goal or that the goal is non-applicable.

GOAL 1: CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The governing body charged with preparing and adopting a comprehensive plan shall adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going land-use planning process. The citizen involvement program shall be appropriate to the scale of the planning effort. The program shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues. Federal, state and regional agencies, and special- purpose districts shall coordinate their planning efforts with the affected governing bodies and make use of existing local citizen involvement programs established by counties and cities.

FINDING D-1: There has been substantial public involvement in the process for adopting the Villebois Village Master Plan and this proposed legislative amendment that has complied with all applicable Comprehensive Plan policies. Several open houses were conducted even before the start of the formal process for adoption of the original Master Plan. The proposed legislative amendment is now going through its own formal adoption process. The formal adoption process includes duly noticed public hearings before the Planning Commission and the City Council, consistent with Goal 1.

This application is consistent with Statewide Planning Goal 1.

GOAL 2: LAND USE PLANNING

PART I – PLANNING

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268. All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable

statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The required information shall be contained in the plan document or in supporting documents. The plans, supporting documents and implementation ordinances shall be filed in a public office or other place easily accessible to the public. The plans shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governmental units.

All land-use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances.

FINDING D-2: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan was adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan was found to be consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The Villebois Village Master Plan also keeps the City current on its planning obligation for this developing area. The proposed legislative amendment does not alter these circumstances.

This application is consistent with Statewide Planning Goal 2.

GOAL 3: AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state's agricultural land use policy expressed in ORS 215.243 and 215.700.

*FINDING D-3: The area covered by the Villebois Village Master Plan does not include any agricultural land, so **This goal does not apply**. Agricultural land is defined in Goal 2 to exclude all land within an urban growth boundary. Because the Villebois Village Master Plan covers only areas within the UGB, it does not cover any agricultural lands.*

GOAL 4: FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Forest lands are those lands acknowledged as forest lands as of the date of adoption of this goal amendment. Where a plan is not acknowledged or a plan amendment involving forest lands is proposed, forest land shall include lands which are suitable for commercial forest uses including adjacent or nearby lands which are necessary to permit forest operations or practices and other forested lands that maintain soil, air, water and fish and wildlife resources.

*FINDING D-4: The area covered by the Villebois Village Master Plan does not include any forest lands, so **this goal does not apply.***

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

To protect natural resources and conserve scenic and historic areas and open spaces.

Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability. The following resources shall be inventoried:

- a. Riparian corridors, including water and riparian areas and fish habitat;
- b. Wetlands;
- c. Wildlife Habitat;
- d. Federal Wild and Scenic Rivers;
- e. State Scenic Waterways;
- f. Groundwater Resources;
- g. Approved Oregon Recreation Trails;
- h. Natural Areas;
- i. Wilderness Areas;
- j. Mineral and Aggregate Resources;
- k. Energy sources;
- l. Cultural areas.

Local governments and state agencies are encouraged to maintain current inventories of the following resources:

- a. Historic Resources;
- b. Open Space;
- c. Scenic Views and Sites.

Following procedures, standards, and definitions contained in commission rules, local governments shall determine significant sites for inventoried resources and develop programs to achieve the goal.

FINDING D-5: The City is already in compliance with Goal 5 as to all required inventories and through the implementation of the Significant Resource Overlay Zone (SROZ). The proposed legislative amendment of the Villebois Village Master Plan remains consistent with applicable Comprehensive Plan policies regarding natural resources, scenic and historic areas, and open spaces. Approximately 33% of the planning area is dedicated to parks and open space. Encroachments within the SROZ are shown for illustrative purposes on the Villebois Village Master Plan and will be reviewed for compliance or exemption as more detailed information is provided. The proposed legislative amendment continues this depiction.

This application is consistent with Statewide Planning Goal 5.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the state.

All waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules and standards. With respect to the air, water and land resources of the applicable air sheds and river basins described or included in state environmental quality statutes, rules, standards and implementation plans, such discharges shall not (1) exceed the carrying capacity of such resources, considering long range needs; (2) degrade such resources; or (3) threaten the availability of such resources.

FINDING D-6: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 6. The proposed legislative amendment of the Villebois Village Master Plan remains consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan continues to protect water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year floodplain. The Master Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation. The proposed legislative amendment does not alter these conditions.

This application is consistent with Statewide Planning Goal 6.

GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

To protect life and property from natural disasters and hazards.

A. NATURAL HAZARD PLANNING

1. Local governments shall adopt comprehensive plans (inventories, policies and implementing measures) to reduce risk to people and property from natural hazards.
2. Natural hazards for purposes of this goal are: floods (coastal and riverine), landslides, earthquakes and related hazards, tsunamis, coastal erosion, and wildfires. Local governments may identify and plan for other natural hazards.

B. RESPONSE TO NEW HAZARD INFORMATION

1. New hazard inventory information provided by federal and state agencies shall be reviewed by the Department in consultation with affected state and local government representatives.
2. After such consultation, the Department shall notify local governments if the new hazard information requires a local response.
3. Local governments shall respond to new inventory information on natural hazards within 36 months after being notified by the Department of Land Conservation and Development, unless extended by the Department.

C. IMPLEMENTATION

- Upon receiving notice from the Department, a local government shall:
1. Evaluate the risk to people and property based on the new inventory information and an assessment of:
 - a. the frequency, severity and location of the hazard;
 - b. the effects of the hazard on existing and future development;
 - c. the potential for development in the hazard area to increase the frequency and severity of the hazard; and
 - d. the types and intensities of land uses to be allowed in the hazard area.
 2. Allow an opportunity for citizen review and comment on the new inventory information and the results of the evaluation and incorporate such information into the comprehensive plan, as necessary.
 3. Adopt or amend, as necessary, based on the evaluation of risk, plan policies and implementing measures consistent with the following principles:
 - a. avoiding development in hazard areas where the risk to people and property cannot be mitigated; and
 - b. prohibiting the siting of essential facilities, major structures, hazardous facilities and special occupancy structures, as defined in the state building code (ORS 455.447(1)(a)(b)(c) and (e)), in identified hazard areas, where the risk to public safety cannot be mitigated, unless an essential facility is needed within a hazard area in order to provide essential emergency response services in a timely manner.²

4. Local governments will be deemed to comply with Goal 7 for coastal and riverine flood hazards by adopting and implementing local floodplain regulations that meet the minimum National Flood Insurance Program (NFIP) requirements.

D. COORDINATION

1. In accordance with ORS 197.180 and Goal 2, state agencies shall coordinate their natural hazard plans and programs with local governments and provide local governments with hazard inventory information and technical assistance including development of model ordinances and risk evaluation methodologies.

2. Local governments and state agencies shall follow such procedures, standards and definitions as may be contained in statewide planning goals and commission rules in developing programs to achieve this goal.

FINDING D-7: The City's Comprehensive Plan is acknowledged to be in compliance with this Goal, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan policies (see Section A of this document). The Villebois Village Master Plan does not call for any residential structures within the 100-year floodplain. Any development within floodplains, such as parks, paths or roads, will be taken into account the need to not increase flood hazards. The Villebois Village Master Plan calls for appropriate storm drainage that will not cause soil stability problems associated with heavy rainfall. The proposed legislative amendment does not alter these conditions.

This application is consistent with Statewide Planning Goal 7.

GOAL 8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

RECREATION PLANNING

The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities: (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements. State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans.

DESTINATION RESORT SITING

Comprehensive plans may provide for the siting of destination resorts on rural lands subject to the provisions of the Goal and without a Goal 2 exception to Goals 3, 4, 11, or 14.

FINDING D-8: The Comprehensive Plan has been acknowledged to be consistent with Goal 8, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan's recreational policies (see Section A of this document). The Master Plan provides for development of recreational areas to meet the needs of Village residents and workers. As shown on the amended Figure 5 – Parks and Open Space Plan, the Master Plan continues to provide for extensive recreational areas, including parks, paths and open spaces. The existing Tonquin regional trail adjoining the Master Plan area has been incorporated into the Master Plan to link with the Graham Oaks Natural Area to the south. As noted, approximately 33% of the plan area is devoted to parks and open space areas.

The Destination Resort provisions of this Goal are not applicable because a destination resort is not included in the plan.

This application is consistent with Statewide Planning Goal 8.

GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Comprehensive plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and non-renewable resources; availability of land; and pollution control requirements. Comprehensive plans for urban areas shall:

1. Include an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends;
2. Contain policies concerning the economic development opportunities in the community;
3. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies;
4. Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses. In accordance with ORS 197.180 and Goal 2, state agencies that issue permits affecting land use shall identify in their coordination programs how they will coordinate permit issuance with other state agencies, cities and counties.

FINDING D-9: The Comprehensive Plan has been acknowledged to be consistent with Goal 9, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan economic development policies. The Villebois Village Master Plan continues to further economic development by providing for a complete mixed-use community that will include retail/office and employment development as well as residential development.

This application is consistent with Statewide Planning Goal 9.

GOAL 10: HOUSING

To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

FINDING D-10: The Comprehensive Plan has been acknowledged to be consistent with Goal 10, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan housing policies (see Section A of this document). Indeed, it meets an identified need to provide more housing to improve the balance between housing and employment and to rectify a lack of housing for the jobs provided in the City. The Villebois Village Concept Plan directs that a minimum of 2,300 housing units be provided in this area of the City. The proposed amendments to the Villebois Village Master Plan continues to provides an updated total of 2,645 housing units including 532 apartments, 355 condos, 205 small lot attached/cottage, 314 row homes, 104 mixed-use condos, and 1,239 detached single-family homes on a variety of lot sizes. In addition to a wide range of housing choices, densities will range from 50.9 units per acre for the specialty condos to 3.2 units per acre for estate homes. The estimated price ranges and rent levels in Villebois will be commensurate with the financial capabilities of Wilsonville households as described under the response to Title 11 in Section C of this document. This selection of housing types and densities complies with Goal 10 by providing for substantial amounts of residential development of various costs.

This application is consistent with Statewide Planning Goal 10.

GOAL 11: PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable, and rural areas to be served. A provision for key facilities shall be included in each plan. Cities or counties shall develop and adopt a

public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons. To meet current and long-range needs, a provision for solid waste disposal sites, including sites for inert waste, shall be included in each plan. Counties shall develop and adopt community public facility plans regulating facilities and services for certain unincorporated communities outside urban growth boundaries as specified by Commission rules. Counties Local Governments shall not allow the establishment or extension of new sewer systems outside urban growth boundaries or unincorporated community boundaries, or allow new extensions of sewer lines from within urban growth boundaries or unincorporated community boundaries to serve land outside those boundaries, except where the new or extended system is the only practicable alternative to mitigate a public health hazard and will not adversely affect farm or forest land.

For land that is outside urban growth boundaries and unincorporated community boundaries, county land use regulations shall not rely upon the establishment or extension of a water system to authorize a higher residential density than would be authorized without a water system.

Local governments shall not rely upon the presence, establishment, or extension of a water or sewer system to allow residential development of land outside urban growth boundaries or unincorporated community boundaries at a density higher than authorized without service from such a system.

In accordance with ORS 197.180 and Goal 2, state agencies that provide funding for transportation, water supply, sewage and solid waste facilities shall identify in their coordination programs how they will coordinate that funding with other state agencies and with the public facility plans of cities and counties.

FINDING D-11: The Comprehensive Plan has been acknowledged to be consistent with Goal 11, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan public facilities policies (see Section A of this document). The amended Master Plan is also consistent with the applicable provisions of the City's various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate development with the provision of the public facility infrastructure in the area (Figure 6 – Conceptual Composite Utilities Plan). Development in the Villebois Village Master Plan area will be done in coordination with the City's Capital Improvement Program and the Finance Plan between the Master Planner and the City.

This application is consistent with Statewide Planning Goal 11.

GOAL 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

A transportation plan shall (1) consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian; (2) be based upon an inventory of local, regional and state transportation needs; (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes; (4) avoid principal reliance upon any one mode of transportation; (5) minimize adverse social, economic and environmental impacts and costs; (6) conserve energy; (7) meet the needs of the transportation disadvantaged by improving transportation services; (8) facilitate the flow of goods and services so as to strengthen the local and regional economy; and (9) conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.

FINDING D-12: The City of Wilsonville TSP is in compliance with Goal 12. The proposed legislative amendment of the Villebois Village Master Plan continues to be consistent with the TSP by providing a plan for transportation system development for the Master Plan area that is integrated with the transportation system in the City and surrounding area. The Master Plan further complies with this goal by providing a compact mixed-use development that will bring residential development closer to retail/office and employment use. As a result, the number of motor vehicle trips is expected to be reduced and replaced by bicycle and pedestrian trips, and the length of other trips will be shortened by the reduced distance to employment and shopping.

The Master Plan, as amended, provides plans (the amended Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System (not amended by this request)) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Street sections (Figures 9A and 9B – Street and Trail Sections, including amendment to Figure 9B made with this request) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. By encouraging the use of multiple modes of transportation, the number of motor vehicle trips is expected to be reduced and replaced by bicycle and pedestrian trips.

The proposed legislative amendment of the Villebois Village Master Plan complies with the applicable requirements of the State Transportation Planning Rule as documented in the response to OAR 660-12-0060 later in this report.

This application is consistent with Statewide Planning Goal 12.

GOAL 13: ENERGY CONSERVATION

To conserve energy.

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

FINDING D-13: The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the proposed legislative amendment of the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies (see Section A of this document). The amended Master Plan continues to provide for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The amended Master Plan also continues to provide for a substantial number of energy-efficient smaller sized and attached residential units.

This application is consistent with Statewide Planning Goal 13.

GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use.

Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon considerations of the following factors:

- (1) Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
- (2) Need for housing, employment opportunities, and livability;
- (3) Orderly and economic provision for public facilities and services;
- (4) Maximum efficiency of land uses within and on the fringe of the existing urban area;
- (5) Environmental, energy, economic and social consequences;
- (6) Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- (7) Compatibility of the proposed urban uses with nearby agricultural activities.

The results of the above considerations shall be included in the comprehensive plan. In the case of a change of a boundary, a governing body proposing such change in the boundary separating urbanizable lands from rural land, shall follow the procedures and requirements as set forth in the Land Use Planning goal (Goal 2) for goal exceptions. Any urban growth boundary established prior to January 1, 1975, which includes rural lands that have not been built upon shall be reviewed by the governing body, utilizing the same factors applicable to the establishment or change of urban growth boundaries. Establishment and change of the boundaries shall be a cooperative process between a city and the county or counties that surround it. Land within the boundaries separating urbanizable land from rural land shall be considered available over time for urban uses. Conversion of urbanizable land to urban uses shall be based on consideration of:

- (1) Orderly, economic provision for public facilities and services;
- (2) Availability of sufficient land for the various uses to insure choices in the market place;
- (3) LCDC goals or the acknowledged comprehensive plan; and,

(4) Encouragement of development within urban areas before conversion of urbanizable areas. In unincorporated communities outside urban growth boundaries counties may approve uses, public facilities and services more intensive than allowed on rural lands by Goal 11 and 14, either by exception to those goals, or as provided by Commission rules which ensure such uses do not:

- (1) adversely affect agricultural and forest operations, and
- (2) interfere with the efficient functioning of urban growth boundaries.

Notwithstanding the other provisions of this goal, the commission may by rule provide that

this goal does not prohibit the development and use of one single-family dwelling on a lot or parcel

that:

- (a) was lawfully created;
- (b) lies outside any acknowledged urban growth boundary or unincorporated community boundary;
- (c) is within an area for which an exception to Statewide Planning Goal 3 or 4 has been acknowledged; and
- (d) is planned and zoned primarily for residential use.

FINDING D-14: The Comprehensive Plan has been acknowledged to be consistent with Goal 14, and the proposed legislative amendment of the Villebois Village Master Plan is intended to be consistent with Comprehensive Plan urbanization policies and the recently adopted Residential – Village Land Use designation (see Section A of this document). The amended Master Plan continues to comply with and further the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the transportation system, and protects natural resources. The amended Master Plan continues to provide more detailed plans for the urbanization of an area already determined to be within the City's urban growth boundary.

This application is consistent with Statewide Planning Goal 14.

GOAL 15: WILLAMETTE RIVER GREENWAY

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

FINDING D-15: This Goal is not applicable to the Villebois Village Master Plan because the plan area does not include any portion of the Willamette River Greenway.

Oregon Revised Statute

426.508 [Entitled] Sale of F. H. Dammasch State Hospital; fair market value; redevelopment of property; property reserved for community housing.

Sub-section (3) Redevelopment of the real property formerly occupied by the F. H. Dammasch State Hospital shall be consistent with the Dammasch Area Transportation Efficient Land Use Plan developed by Clackamas County, the City of Wilsonville, the Oregon Department of Administrative Services, the Department of Land Conservation and Development, the Department of Transportation, the State Housing Council, the Department of Human Services and the Division of State Lands.

FINDING D-16: The Villebois Village Master Plan (City Ordinance No. 556) is intended to serve as an implementation guide for the Villebois Village Concept Plan. The Villebois Village Concept Plan is a refinement of the Dammasch Area Transportation-Efficient Land Use Plan (DATELUP). DATELUP was developed to interrelate the 109-acre Dammasch property with the surrounding area and the plan covered approximately 520 acres. Following its adoption in 1996, the City enacted a Comprehensive Plan provision making DATELUP, as it may be amended, the conceptual plan for Area of Special Concern B. The City has found that the Villebois Village Concept Plan is consistent with the DATELUP Adopted Conceptual Plan (City Ordinance No. 553), and, therefore, it is also consistent with ORS 426.508(3). The proposed amendment to the Villebois Village Master Plan will not alter the project's compliance with ORS 426.508(3). Community housing remains a component of the project, unaltered by the proposed amendment, and will be provided consistent with State requirements and guidelines. The Villebois Village Master Plan and this proposed legislative amendment are consistent with the Villebois Village Concept Plan, and are, thereby, consistent with DATELUP and ORS 426.508(3).

The application is consistent with this provision of ORS 426.508.

Oregon Administrative Rule

Oregon Administrative Rule (OAR) 660-012-0060 (Plan and Land Use Regulation Amendment):

- (1) Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. This shall be accomplished by either:
 - (a) Limiting allowed land uses to be consistent with the planned function, capacity, and performance standards of the transportation facility;
 - (b) Amending the TSP to provide transportation facilities adequate to support the proposed land uses consistent with the requirements of this division;

- (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes; or
- (d) Amending the TSP to modify the planned function, capacity and performance standards, as needed, to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multimodal travel choices are provided.

FINDING D-17: The Villebois Village Master Plan did not propose amendments to the TSP which would significantly affect transportation facilities identified in the City's Transportation Systems Plan (TSP) (See the discussion at OAR-660-012-0060(2) below). The proposed legislative amendment of the Villebois Village Master Plan does not propose any new amendments to the TSP. The amended Figure 7 – Street Plan illustrates a street system that is updated to reflect the land use plan for the Future Study Area and maintains connectivity consistent with the TSP. The Villebois Village area, with the densities planned in DATELUP, was included in the City's TSP (see City Traffic Analysis Zones 400A, 400C, 400D and 388A on Figure 3.2 – City of Wilsonville Transportation Model, Metro and City Traffic Analysis Zones of the April 17, 2003 TSP). The City's TSP was approved by the City Council on May 19, 2003.

The circulation system proposed in the Villebois Village is designed to reflect the principles of smart growth encouraging alternatives to the automobile while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians. Accordingly, there is a hierarchical system of streets and trails that will connect users of the various modes to the major activities inside and outside the community. Figure 7 - Street Plan (as amended) of the Villebois Village Master Plan shows the planned transportation system for Villebois. Figure 8 – Proposed Arterial & Collector System (not amended by this request) of the Villebois Village Master Plan shows the planned arterial and collector street system, and Figures 9A & 9B – Street & Trail Sections (amended) show the cross-sections for the streets and trails. The proposed amendment adds a residential street section with median to Figures 7 and 9B.

- (2) A plan or land use regulation amendment significantly affects a transportation facility if it:
 - (a) Changes the functional classification of an existing or planned transportation facility;

FINDING D-17.1: The proposed legislative amendment to the Villebois Village Master Plan does not propose to change the functional classification of an existing facility or one planned in the TSP. Villebois Village includes a range of street sections that fall within the functional classifications of the City's TSP. Table 5 of the Villebois Village Master Plan lists and compares each relevant TSP street section with the correlating street sections proposed in Villebois. The Villebois Village Master Plan street sections are depicted on Figures 9A and 9B – Street & Trail Sections, which includes notes to reference the relevant TSP figure. The proposed amendment only adds a residential street section with median to Figure 9B. The locations where the Villebois Village

Master Plan street sections are planned to be used are illustrated on the amended Figure 7 – Street Plan, with the relevant TSP figure and functional classification notes. The location of the proposed Villebois street sections is integral to the overall design of the Villebois Village Plan.

- (b) Changes standards implementing a functional classification system;

FINDING D-17.2: The proposed legislative amendment to the Villebois Village Master Plan does not propose to change standards implementing a functional classification system (see also the discussion at OAR 660-012-0060(2)(a), above).

- (c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or

FINDING D-17.3: The proposed legislative amendment to the Villebois Village Master Plan does not propose types or levels of land uses, which would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility. The circulation network for Villebois has been evaluated with four separate Memorandums from DKS Associates dated January 13, 2003, February 28, 2003, April 6, 2004, and June 15, 2005. The January 13, 2003 DKS Memorandum (see Appendix B of the Villebois Village Master Plan) specifically evaluates the Villebois internal street plan in the context of circulation needs in west Wilsonville. The improvements recommended in the DKS Memorandum are incorporated into the Villebois Village Master Plan as discussed in Chapter 5 – Circulation.

In summary, the DKS Memoranda evaluated the City's existing and planned external street network with the proposed Villebois internal street network and found that no mitigation is required beyond what is identified within the City's TSP. The proposed legislative amendment does not alter these conclusions since the plan changes are not of a scale or nature that would impact planned street capacity in a manner greater than the original plan.

- (d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.

FINDING D-17.4: The proposed legislative amendment of the Villebois Village Master Plan would not reduce the performance standards of the facility below the minimum acceptable level identified in the TSP (see also the discussion at OAR 660-012-0060(2)(c), above).

The application is consistent with OAR 660-012-0060.

Selected pages from the following Planning Commission Villebois documents related to the Living Enrichment Center/Future Study Area:

- 1. 02PC06 – Adoption of the Villebois Village Concept Plan**
 - February 20, 2003 Planning Commission Public Hearing
 - March 12, 2003 Planning Commission Continued Public Hearing
- 2. 02PC07A – Comprehensive Plan Text Amendments for Compliance with Villebois Village Concept Plan**
 - April 9, 2003 Planning Commission Public Hearing
- 3. 02PC07B – Adoption of the Villebois Village Master Plan**
 - May 14, 2003 Planning Commission Work Session
 - June 11, 2003 Planning Commission Public Hearing
 - June 25, 2003 Planning Commission Continued Public Hearing
 - July 9, 2003 Planning Commission Continued Public Hearing
 - July 23, 2003 Planning Commission Continued Public Hearing
- 4. 02PC07C - Comprehensive Plan Map Amendments for Compliance with Villebois Village Concept Plan**
 - April 9, 2003 Planning Commission Public Hearing
- 5. 02PC08 – Villebois Development Code Text Amendment**
 - July 14, 2003 Planning Commission & Development Review Board Work Session
 - August 13, 2003 Planning Commission Public Hearing
- 6. LP05-0006 – Villebois Village Master Plan AmendmentDeletion of references to Living Enrichment Center (LEC).**
 - City Council Ordinance No. 594
 - May 11, 2005 Planning Commission Public Hearing
 - July 13, 2005 Planning Commission Continued Public Hearing
- 7. LP08-0001 – The Grove at Villebois – The applicant withdrew this project prior to public hearing.**
 - January 9, 2008 Planning Commission Work Session minutes

Selected pages from the following Planning Commission Villebois documents related to the Living Enrichment Center/Future Study Area:

1. 02PC06 – Adoption of the Villebois Village Concept Plan

- February 20, 2003 Planning Commission Public Hearing
- March 12, 2003 Planning Commission Continued Public Hearing

City of Wilsonville

PLANNING COMMISSION

Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon

February 20, 2003

Minutes Excerpt

II. CALL TO ORDER - ROLL CALL

Chair Iguchi called the meeting to order at 7:02 p.m. Those present:

Planning Commission: Debra Iguchi, Mary Hinds, Susan Guyton John Ludlow, Mark Pruitt and Randy Wortman were present. City Council Liaison John Helser was also present.

City Staff: Arlene Loble, Eldon Johansen, Maggie Collins, Danielle Cowan, Paul Lee, Dan Hoyt, Paul Cathcart, Chris Neamtzu, Kerry Rappold, and Linda Straessle.

V. PUBLIC HEARING

Application No: 02PC06

Request: Review and adoption of the draft *Villebois Village Concept Plan*

Location: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City western boundary.

Application: City of Wilsonville and Costa Pacific Communities

The following was distributed at the beginning of the meeting: A Resolution of the Wilsonville Chamber of Commerce Board of Directors, dated February 19, 2003 (Exhibit 14).

Chair Iguchi read the Legislative Hearing Procedure for the record.

Chair Iguchi called for the Staff Report and asked that it be kept short so that Public Testimony could be opened by 8:00 p.m.

Planning Director Maggie Collins introduced Associate Planning Paul Cathcart and Economic Development Director Dan Hoyt. She explained that the Staff Report would be presented in two parts:

- Planning Division's assessment of the application and review of the material in the Staff Report.
- A presentation by Costa Pacific Communities.

Ms. Collins listed corrections to be made to the Staff Report in the meeting packet:

- Page 7 of 17, second bullet: Change "flows" to "passes"
- Page 7 of 17, fourth bullet: Amend to, "The Villebois Village Concept Plan carries with it a *requirement for a Finance Plan.*"
- Page 8 of 17: Last paragraph of "B. Definition of a Conceptual Land Use Plan," the reference to "See Findings." There are no findings with this part of the Staff Report. Staff is recommending that the Planning Commission continue 02PC06 to a date certain after hearing public testimony tonight. Staff will answer questions and provide the findings at that time.
- Page 10 of 17, Attachment A. Correct Margaret Fasano's tax lot to: "Tax Lot T3SR-31W15-00390" to "Tax Lot T3SR-31W15-00380"
- Page 10 of 17, Attachment A. Add: "Jones, Robert and Susan, Tax Lot T3SR-31W14C-00300"
- Page 15 of 17, last paragraph. Change "January 15, 2003" to "February 20, 2003"
- Page 16 of 17. Add at the bottom of the page:

"February 10, 2003 – Villebois

*Presented an overview of planning to date and most recent figures and renderings.
Reviewed the public hearing processes. Approximately 70 people in attendance."*

Ms. Collins stated that City staff is recommending that the Planning Commission recommend to the City Council the adoption of the *Villebois Village Concept Plan*.

Ms. Collins listed corrections that are to be made to the *Villebois Village Concept Plan*

- Page 8, last line: Amend to: "This commitment to sustainability is evident in the village's efficient design, in its devotion to preserving natural *areas* and open space, and in its program of rainwater"
- Page 10, third line from the top of the page. Amend to: "Villebois will have an average density of over ~~11~~ 12 units per net acre..."
- Page 11, last paragraph, fourth sentence. Amend to: "...(*Figure 4 – Concept Villebois Village Concept Center Land Use Plan*)"
- Page 12, "Parks and Open Space," first paragraph. There is not a map for the Coffee Lake Wood trail.
- Page 13, bulleted list at the top of the page. Add *South Neighborhood Park* to the bulleted list.
- Page 13, Second set of bullets in the middle of the page. Amend to: "Basin A drains to Coffee *Lake* Creek"
- Page 17. First paragraph under "Parks and Open Space." Correct to: "Significant ~~Natural~~ Resource Overlay Zones"
- Page 18. Add "*South Neighborhood Park*" at bottom of the page. A discussion paragraph is to be added under this subheading.

- Page 20, "Storm Water Management," second paragraph, fifth sentence: Amend to: "A portion of the historic flow to ~~Mill~~ Arrowhead Creek will be restored and detention increased as identified in CLC-10 of the Stormwater Master Plan."
- Page 22, Glossary. Add *Storm Water Master Plan* and a description for it.
- Add a definition for "Stormwater Management"
- Figure 6. Identify with a different color the southerly properties that are in "open space" or are part of the Wilsonville Tract.

Ms. Collins entered the Resolution of the Wilsonville Chamber of Commerce Board of Directors, dated February 19, 2003 (Exhibit 14) into the record.

Staff will be keeping a "Rolling Log" of comments and questions that are raised during the 02PC06 Public Hearing.

Mr. Cathcart explained the following using enlarged copies of Figure 3 "Concept Composite Land Use Plan" and Figure 5 "Concept Street Plan Map" which are included in the *Villebois Village Concept Plan*:

- The planning area included in the proposed *Villebois Village Concept Plan*:
 - * The old Dammasch State Hospital is in the center of the proposed Villebois Village.
 - * The Dammasch State Hospital included 198 acres.
 - * The total Villebois study area is 520 acres.
- Mr. Cathcart briefly related the history of the Dammasch Area Transportation-Efficient Land Use Plan (DATELUP) planning process and the Villebois planning process starting with the closure of the Dammasch State Hospital:
 - * The supersiting of the prison on the Dammasch property caused the work on DATELUP to proceed more rapidly.
 - * Any development in the Dammasch area has to conform to DATELUP according to ORS 426.508.
 - * Metro brought this area into the Urban Growth Boundary. It is not included in the Wilsonville City limits.
 - * Costa Pacific Communities was selected in July 2002 was selected to be the master developer for the Dammasch area.
 - * Villebois, LLC was formed and entered into a Memorandum of Understanding with the State and City for developing the Villebois area.
 - * Villebois, LLC has held a number of public meetings to present different iterations of the plans to the public for public input.
- The goal is to make sure the *Villebois Village Concept Plan* is in compliance with DATELUP due to the State statute.
 - * City staff is recommending that the 02PC06 Public Hearing be continued to March 12, 2003, at which time staff will come back with findings and recommendations on 02PC06.
- Mr. Cathcart read the definition of a concept plan as written on page 8 of 14 of the Staff Report (in the meeting packet).
- The next steps of the Villebois planning process are:
 - * 02PC07, the next Villebois application, includes the Comprehensive Plan text (02PC07A) and map (02PC07C) amendments and the *Villebois Village Master Plan* (02PC07B)
 - * 02PC08 will be looking at the Development Code language amendments for implementing the *Villebois Village Concept Plan*.

Mr. Hoyt explained why the Villebois project is important to the City.

- The development of Villebois is a tremendous opportunity for the City.
 - * Master planning several hundred million dollars worth of development with an award winning developer with a great track record is a luxury envied by other cities.
 - * This development is going forward as a partnership. It is addressing land use, livability, transportation goals, and is creating opportunities for the City to attract grant money to Wilsonville with millions of dollars going to Wilsonville's transportation system.
 - * It is an opportunity to make a lasting significant contribution to the City that would enhance and build upon what is already here. This could be a landmark development.
- The challenges of the Villebois development include:
 - * A detailed transportation plan has to be developed.
 - * Bankable financing agreements to build infrastructure in a timely fashion.
 - * Time is of the essence.

Mr. Hoyt introduced Rudy Kadlub of Costa Pacific Communities.

Mr. Kadlub thanked the Planning Commission for scheduling a special meeting tonight for this Public Hearing on 02PC06. He thanked the citizens that were present for coming tonight.

Mr. Kadlub presented a PowerPoint presentation (see attached). His additional comments included:

- The following were present to represent the Villebois, LLC planning team members:
 - * Lee Iverson of Iverson Associates
 - * Jerry Palmer, Alpha Engineering
- Mr. Kadlub suggested that the Villebois, LLC planning team members are probably the most recognized and experienced team in new urban planning in the country. Locally, they were involved in the Orenco Station development.
- Mr. Kadlub noted that there were numerous large maps and graphics displayed around the room. (Enlarged copies of the figures in the *Villebois Village Concept Plan* and in the PowerPoint presentation.)
 - * Figure 1 "Site Context" indicates how the Villebois area works with the region; its location, the physical divisions and its proximity to the proposed commuter rail.
 - * There are significant natural resource areas in the Villebois area. Mr. Kadlub pointed out the significant areas on the PowerPoint slide labeled "Natural Resources Study."
- Three significant market research surveys were mailed out to homeowners, to existing renters and to employees in the Wilsonville area.
- Approximately 600 to 700 people have attended the Villebois public meetings.
 - * Citizen's input was incorporated into the Villebois planning process. Adjacent property owners' input impacted street alignments and trees.
- Costa Pacific Communities relocated their corporate offices to the old Dammasch hospital.
- The connections include:
 - * The Boeckman Road extension to Tooze Road will provide another east/west connection without having to use the Wilsonville Road/I-5 interchange.
 - * Barber Street will be extended into the Villebois community, as it will provide connections without having to access Wilsonville Road.
 - * There will be connections to the commuter rail station, and both Barber Street and Brown Road will lead to the commuter rail station.

- * Mr. Kadlub explained that Villebois is designed for quarter mile radius neighborhoods. He described this concept and the benefits of it. The neighborhoods are bounded by the road connections of Boeckman Road, Tooze Road, Grahams Ferry Road, and Barber Street.
- * The village center is the "heart" of the neighborhoods and is where the highest density is planned. The edges of each neighborhood are adjacent to open space.
- * The neighborhood commons will include a school site, park, plaza, recreation facility, a small mom/pop-type store or some other general gathering spot.
- * There is an interconnected network of streets, paths, walkways and alleyways. There are no dead end streets.
- * Using the "Concept Parks and Open Space Plan," Mr. Kadlub described the open spaces and other natural areas.
- * The Village Center is to include mixed-use retail/services on the ground floor of buildings with two to three-story residential use above the commercial floor.
- Diversity - Villebois, LLC has been working with the school district to provide a site for a new elementary school.
- Sustainability - There are approximately 30 acres of green space in addition to the parks and the 100 acres of open space in the Coffee Lake area.

PUBLIC TESTIMONY

Chair Iguchi limited testimony to three minutes in length.

Doris Wehler, 6855 SW Boeckman Road, Wilsonville. Ms. Wehler explained that she has lived in Wilsonville for 40 years and remembered when Charbonneau development was proposed and the apprehension as to whether Charbonneau would be developed as promised. The City Council decided in favor of the Charbonneau development because the proposal came from a quality developer and Charbonneau has turned out beautifully. She stated that she has no doubts that Costa Pacific Communities will do the same thing with the Villebois development. She suggested that Costa Pacific Communities' outreach has been remarkable and she has not seen anything like it in the many years that she has lived in Wilsonville.

Ms. Wehler stated that for the rest of her testimony she would be representing the Wilsonville Chamber of Commerce. She reported:

- The Wilsonville Chamber of Commerce Board voted unanimously to support Villebois as a development that is good for business and good for the growth and prosperity of Wilsonville.
- Yesterday the Chamber Board of Directors unanimously passed a motion advocating the creation of two Urban Renewal Districts; one for Villebois and one for Old Town to incorporate the Killian tax increment. (The Chamber resolution, Exhibit 14, was distributed at the beginning of the meeting.)

Bob Weaver, 7058 SW Hollybrook Court, Wilsonville. Mr. Weaver stated that he has lived in Wilsonville for about 12 years. He is a realtor and knows of the Orenco Station development, and Intel's involvement in the Orenco Station project.

Mr. Weaver concerns are based on that he is a property taxpayer in Wilsonville. He asked the following questions:

- Would the Villebois development require increased capacity at the wastewater treatment plant, and if so would a bond and an increase in property taxes be required to pay for the increased capacity?
 - * Would the Villebois development be paying development fees to pay for the increased capacity?
- Has the Mayor and City Council obligated the City for the infrastructure such as road improvements for Villebois?
 - * Has the Planning Commission asked this question?
- How will the use of Urban Renewal money affect local homeowners' property taxes?
 - * Mr. Weaver cited the impact that the recent school bond passage will have on property taxes.
- Is there concern about the current citizen's property taxes with the Villebois development?

Mr. Weaver submitted a written copy of his oral testimony (Exhibit 15).

Clark Hildum, 7119 SW Montgomery Way, Wilsonville. Mr. Hildum noted that the people in the back of the room are unable to hear what is being said.

Mr. Hildum suggested that the City is abusing Urban Renewal funding and that it needs to be careful in its use of the funding. He suggested that Urban Renewal money would be used to increase the wastewater treatment plant capacity. He suggested that the Villebois development needs to pay its own way.

Mr. Hildum expressed concern about bicycle and pedestrian trails as they are lacking in Wilsonville. He hoped that the new development does a good job with the bicycle and pedestrian trails.

The Commissioners questioned Mr. Hildum about his testimony:

- Commissioner Hinds asked Mr. Hildum to elaborate on his concern about the bicycle and pedestrian trails. Mr. Hildum stated that Wilsonville has poor bicycle and pedestrian facilities and suggested that children need to have bike paths separate from traffic lanes.
- Commissioner Wortman noted that the Planning Commission had forwarded the Transportation Systems Plan (TSP) to the City Council recently, but it would be a couple of months before the City Council Public Hearings on the TSP. He asked Mr. Hildum to share his thoughts on bicycle and pedestrian trails at the City Council public hearings.

Mr. Hildum suggested that citizens of Wilsonville were promised that the Town Center area would be a nice development and what the citizens got was a strip mall. He suggested that the City needs to make sure that the developers of Villebois build what they are promising to build and not build a "hunk of junk" like the Town Center.

Nancy Downs, PO Box 525, Wilsonville. Ms. Downs stated that she is against a development the size of Villebois at this time because although the City has known that something would be built at the Dammasch site for the last six or seven years, the roads have not been built to accommodate it. The City is just now getting around to it.

Villebois, LLC has stated that buildout of the Villebois development will take six to ten years. She expressed concern about the construction-related traffic going to and coming out of

Villebois. She suggested that the City should require construction truck traffic to access Villebois via Day Road to Grahams Ferry Road rather than use Wilsonville Road.

She expressed disappointment that this large of a development is going to take so long to build, and at the same time the City is building roads. She stated that she would like the Villebois construction to be delayed until the Boeckman Road extension and the Barber Street extension have been built.

Ms. Downs stated that she hopes that Barber Street is never extended across the freeway to the east.

Commissioner Ludlow suggested that dump trucks might not fit, and backhoes would not fit, under the railroad trestle on Grahams Ferry Road. Ms. Downs suggested that all the other vehicles could be routed on Grahams Ferry Road.

Ms. Downs submitted a *2001 City of Wilsonville and Wilsonville Chamber of Commerce Street and Area Map* with her suggested construction truck route indicated on it (Exhibit 16).

Ms. Downs stated that she was also having problems hearing what was being said and asked that the Commissioners and other speakers to talk closer to the microphones. She suggested that there needed to be speakers in the back of the room.

Ken Rice, 29384 SW Yosemite Street, Wilsonville. Mr. Rice explained that he lived across the street from the proposed development and would be impacted as much, if not more, by Villebois than anyone in Wilsonville. He stated that he has enjoyed the view of the open space but he realizes that the area will be developed. He and his wife have attended every one of the Villebois public meetings sponsored by Costa Pacific Communities, and they support the Villebois development. They do have concerns about traffic but he is looking forward to the Barber Street extension as he will use this new connection for his daily commute; he will no longer use Wilsonville Road to get to work.

Early in the process, he and his wife had a concern about the Brown Road alignment. They talked with the developer, and the road was changed. Costa Pacific Communities went out of their way to make him and his wife happy neighbors. He suggested that actions speak louder than words, and Costa Pacific Communities' actions so far have proven that they want to work with the community.

Representative Jerry Krummel, 7544 SW Roanoke Drive, Wilsonville. Rep. Krummel pointed out that in 1996, when he was Mayor of Wilsonville, he had commented in a State of the City address that the City needed to plan for the Dammasch area because if the City doesn't, the State would plan it for us. He cited the State proposal to site a prison on the Dammasch property. He commended the City for being able to withstand the "powers" of the State. His comments included:

- Nine state agencies were involved in developing DATELUP.
- The City conducted a visioning process in 1996, and the Dammasch area was discussed in terms of what would happen to it. Rep. Krummel suggested that the Villebois plans take what was envisioned in the visioning process and puts it on paper.

- He sponsored and the State legislature passed legislation in 1999 to sell the Dammasch hospital property. The proceeds from selling the Dammasch property will go for housing for the mentally ill. There is a statewide significance to this project moving forward.
- Villebois community keeps with the Metro 2040 Plan.
- He has been working in the background with ODOT. His understanding is that there has been an agreement signed by the City of Wilsonville with ODOT with regards to improvements to Wilsonville Road under the freeway, and to some of the aspects of Boeckman Road. He has requested that ODOT keep the "some day" language in regard to the Boeckman Road/I-5 interchange.
- The *Villebois Village Concept Plan* keeps with the principles of connectivity, diversity and sustainability.
- Rep. Krummel stated that he supports the 02PC06 application and suggested that it will do what the developer says it is going to do.
- He is pleased to advocate the Villebois development in the legislature to ensure all possible State funding for the project.

Commissioner Ludlow questioned about the agreement between the City and ODOT regarding Wilsonville Road. Rep. Krummel stated that he has not seen it, but there is an agreement between the City and ODOT to undertake the engineering to improve access from Wilsonville Road to I-5 by adding lanes to Wilsonville Road under the freeway. He stated that there will be some ODOT funding, but the director of ODOT would not list an amount at this time. Commissioner Ludlow asked Rep. Krummel to verify that ODOT is willing to proceed with the improvements to the Wilsonville Road/I-5 interchange as designated by the Wilsonville Freeway Access Study. Rep. Krummel responded that this was correct.

Roger Woehl, Superintendent, West Linn-Wilsonville School District, 22210 Stafford Road, West Linn OR 97068. Mr. Woehl explained that the West Linn-Wilsonville School Board has not taken an official position on whether to support or oppose Villebois, as they generally do not take a position on matters such as this. He suggested that the planning for Villebois seems to be exceptionally well done and it is an exciting Plan. He thanked Mr. Kadlub and Mr. Ragsdale for involving the West Linn-Wilsonville School in the placement and site design of the school site in Villebois. His specific concern is the site design considerations for a primary school. Mr. Woehl explained:

- DATELUP included a seven-acre school site plus a three-acre neighborhood park in conjunction with the school to create a school site with ten usable acres.
 - * This is consistent with the school district site planning.
 - * The *Villebois Village Concept Plan* lists 6.4 acres for the school site, part of which is treed and part of it is designated as a school/neighborhood park. This is a small site for a school.
- The 2300 housing units in Villebois are estimated to produce around 1300 students, requiring the school to house approximately 550 students in the kindergarten through fifth grade.
- Mr. Woehl discussed the acreage of the other schools in Wilsonville and what is specified in the West Linn-Wilsonville School District's long-range facilities plan, which was developed in conjunction with and adopted by the City of Wilsonville.
- There are other places where there are joint school/community parks designed as recreational playfields. These work very well as long as the entire ten acres are usable.

- DATELUP placed more emphasis on larger park sites for active recreation and sports. He suggested Wilsonville has a very active recreational program for numerous outdoor sports creating an immense demand for recreational facilities in Wilsonville.
- The *Villebois Village Concept Plan* distributes parks and open spaces into smaller areas. The school is located about a quarter of a mile from the Wilsonville Tract, and fits well into the ideas that have been discussed about the connection into the Wilsonville Tract as a gateway for environmental things.

Mr. Woehl summarized his testimony:

- The school site in Villebois is not large enough.
 - * The West Linn-Wilsonville School District has discussed the need for a ten-acre school site with Mr. Ragsdale, who has indicated a willingness to try to accommodate a ten-acre site.
- The West Linn-Wilsonville School District requests that that the Planning Commission "condition" the applicant to accommodate a school site that has ten usable acres.
 - * The ten acres could be a combination of school/park space for both school and community recreation needs.

The Commissioners questioned Mr. Woehl with these issues being addressed:

- Mr. Woehl explained that the 6.4 acres allotted for the primary school in the *Villebois Village Concept Plan* did not include any sports fields that he was aware of. It includes the school site, parking, a treed area, and designated community spaces that are not identified as recreational fields.
- The West Linn-Wilsonville School District uses a formula that relates to multiple-family housing and single-family housing to calculate the estimated number of students for a new school. Villebois, LLC and the School District calculated the estimated number of students expected for Villebois independently from each other, and both came up with similar numbers.
- Construction of the Boones Ferry Primary School addition will start this summer to bring the capacity of Boones Ferry Primary School to 800 students. The original plan was to build a "double" primary school to accommodate 1100 to 1200 students, but was downsized as this is too big for a primary school.
- A discussion of how many housing units would need to be built at Villebois to justify the building of the new primary school included:
 - * Mr. Woehl stated that this has not been calculated yet. He explained:
 - Boones Ferry Primary School is close to being full with 670 students.
 - The addition to the Boones Ferry Primary School this summer will increase the capacity of the school by 100 students. There will be some capacity at Boones Ferry Primary School to absorb students coming from Villebois for some years.
- Areas of Wilsonville other than Villebois are experiencing growth.
 - * Boeckman Creek Elementary School is near or at capacity. It could be expanded a bit in terms of the total number of students.
- The dilemma is that a school building can be built with bond money, but in order to fund the operations of a school, it has to be at overcapacity before it is built.
 - * Mr. Woehl explained that he had proposed a land swap next to the Boones Ferry Primary School to Metro in order to enable a different kind of use of fields but his proposal did not get very far.

- Mr. Woehl explained that the 20 acres at the Boones Ferry Primary School combines recreation fields that the City is helping to pay for. Partnerships are being built between Wilsonville Tract and Metro, and the gateway entrance. The 20 acres are "trickling away."
- The bond that was just passed included \$1.5 million dollars for purchase of land for a new primary school, and expansion of the Frog Pond site.

Daniel Kronowski, PO Box 3173, Wilsonville. Mr. Kronowski stated that he lives in Aurora. He asked that the Planning Commission request Villebois, LLC to take steps to curb the light pollution from the Villebois development. Mr. Kronowski discussed:

- The lights from Villebois will light up the sky at night. He suggested that this is quality of life issue. He granted that light is necessary for safety and security.
- He suggested that the light bulbs on the light poles be shielded so that the light shines down and not out. Dim bulbs or bulbs that are off-white in color would also be helpful.
- The Town Center Loop has a variety of examples of light poles, some of which are better shielded and dimmer than others.

The Commissioners responded to Mr. Krowowski's concern:

- Commissioner Ludlow stated that he had looked at this issue as well and suggested that the *Villebois Village Concept Plan* has some text relating to light pollution.
- Commissioner Wortman suggested that there are two different issues:
 - * The City is providing the standards for the lights on the main roads.
 - * Villebois, LLC will choose the light standards on the private, residential roads.
 - * Commissioner Ludlow suggested that the City's standard for lights depended on the area of the City.
- Mr. Kronowski suggested that the City reconsider its light standards, as it is possible for even big cities to not have all the bright lights.

Sheri Young, PO Box 7, Wilsonville. Ms. Young's concerns included:

- DATELUP included 520 acres. 520 acres has been mentioned repeatedly tonight in connection with the *Villebois Village Concept Plan*. Ms. Young suggested that not all of the property owners of the 520 acres are signatories with Villebois, LLC for the development of Villebois. The Young family property is in the designated area, but has not signed any agreement to be part of the Villebois development because their property is not inherently residential.
 - * She has been assured by the City and Costa Pacific Communities that this process tonight would identify that properties to the east of the main Seely Ditch are not included in Villebois planning.
 - * She understands that the Comprehensive Plan zones the properties she is referring to as industrial as they have been before.
 - * As of last week, she was told that Metro, which holds 28.75 acres in the Seely Ditch area that was donated to the Wetland Conservatory, had not signed on either.
 - * She suggested that this needed to be clarified before the Planning Commission makes a recommendation for 02PC06 with the claim that the *Villebois Village Concept Plan* is a plan for 520 acres. Future maps for Villebois needs to exclude those properties that they don't have ownership signed on to commit to the Villebois development.

- * Costa Pacific Communities is creating a master plan for Planning Commission approval, but it is not developing the whole of that area and cannot make those who are not signatories to the Plan commit to changes on their property.
- Costa Pacific Communities has told the Planning Commission that when they make a recommendation on 02PC06, that they would be approving a Plan that would restore natural areas. She suggested that once the natural areas are gone, there is no way there can be a commitment to restore them.
 - * She assumed there would be more details about the restoration of the natural areas in the future.
 - * She suggested that the naturalization of Seeley Ditch and re-establishment of true wetlands along the Ditch in the *Villebois Village Concept Plan* should reflect what is specified in the City's Natural Resource Plan.
 - * The other developers involved in the Villebois development, other than Costa Pacific Communities, need to commit to the restoration of Seely Ditch as they own the majority of the property along Seely Ditch.
 - * Ms. Young suggested that this is not an area that can be restored because:
 - It is altered from what it was 150 years ago.
 - The City has altered what happens downstream, both on the Arrowhead Creek and Seely Ditch, from what existed in the 1950s.
 - There has been a lot of development downstream and it is important that the Plan show what is happening offsite at the Seely Ditch and Arrowhead Creek crossings under Wilsonville Road.
 - Even if Villebois contains water from the 25-year rain events, it will create an enormous amount of water during the 100-year event. She noted that there have been two 100-year events in the last forty years.
 - * Ms. Young submitted the Flood Hazard Boundary map, dated March 29, 1974, from the Natural Resource Plan (Exhibit 17).
 - She suggested that the flood plain map was initially identified in 1974 to 1975. It indicates where the flood plain was at that time in the City.
 - She pointed to where Seely Ditch was on the Flood Hazard Boundary Map. She suggested that much of the flood capacity has been reduced with fill and development on both sides of Seely Ditch. This alteration needs to be addressed when the properties to the north are developed so that the additional runoff capacity can be handled.
- Villebois would be connecting to major sewer lines in Wilsonville.
 - * She stated that the sewer lines were put in using bond funding. The property owners themselves paid for a sewer line south of Wilsonville Road.
 - * The sewer lines go through and adjacent to undeveloped properties. There needs to be assurance that there will be capacity for these undeveloped properties after Villebois develops.
- Ms. Young suggested that there needed to be complete information to assess the offsite impacts of Villebois.

Ms. Young summarized her testimony:

- While she agrees that the part of the Plan that Villebois, LLC has property owners signatures for is nice and a big improvement over DATELUP, she is concerned about:
 - * Offsite impacts - what happens if it turns out that their good plans have more impact that anticipated and progress needs to be slowed down

- How Villebois is phased including the transportation issues.
- How to get commitments upfront
- How to make sure that the other developers other than Costa Pacific Communities will perform according to Costa Pacific Communities plans.

The Commissioners questioned Ms. Young with these issues being addressed:

- The Young family owns 36 acres.
- Ms. Young suggested that Robert and Susan Jones and Metro have not signed on as participants in the Villebois development. Metro has 28.75 acres in the Seely Ditch area.
- Seely Ditch, also known as Coffee Lake Creek, is prone to flooding.
 - Commissioner Ludlow noted that the City channelized Seely Ditch from Evergreen Court, through the Young property and the Wilsonville Concrete property in 1981.
 - Ms. Young submitted the Flood Hazard Boundary map, dated March 29, 1974, because she thought that it gave a better picture of the area.
 - The historical flooding of Seely Ditch was discussed. Commissioner Guyton agreed with Ms. Young's testimony about the flooding problems in the Seely Ditch area.
 - Villebois has storm detention/retention plans designed for the Villebois property.
 - Ms. Young suggested that this would be the only opportunity to look at how the Seely Ditch channel, from the Young property to the Wilsonville Concrete property, is managed.
 - Seely Ditch has been infilled for the last twenty years and no one is maintaining it the way that farmers used to.
 - There is not any overflow capacity in other directions, so all the runoff water is in that channel. Ms. Young would like to see the Seely Ditch Channel able to manage a 100-year flood.
 - The area being discussed is currently inaccessible.
 - The TSP shows a bicycle/pedestrian pathway through this area.
 - Ms. Young suggested that if access to this area is not established now, it is going to be orphaned forever because there needs to be a plan to control the canary grass, the infill and the fallen trees.

Howard Busse, 9140 SW Parkview Loop, Beaverton, Oregon, 97008. Mr. Busse explained that he represents the Living Enrichment Center (LEC). He stated that the LEC supports the Villebois project, as the concept is excellent. Mr. Busse's comments included:

- LEC considers itself to be a vital part of the community partnership as discussed by Mr. Kadlub.
- The LEC is a 4000-member non-denominational community church adjacent to Villebois. Mr. Busse listed the numerous amenities that are offered by the LEC.
 - The high school and area residents use the swimming pool and the auditorium.
 - Approximately 150 people can sleep on the facility during weekend conferences.
 - LEC envisions the LEC expanding to include a new sanctuary, a youth center and possible senior congregate care center, and expansion of the conference facilities.
- LEC has more wooded areas than it wants because of the City's Significant Resource Overlay Zone (SROZ), which has been identified for 53% of the LEC property. LEC cannot use the property where the SROZ designation has been applied.
- The LEC is asking that the Planning Commission look at LEC's Public Facility designation. It does not want to be "cornered" as a Public Facility. There seems to be no mention of churches under Public Facilities.

- The LEC has a minor concern regarding the way LEC is depicted on the drawings in the *Villebois Village Concept Plan*. It is a two-tone arrangement that supposed to indicate the open space and the treed land. The legend shows LEC as being light blue, but it shows the site as being more dark green than it is blue (on the "Concept Composite Land Use Plan").
- LEC will provide additional public comments prior to the next meeting.

The Commissioners questioned Mr. Busse with these issues being addressed:

- Churches in the City of Wilsonville are predominately considered as conditional uses.
 - * The LEC has been there for a long time.
 - * Mr. Busse stated that LEC wants to make sure that it is not "cornered" into a zoning designation that would curtail the uses of the facility.
 - * Mr. Busse was asked to confer with the City planning staff on this issue. Mr. Busse agreed to this request.
- LEC has looked the Villebois uses abutting the LEC property and does not find anything to object to.

Tim Knapp, 11615 SW Jamaica, Wilsonville. Mr. Knapp's concerns included:

- It is more desirable to have coordinated planning and this is one of the few large parcels of potential development that is left in the Metro area.
 - * It would be wise to embrace the direction that Villebois, LLC is proposing.
 - * Planning this area by small parcels would be detrimental to the area.
- He is unsure how to deal with the *Villebois Village Concept Plan* as it seems to be nebulous as to what is a concept and what is specific.
- Mr. Knapp referred to the TSP that was recommended by the Planning Commission on February 12, 2003, and suggested that Villebois, LLC's definition of street types is different than the definitions for streets in the TSP.
 - * The TSP does provide that alternatives to the proposed street standards may be used if they result in a better designed, functional development. He doesn't see in *Villebois Village Concept Plan* any discussion as to why deviating from the proposed street standards in the TSP would give a better designed and better functional development.
- The green space is admirable but the green space connection on the southeast side loop is "weak."
- The extent of the traffic problem is unknown because there is not a traffic study on this project yet.
 - * He realizes that the traffic study will come before the specific applications, but it is of some concern because the City has worked so many years on the TSP planning process.
 - * He hoped that the Planning Commission will "push" for a traffic plan outlining when traffic volumes will be generated relative to the phases of Villebois buildout, and when road improvements/connections would be in place relative to the phases of the Villebois development.
 - * People are concerned that they will be "drowned" in traffic before the roads get fixed.
- The *Villebois Village Concept Plan* is not clear how bicycle/pedestrians paths interconnect with the rest of the City. Internally those paths seem to be very strong.
- Mr. Kadlub's presentation stated that solutions would help reconnect the east and west sides of Wilsonville.
 - * Where are these east/west connections and how will they happen absent a Boeckman Road/I-5 interchange and a Barber Street east/west connection.
 - * He noted that people have testified against a Barber Street freeway overcrossing.

- The *Villebois Village Concept Plan* calls for numerous mixed-use categories including commercial/residential that are not currently in Wilsonville. There was a lot of debate about alternative zoning categories that might include mixed uses during the Development Code revisions, but the Development Code still contains significant restrictions on mixing uses.
 - * Mr. Knapp listed all the different types of mixed uses that are mentioned in the *Villebois Village Concept Plan*.
 - * A definition for flex space needs to be added to the Development Code.
 - * He continues to advocate for zoning categories that will allow for more flexibility. The zoning categories suggested in the *Villebois Village Concept Plan* enhance the idea that Wilsonville needs to revise its zoning categories to the benefit of other parts of the City.
- Mr. Knapp expressed concern that the housing in Villebois would be too expensive for employees in Wilsonville.
 - * He suggested that Charbonneau is an "upscale" development and is most analogous to the type of development that Villebois will be.
 - He questioned if Wilsonville will be unaffordable to live in for those who are not in the upper economic brackets.
 - Mayor Lehan has touted the average income level for Wilsonville in her recent State of the City address and it was significantly higher than the State averages and surrounding area averages.
 - He suggested that Wilsonville does not want to exclude certain groups of people because it fails to plan adequately.

Lonnie Gieber, 10558 SW Sunnyside Drive, Wilsonville. Mr. Gieber stated that he was testifying on behalf of the Morey's Landing Homeowner's Association Board of Directors.

- While the Board has received many concerns and questions regarding Villebois, it has not formally surveyed the Morey's Landing residents as to their opinion regarding Villebois and does not presume to speak on their behalf on this issue.
- He commended Villebois and Costa Pacific Communities for their outreach to the community. They have gone beyond the minimum requirements in eliciting feedback from the citizens.
- He has the same concerns as Ms. Young and Mr. Knapp, primarily as to what the offsite infrastructure such as transportation considerations and costs will be.
 - * Earlier the president of the Wilsonville Chamber of Commerce shared that the Chamber has endorsed urban renewal financing to help pay for the public side of the public investment in Villebois. He hopes that there will be a more complex, thorough discussion with respect to other financing programs that may be available in conjunction with, and in lieu of, an urban renewal district.
- The concerns that have been articulated to the Board members relate to additional tax burdens.
 - * Wilsonville is facing debt service on a \$75 million West Linn-Wilsonville School bond.
 - * Wilsonville is paying debt service on the \$25 million Water Treatment Plant.
 - * Everyone had a 10% rise in property tax last November.
- What is the cost of the public side of the partnership to provide a transportation system? Will the public have an opportunity to know what their share will be?
 - * Will there be a sharing arrangement or a portion distribution in terms of accrued benefits between Villebois and the rest of the community.

- * Is there an ongoing search for State and Federal money? He understands that money has been identified for the Boeckman Road extension and JPACT money for the Barber Street extension.
- * What is the total cost of all the ancillary transportation projects to make Villebois feasible? Public input into this issue is important.
- Mr. Kadlub has stated that the Villebois project would reduce vehicle miles traveled, reduce congestion and improve air quality.
 - * Mr. Gieber quoted from a draft analysis regarding Orenco Station from John Charles and Mike Barton of the Cascade Policy Institute, "This quasi-transit oriented development is expected to improve air quality, decrease traffic, and attract private investment. But there is little evidence so far that those expectations are being met in the Orenco neighborhood. The experience since MAX opened in 1998 is that the TOD has little effect on air quality; it increases local traffic and most developers do not want to build high-density projects near rail stops. To the extent that TOD generates increased transit ridership, it does so at tremendous costs which must be paid for through a variety of public and private subsidies including free park-and-ride lots, employer provided shuttles, fee waivers and government grants."
 - * There was an anecdotal study by Portland State University graduate student that did a mode split analysis of eight light rail TODs, including Orenco Station, in 2000. His analysis showed that the mode-split for the Orenco Station trips was 82% automobile, 11% light rail, and 7% bicycle/pedestrian to the facility.
 - * In an advertisement on the internet from a resident who lived in Orenco Station and was selling a large cottage for nearly \$300,000 read in part, "national award-winning community, Orenco Station, oversized two-car garage with room for a nice shop or small third car."
 - * Given the existing traffic volumes on Wilsonville Road and Brown Road, which is already at a LOS "D", how long is the anticipated inconvenience planned for.
 - * Environmental impact studies have to be done prior to the construction of the Boeckman Road extension and the Barber Street extension. Construction is at least one to two years away.
 - * The equity issue is a four to six year time frame; is the benefit going to be returned to the citizens on the west side.

The Commissioners questioned about Mr. Gieber's testimony with these issues being addressed:

- Mr. Gieber clarified that he is representing the Morey's Landing Homeowners' Association Board of Directors, but that he also was relaying anecdotal information from neighbors living in Morey's Landing. He has visited with at least 50 or 60 residents of Morey's landing.
- Mr. Gieber is a past member of the Morey's Landing Homeowners' Association Board of Directors.

Chair Iguchi assured those who testified that the Planning Commission has heard their testimony even though there is not an immediate response; the testimony will be tracked and responded to later.

Ms. Collins suggested that it would be difficult for City staff to give good responses to the wide range of questions and testimony, and proposed that staff take additional questions and directions from the Planning Commission and return with staff responses at the March 12, 2003

Planning Commission meeting. She recommended that the Public Hearing be closed for tonight and that 02PC06 be continued to March 12, 2003.

- Commissioner Wortman asked what would determine the lifetime of the Urban Renewal District and the capturing of the tax increment for the District; when does the area within the District return to the tax rolls.

There was a discussion as to how to proceed as according to the meeting agenda the meeting adjournment time was in 15 minutes. Commissioner Ludlow expressed concern about sending people away without answering their questions and that the delay is an important consideration. He suggested that the Villebois people could answer most of the questions that were raised tonight.

The Commissioners questioned the Villebois, LLC representatives about the concerns that were raised during the public testimony. Mr. Kadlub introduced Jim Palmer and Lee Iverson.

Bob Weaver testimony:

- Commissioner Ludlow asked when the Villebois development would necessitate another expansion of the Wastewater Treatment Plant which was just recently expanded.
 - Mr. Palmer answered that Villebois, LLC was working with City staff to itemize all of the Capital Improvement requirements and phasing requirements for all infrastructure including sewer, streets, storm drainage and water, to service Villebois. Mr. Palmer cannot give a specific answer about the sewer capacity but this matter is "on the table."
 - Commissioner Ludlow questioned who makes the decisions about concurrency; is concurrency a "scientific process" or simply an opinion? Mr. Palmer stated that the City has concurrency requirements. Concurrency for Villebois is being evaluated by the City staff and the City consultant staff as to which projects have to be in place as the Villebois phased development occurs. The list of projects has been itemized, cost estimates are being prepared, and funding programs being styled. Mr. Palmer stated that Community Development Director Eldon Johansen would have to answer questions about concurrency; City staff drafts the concurrency, not the Villebois, LLC team.

Clark Hildum testimony:

- Commissioner Ludlow noted that Mr. Hildum had asked questions regarding the sewer capacity and had suggested that Villebois should pay its way.
- Mr. Hildum had expressed concern about the City's lack of connecting bicycle and pedestrian trails. Commissioner Ludlow noted that it had also been mentioned that the bicycle and pedestrian connectivity within Villebois was wonderful but connectivity with the rest of the City may be lacking.
 - Mr. Iverson stated that Villebois, LLC has worked hard to make connectivity within the Villebois community. The question is how much is the City going to do to continue the process.
 - Chair Iguchi noted that the Planning Commission had just recommended the TSP to the City Council, which encouraged connectivity throughout Wilsonville and connections with the proposed Villebois area.
 - Mr. Iverson stated that they wanted Villebois to go beyond Villebois, and Villebois, LLC will continue to look beyond its perimeter and will work with the City.

- * Commissioner Wortman encouraged Villebois, LLC to maintain contact with Metro in regards to their draft plans for the Wilsonville Tract for integration of the bicycle and pedestrian trails.
- * Mr. Kadlub pointed out the trail connections on a large "Concept Street Plan Map" and stated that there are 16 connection points at the perimeter of Villebois connecting to the City's transportation system. Each connection has pedestrian and bicycle connections. He encouraged the City to continue to build those pedestrian and bicycle transportation connections up to, and beyond, the edges of Villebois.

Nancy Downs testimony:

- Commissioner Ludlow asked if the concept of a Barber Street overpass over the freeway to connect with Town Center Loop West was still being considered, and if it is, at what point of the Villebois development would it be built?
 - * Mr. Kadlub explained that the Barber Street overpass was in an early vision of Villebois. The Wilsonville Freeway Access Study (FAS) and the TSP indicated that the Barber Street overpass is not necessary for a traffic solution for Villebois traffic. If it is required in the future, it will be for other reasons. It is not in the Villebois plans.
- Commissioner Ludlow referred to Ms. Down's proposed route for Villebois construction truck traffic and suggested that large equipment could not be taken under the railroad trestle on Grahams Ferry Road, but questioned whether dump trucks could fit under the trestle.
 - * Mr. Kadlub stated that the big equipment would be moved onto the site at one time and remain there until the first phase is completed. Villebois, LLC will encourage the contractors and subcontractors to use Day Road to Grahams Ferry Road rather than Wilsonville Road. He noted that there is an existing road on the site from the original Dammasch facility that connects with Grahams Ferry Road. He hoped that the City would grant an easement to use that road for construction traffic even though it won't be improved to City street standards during the first phase of development.
- Commissioner Ludlow questioned which portion of the Villebois development would encompass the 200 homes.
 - * Mr. Kadlub responded that this detail has not been finalized yet as this is not part of the 02PC06 application. This information will be presented as part of the 02PC07 application. Generally speaking the 200 homes would be built on the southern end of the community and ultimately the phasing will mushroom out from there.

There was a discussion about whether to extend the meeting beyond the adjournment time stated on the meeting agenda. Commissioner Ludlow stated that he would like to continue reviewing the concerns of those who testified. There was Commissioner agreement to continue with the meeting.

Daniel Kranowski testimony:

- Mr. Iverson explained that the concept of "dark sky" is being considered for Villebois.
 - * Villebois, LLC wants Villebois to be a safe community and as streets become more narrow, such as those being proposed in Villebois, then lighting becomes less of a problem.
 - * Previous developments he has worked on installed lights on a light sensor basis and the light pollution is carefully monitored.
 - * Specific light fixtures have not been determined yet for Villebois.

Roger Woehl testimony:

- Mr. Kadlub stated that Villebois, LLC has met with the school district two or three times to discuss their needs.
 - * He explained that the housing types in Villebois would generate the same number of children that 2300 conventional single-family units might generate.
 - * Villebois, LLC has talked with the School District about adapting and using some of the existing buildings on the site. The one building being discussed is a two-story building.
 - * Villebois, LLC hopes that the school district would consider a denser development on the school site as the land is precious. One of the constraints that Villebois LLC has that, by State statute, there must be a density of 2300 housing units. Every acre taken out of development results in smaller housing units, which in turn means fewer children. Villebois LLC will work with the school district to resolve this issue.
 - * Mr. Iverson stated that Villebois, LLC would review the School District's issues. Villebois, LLC wants to meet all their needs, but would like to look at creative ways of doing so.
- Commissioner Wortman questioned about how churches or other uses that would take up acreage would fit into Villebois.
 - * Mr. Kadlub responded that anything other than what is shown in the *Villebois Village Concept Plan* would reduce the number of dwelling units or increase the density of the dwelling units. However, Villebois, LLC is committed to a diversity of uses in the community. They are pleased that LEC is adjacent to the Villebois community. Incorporating other civic uses such as schools and churches make a more livable and viable community.
 - * Commissioner Wortman suggested that significant planning went into open spaces but not into public facilities. Mr. Kadlub stated that more specific plans would be presented during the discussions about the community village center. There will be a commercial overlay zone in the village center that would anticipate opportunities to "densify" the community by using structure parking which could allow for additional uses such as retail, employment centers, churches and other civic uses within the site. Villebois, LLC will be sharing several studies regarding this issue in the future.
- Commissioner Wortman asked Mr. Kadlub to verify if there are plans to use the existing buildings on the site.
 - * Mr. Kadlub stated that they are studying possibilities for the reuse of the existing buildings. It is their desire to redevelop and reuse the buildings in an environmentally sensitive way. Commissioner Wortman stated that he did not see this issue in the *Villebois Village Concept Plan*. Commissioner Guyton suggested that there is verbiage, but it didn't go into much detail. Mr. Palmer suggested that there needed to be more detail about this issue in the Plan.

Lonnie Gieber testimony:

- Commissioner Ludlow referred to the quarter-mile comfortable walking range concept and the recent proposal to move the commuter rail station, and suggested that the commuter rail station still would not be within comfortable walking distance as suggested in DATELUP. Mr. Gieber had suggested, 82% of the people use their vehicles to access mass transit.
 - * Mr. Kadlub responded that the comments that were made by Mr. Charles were without concurrence with the Orenco Station development people and is in disagreement with other independent studies that have been done. Costa Pacific Communities studies have indicated that 22% of the Orenco Station residents use light rail on a daily basis as compared to 3% to 5% light rail users for other communities of the region. Mass transit

is important in the planning process. The new proposed location for the commuter rail station is within a quarter mile to one mile of the Villebois site. Villebois, LLC has been working with SMART for bus routing throughout the Villebois neighborhoods at peak hours to take people to the commuter rail station in order to mitigate for those people who are more than a quarter-mile from the station, as well as connecting bus routes to the employment areas.

- Commissioner Ludlow suggested expediency in building the Barber Street extension in order to get traffic to the 750-space park-and-rides for both SMART and the commuter rail station without using Brown Road to Wilsonville Road
 - * Mr. Iverson responded that the Barber Street extension is a key element in the Villebois plan. The major difference between DATELUP and Villebois planning is that there is a better understanding of the topography. Villebois is going to try to utilize every opportunity to connect with every mode of transportation that is available.
- Commissioner Wortman suggested that there is no way for pedestrians or bicyclists to get from Villebois to the employment areas or the park-and-ride lots because the Barber Street extension would be connecting to the City's portion of Barber Street which does not have any bicycle/pedestrian facilities.
 - * Mr. Iverson noted that most of the people testifying were commenting about the issues outside of Villebois, not what was happening in Villebois. Villebois can help to give energy to make the other improvements happen.

Sheri Young testimony:

- Commissioner Ludlow referred to Ms. Young's comments about the storm drainage and asked the Villebois team to comment on the net effect of the downstream events. He also asked for a response to comments that Villebois would restore the wetlands, specifically around the Barber Street crossing of the wetlands.
 - * Mr. Palmer explained that Villebois, LLC is doing an analysis of the Arrowhead Creek from the Willamette River, through the Wilsonville Tract, to Villebois.
 - A survey has been completed, the first hydrology analysis has been done, and the culvert crossings are being looked at. They are looking at the downstream effects of the Villebois development.
 - The events that they are using for the analysis go beyond current City requirements. They are looking at the 100-year event down to the 5-year event. They are also looking at the 90% event; the constant impact on downstream receiving tributaries. It is important to Villebois LLC that constant rainfall be retained with Villebois facilities so that the 90% of the time, the impacts to the downstream receiving bodies do not see the effect of the development.
 - Villebois, LLC will meet every test of flood control and storm drainage through the use of detention facilities with controlled releases. The releases have to be at or below the capacity of the downstream facilities even if the facilities such as the culverts have to be replaced and upgraded so that they have adequate capacity.
 - Part of the Boeckman Road extension will included the study of the 100-year floodplain. The downstream analysis that they are doing, and the downstream analysis that is being done for the Boeckman Road extension across Coffee Lake Creek, will have the answers regarding downstream impacts and the required upstream improvements, and will be a part of the infrastructure requirements.

Commissioner Hinds asked staff to clarify that the Concept Plan is not a detailed plan of everything that is going to happen in Villebois, as some of the testimony presented tonight was specific in nature and other testimony pertained to things outside of the Villebois planning area.

- Commissioner Hinds asked if the Commissioners' concerns could be addressed at the next meeting. Ms. Collins stated that this could happen and explained that staff's recommendation is to continue the Public Hearing to March 12, 2003 for more testimony and for answers to the questions asked thus far. Staff recommendations and findings will also be presented at the March 12, 2003 meeting. There will be written responses to all of the questions from tonight.
- Ms. Collins explained that Mr. Johansen was available to explain staff's definition of concurrency.

There was a discussion about whether to adjourn the meeting at this time. Commissioner Ludlow asked those in the audience if they wanted the meeting to continue so that they could hear answers to the questions posed during the public testimony. Two people indicated that they would like to continue.

There was consensus to set an adjournment time of 10:20 p.m.

Mr. Kadlub left the meeting. Mike Ragsdale, Project Manager, joined Mr. Iverson and Mr. Palmer in answering questions.

Sheri Young testimony (continued)

- Mr. Ragsdale explained that the Villebois development will participate with the approximately \$100 million off-site costs for the infrastructure that will be impacted by the Villebois development; a combination of sewer, water, and transportation improvements. In some cases, Villebois won't be the major contributor to the infrastructure capacity increases, but they do need to be funded.
 - * Villebois, LLC is working on a combination of funding sources where the private developers will be paying approximately \$50 million for their infrastructure costs. This cost may relate to nearly 100% of onsite costs. The additional \$50 million will be a package of different funding techniques including Urban Renewal funding, State and Federal funding and other types of funding.
 - If Villebois, LLC cannot get the other kinds of funding, then they cannot attain concurrency for the entire development to fund the projects.
 - Identification of funding sources is ongoing.
- Commissioner Ludlow questioned about Ms. Young's concern about those property owners that have not agreed to be part of the Villebois, LLC.
 - * Ms. Collins explained that the Young property, LEC, and the Jones property are considered for this refinement of DATELUP because these properties were included as part of the adopted study area for DATELUP. The land acreage comparison between DATELUP and the *Villebois Village Concept Plan* needs to be the same. It is 520 acres to 520 acres.
 - The *Villebois Village Concept Plan* is the most generalized plan. The Concept Plan, if adopted, does not affect the permitted uses, the zoning, or the Comprehensive Plan Map designation on the three properties. It needs to be real clear that if those property owners wish to change uses or to be part of this Concept Plan in the future,

it would be their right and privilege. The Young, LEC and Jones property will not be included in the consideration for the 02PC07C Comprehensive Plan Map amendment.

- Ms. Collins suggested that there is no violation of the City's planning and zoning regulations by including the Young, LEC and Jones properties in the *Villebois Village Concept Plan*.
- * Commissioner Wortman asked if the Young and Jones properties were part of the 197 net developable acres? Ms. Collins answered that they were not.

Tim Knapp testimony:

- Commissioner Hinds asked how the Concept Plan and the resulting roads to be built to accommodate Villebois reconnect the east and west sides of Wilsonville?
 - * Mr. Ragsdale explained that Villebois, LLC was trying to address solutions to the transportation problems. One of the requirements of Villebois will be the improvements to the Wilsonville Road/I-5 interchange.
- Commissioner Wortman referred to Figure 3 "Concept Composite Land Use Plan" map in the *Villebois Village Concept Plan* and stated that this map indicates density proposals for Villebois development. He noted that the Village apartments are indicated as 20 to 24 dwelling units per acre and the Condos are 51 dwelling/acre which are 2 to 2 ½ times the density of apartments. He asked that this concept be explained.
 - * Mr. Iverson explained that parking controls the density. When there is a density of 20 units/acre, then parking is on grade. When there is a density of 50 unit/acre, parking is under the buildings; acreage is not being taken up by parking.
- Commissioner Wortman suggested that affordable housing was a goal in DATELUP, and asked how affordable housing is addressed in the Villebois development.
 - * Mr. Ragsdale explained that affordable housing is addressed in two manners; unit size and subsidized programs.
 - Villebois, LLC has not explored tax break programs, but intends to pursue this opportunity.
 - Villebois, LLC will have smaller units that are labeled as affordable. There will be units of 800 sq. ft. or less in the more dense areas. There will also be "carriage" units over garages in the residential areas.
 - * Commissioner Wortman suggested that affordable housing in DATELUP was for ownership of homes, not affordable apartments. He asked if Villebois would have what a reasonable person would consider to be affordable houses.
 - Mr. Iverson stated that specific costs are unknown at this time, but diversity is the key to affordability. Single-family homes are not the only housing unit that will be for sale. He suggested that the market indicates that there is a demand for "for sale" units, and Villebois will have affordable units.
 - Commissioner Wortman noted that there are people who work in Wilsonville who cannot afford to live in Wilsonville.
 - Mr. Ragsdale explained that Villebois, LLC does not have the housing cost numbers yet, but when 02PC07 and 02PC08 and the development applications are before the City, they will be required to have more specificity in order to answer affordability questions.
 - * Commissioner Ludlow suggested that there could be tax abatements with Urban Renewal. He asked if subsidies were similar to tax abatements.

- Mr. Ragsdale explained that they have not looked at tax abatements as a strategy. They have contemplated federal tax programs that are available for developers for bringing rent and sale prices down.
- Commissioner Hinds referred to Mr. Knapp's comments about the upscale appearance of the Villebois concept and asked if the commercial village center and parks would be exclusive to Villebois residents.
 - * Mr. Ragsdale stated that Villebois, LLC will actively try to attract people from outside of Villebois. In order to attain vibrancy of a true village center, people from the outside have to come in.
 - * Mr. Iverson suggested that it is hoped that the neighbors south of Villebois will be regular visitors to Villebois amenities. He discussed how Orenco Station is considered as a destination for others not living there.
- Commissioner Ludlow referred to Mr. Knapp's concern about equity regarding flex space and mixed-use areas. He noted that Villebois is proposing more of such spaces than what is currently allowed in the City. He asked that if flex space and mixed uses would be assigned to urban villages and not to existing zoning.
 - * Mr. Ragsdale explained that Villebois, LLC, in consultation with City staff, decided to limit the zoning issues to the Villebois Village. Villebois, LLC will be coming to the Planning Commission with zoning requests to allow this concept to be built. The City can decide if they wish to apply the zoning to other areas of city.

Lonnie Gieber testimony:

- Commissioner Ludlow asked for a response regarding Mr. Gieber's testimony about the economic impact that Villebois will have on Wilsonville. Mr. Ragsdale explained:
 - * Villebois, LLC will not be seeking General Obligation bonds, which would increase property taxes, to fund its development.
 - * Villebois, LLC is trying to develop strategies where the development pays for all the infrastructure needs that are possible with the assistance of an Urban Renewal financing technique.

Commissioner Ludlow questioned about the jobs/housing imbalance that exists in Wilsonville. He asked for assurance that the Villebois housing will house people employed in Wilsonville; how will Villebois, LLC guide people who work here to live here.

- Mr. Ragsdale explained that Villebois, LLC cannot provide assurances about who is going to buy and rent in Villebois.
 - * He suggested that as the freeway becomes more congested, and other road conditions become more severe, more people who work in the nearby job market will want to be living close to the place of employment.
 - * The people who have been contacting Villebois, LLC and are indicating that they want to move here are people who already live in Wilsonville and/or already working in Wilsonville.
 - * Significant studies about where people live in relation to where they work indicate that a lot of people do not want to live closer than two or three miles to their job.
- Mr. Iverson stated that when they built the Orenco Station, they went to Intel to make Intel workers aware of the opportunities of Orenco Station. The surveys that they did with Intel people helped to develop the homes that were built.
 - * Mr. Iverson suggested if people live close to mass transit, resulting in lower car costs would assist with the affordability of living in Villebois.

Commissioner Ludlow moved to continue 02PC06 to March 12, 2003 at 7:00 p.m.
Commissioner Wortman seconded the motion, which carried 6 to 0.

VI. ADJOURNMENT

The meeting adjourned at 10:22 p.m.

Respectfully Submitted,

Linda Straessle, Planning Secretary

City of Wilsonville

PLANNING COMMISSION

**Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon**

March 12, 2003

Minutes

I. CALL TO ORDER - ROLL CALL

Chair Iguchi called the meeting to order at 7:04 p.m. Those present:

Planning Commission: Debra Iguchi, Mary Hinds, Craig Faiman, Susan Guyton, John Ludlow, Mark Pruitt and Randy Wortman were present. City Council Liaison John Helser was also present.

City Staff: Maggie Collins, Eldon Johansen, Paul Lee, Arlene Loble, Danielle Cowan, Dan Hoyt, Blaise Edmonds, Paul Cathcart, Chris Neamtzu, and Linda Straessle. Barbara Coles of Coles Environmental Consulting was also present.

V. PUBLIC HEARING (Continued from February 20, 2003)

Application No: 02PC06

Request: Review and adoption of the draft Villebois Village Concept Plan

Location: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City western boundary.

Application: City of Wilsonville and Costa Pacific Communities

The following were distributed prior to the meeting:

Draft Resolution 02PC06

Exhibit 22: A letter dated March 10, 2003, from Sonya Kazen of ODOT, regarding 02PC06, 02PC07A, 02PC07C: Villebois Village

Exhibit 21: A letter dated March 11, 2003, from Mary Weber of Metro.

Exhibit 20: A letter dated March 12, 2003, from Sheri Young, regarding the Villebois Concept Plan.

Exhibit 19: A letter dated March 10, 2003, addressed to Maggie Collins, from John Borge of Clackamas County, regarding Villebois – Planning Files. 02PC06, 02PC07A, 02PC07C

Chair Iguchi read the Legislative Hearing Procedure for the record.

Chair Iguchi called for the Staff Report.

Planning Director Maggie Collins explained that the 02PC06 application is a request to adopt a *Villebois Village Concept Plan* as the refinement to the Dammasch Area Transportation-Efficient Land Use Plan (DATELUP) that the City adopted by Resolution in 1996. She explained:

- The *Villebois Village Concept Plan* is a generalized plan.
- There was a large presentation on the Villebois development at the February 20, 2003 Planning Commission Special Meeting. Numerous people also testified at the first public hearing on this matter.
- Ms. Collins entered into the record:
 - * The Staff Report dated March 5, 2003 for the March 12, 2003 Public Hearing. The Staff Report includes
 - Attachment E: An "Errata Sheet" listing small changes to the *Villebois Village Concept Plan* and the Staff Report, dated February 13, 2003, for the February 20, 2003 public hearing.
 - Attachment F: A "Rolling Log" of testimony and questions raised at February 20, 2003 first public hearing on 02PC06 with staff responses to the testimony and questions.
 - Attachment G: "Criteria" for 02PC06A
 - Attachment H: "Conclusionary Findings: for 02PC06A"
- Staff Recommendation for 02PC06 is on page 2 of 5 of the Staff Report. Ms. Collins read the Staff Recommendation for the record and stated that staff is also recommending the changes and corrections as listed in Attachment E, "Errata Sheet."
 - * The Staff Recommendation includes the Implementation Goals and Policies, which are advisory recommendations, and the Commission may or may not choose to forward them to the City Council in their recommendation to the Council.
- Ms. Collins corrected the Staff Report on page 3 of 5:
 - * Implementation Goal 2.0, "In accordance with the Memorandum of Understanding between the City of Wilsonville and Illinois Villebois LLC, the Villebois Village shall be master planned as a complete community that integrates land use, transportation, and natural resource elements."
 - * Implementation Policy 2.5, "The Villebois Village Master Plan shall ~~incorporate~~ *include* a ~~Finance Plan that includes capital improvements list and cost estimates, phasing, funding programs, and responsibilities.~~ Ms. Collins explained that for a project this big, even the *Villebois Village Master Plan* does not have to include all phases throughout a ten-year period. Staff believes that number of projects and what has to happen in order for the full concept of Villebois to be built out in a ten to twelve year period needs to be spelled out.
- Ms. Collins entered the exhibits that were distributed at the beginning of the meeting, (Exhibits 19, 20, 21 and 22) and Exhibit 18 which is in the meeting packet into the record.
- Numerous city staff and representatives from Villebois, LLC were present to answer any questions that might arise tonight.

Ms. Collins discussed the Villebois site. She suggested:

- As a land use planner's perspective, that this is a wonderful site.
- It is an extraordinary planning opportunity that deserves a lot of attention and good care as time goes on.
- Pride can be taken in the DATELUP proposal which was foresighted in terms of "smart" development. The *Villebois Village Concept Plan* agrees with how to build a community on a beautiful piece of property that will serve the community well through time.
- She did not think that her planning colleagues would find a "fatal flaw" in any of the concepts shown in the *Villebois Village Concept Plan*.

Ms. Collins stated that City staff is making the recommendation for approval of 02PC06 *Villebois Village Concept Plan*.

Community Development Director Eldon Johansen introduced Economic Development Director Dan Hoyt. Mr. Johansen discussed the issue of concurrency. He explained:

- In a typical process, the Development Review Board (DRB) makes concurrency decisions as part of Stage II approvals.
 - * Findings need to be made that there is adequate water, sewer, street, and storm drainage capacity to serve the facility that is being reviewed by the DRB.
 - * Concurrency is not done early in the planning process; not even at the master plan level because then capacity would be reserved to accommodate a project prior to final approval of an application. Mr. Johansen is hoping that the Planning Commission does not change the timing of when concurrency decisions are made.
- Concurrency issues will come up two different times on the Villebois project.
 - * The Financial Plan. There is about \$140 million worth of infrastructure related to the Villebois project. Part of this cost is specific to the Villebois development and the City expects the Villebois area property owners to pay for this part of it. Parts of the infrastructure costs are related to "general public benefit." Mr. Johansen suggested that it is difficult to justify requiring Villebois LLC to pay for improvements that benefit the general public.
 - In many cases, the infrastructure improvements would not occur within a mile of Villebois.
 - The project has been broken into eight phases, each of which has single and multi-family projects. The City's traffic engineering consulting firm, DKS Associates, has to figure out what improvements have to be made to support each of the phases.
 - Except for the LOS "D" requirement, infrastructure improvements have to be funded and completed within two years of the Villebois development.
 - Typically Systems Development Charges (SDCs) would be collected to pay for the offsite infrastructure improvements.
 - * Mr. Johansen noted that while Villebois development is continuing through 2011, other development would be occurring in Wilsonville.
 - The Wilsonville Freeway Access Study (FAS) indicated that the City could handle its growth through 2020 with \$20.3 million of improvements to the Wilsonville Road/I-5 interchange.
 - When the traffic study was done for all eight phases for Villebois, it indicated that, theoretically, about \$3.5 million of improvements to the Wilsonville Road/I-5 interchange would handle growth through 2011 or 2012. The problem is that the

- rate of development does not occur evenly at 7% each year, so Mr. Johansen is including \$20.3 million for the Wilsonville Road/I-5 interchange improvements.
- * The traffic study shows that there are three different intersections that are going to need substantial improvements.
 - They are not on the most probable used intersection route from Villebois, and based upon the level of service criteria, the City cannot require Villebois, LLC to do the improvements to those intersections.
 - These intersections need to be improved but because funding for those improvements is unknown, the City has included them on the list of improvements related to Villebois development.
 - How the bicycle and pedestrian access is going to be connected from Villebois to the rest of the City has to be figured out. Improvements to Brown Road were added to address this issue.
 - There are a number of projects in his list that may or may not survive the "cuts" when analyzing the level of service and the Villebois development.
 - When the FAS stated that the Boeckman Road/I-5 interchange was not needed for the foreseeable future, the proposed Transportation Systems Plan (TSP) had to be amended. As a result, Kinsman Road had to be moved into a high priority category. There are a number of changes that have happened.
 - When the Finance Plan is adopted by City Council, the next step is a Development Agreement between the City and Villebois, LLC.
 - * Concurrency is a part of both the Finance Plan and the Development Agreement.
 - It has been projected that the Water Treatment Plant will need to be expanded between 2010 and 2015 without the Villebois development. He estimated that the Villebois development might move that expansion timeframe up one or two years.
 - * The projection for the Water Treatment Plan expansion without doing any water conservation is 2010; with water conservation, the projection is 2015.
 - * This projection includes the Tualatin Valley Water District's 5 mgd.
 - * The Villebois project will be paying \$8.3 million in Water SDCs, which should be sufficient to pay for the expansion at the time it is needed.
 - The Wastewater Treatment Plan expansion is projected for 2011.

The Commissioners questioned Mr. Johansen regarding concurrency with these issues being addressed:

- The \$140 million dollars for infrastructure costs includes onsite improvements, plus anything that is needed to meet concurrency requirements, plus the other requirements beyond what is needed for concurrency. The \$23 million for improvements that are included in the \$140 million estimated costs that Villebois cannot be required to so because of concurrency are:
 - * \$17 million for the Wilsonville Road/I-5 interchange
 - * Brown Road improvements
 - * Three other intersections that are not on the most probable used intersection route for Villebois. Mr. Johansen would like to use Villebois SDCs to improve these three intersections.
- Mr. Johansen will track the overall impacts of Villebois in order to determine funding methods for the infrastructure improvements.
- The \$140 million does not include the \$23 million in SDCs, less the credits.

- About \$68 to \$69 million are for onsite infrastructure costs. Commissioner Ludlow suggested that the *Villebois Village Concept Plan* states that there are \$50 million onsite infrastructure costs. Mr. Johansen stated that he would review this.
- Mr. Johansen noted that the estimated costs were not just for street improvements.
- Villebois, LLC will have to solve the storm drainage problems onsite, and that offsite improvement costs would be minimal.
 - * Villebois should not have higher flows after development than what there was before development. He will have Villebois, LLC check the figures.
- Mr. Johansen was asked to provide a breakdown of the infrastructure costs to the Planning Commission.
 - * Commissioner Ludlow stated that he would like to know how many projects in the TSP would Villebois be required to pay for as part of their offsite improvements.
 - * Commissioner Wortman suggested that the breakdown of the costs tie into the other master plans that the Commission has worked on and will be working on in the future.
- Mr. Johansen explained that the wastewater capacity does not include farmers' concerns about agricultural use. The City will spend \$10 million without a change in the capacity; a large part will be to accommodate existing residents.
- Attachment F to the March 5, 2003 Staff Report Addendum, page 16, item 3. Commissioner Ludlow asked that it be clarified when the adequacy of public facilities needed to be demonstrated. Mr. Johansen answered that the improvements needed to be funded and constructed within two years. He stated a need to verify if the improvements need to be completed within two years of the planning approvals, or within two years of completion of the project construction.
 - * Commissioner Ludlow suggested that when concurrency is supposed to happen needs to be better defined. Mr. Johansen stated that it is well defined in the Comprehensive Plan and that he would verify when adequate public facilities needed to be available.

Ms. Collins referred to Exhibit 18, a letter dated March 6, 2003, from Howard Busse of the Living Enrichment Center (LEC) that is in the meeting packet, and stated that City staff and Villebois, LLC has met with LEC representatives to discuss their concerns. She explained that LEC is requesting, as noted in item 2 on page 4 of their letter, that the *Villebois Village Concept Plan* include the definition for the LEC as written on page 6 of their letter. City staff agrees and is recommending that the "Definition of the Current Living Enrichment Center" language as suggested on page 6 be used in the text of the *Villebois Village Concept Plan*. If the Planning Commission agrees with this recommendation, then the suggested text for the "Definition of the Current Living Enrichment Center" would be included in the Errata Sheet (Attachment E) and would be forwarded to the City Council.

Ms. Collins responded to the other recommendations being suggested by LEC on page 4 of their March 6, 2003 letter.

1. The boundaries of the LEC property as noted in the "Composite Land Use Map " in the *Villebois Village Concept Plan* can be made clearer.
2. Staff agrees with including the LEC definition into the *Villebois Village Concept Plan*.
3. This issue is to be referred to 02PC07B Villebois Master Plan.
4. This issue is to be referred to 02PC08 Development Code Amendments for the Implementation of the *Villebois Village Concept Plan*.
5. This issue is to be referred to 02PC07B Villebois Master Plan and 02PC08 Development Code Amendments for the Implementation of the *Villebois Village Concept Plan*.

PUBLIC TESTIMONY:

Keith Liden, Parsons Brinckerhoff, 400 SW 6th Avenue, Suite 802, Portland OR 97204. Mr. Liden stated that he is the land use planner for the West Linn-Wilsonville School District. He suggested that the *Villebois Village Concept Plan* is going to set the tone for the remaining Villebois applications. The School District's concerns about the school site as proposed in the Plan and recommended by City staff include:

- Attachment H, the table on page 4. This table indicates that DATELUP listed 7 acres for a school site and the *Villebois Village Concept Plan* lists 6.4 acres.
 - * Mr. Liden stated that DATELUP's 7 acres for a school site is correct.
 - * *Villebois Village Concept Plan's* 6.4 acres is not the true school site size because two acres of the 6.4 acres is supposed to be a park. Also there is about an acre of significant trees on the site. In reality it appears that the school site is about half of what is listed in DATELUP.
 - * There were discussions about school site size requirements at the February 20, 2003 Planning Commission special meeting.
 - * Primary school size requirements are:
 - The building typically is 60,000 to 70,000 square feet and covers an acre and a half to two acres.
 - Parking and access takes about an acre to an acre and a half according to City Code. Additional land would be needed for a driveway and school bus access.
 - The play field, which is important for the Physical Education curriculum and the children, would need to be six to ten acres. This item is the most flexible item. The play fields would be for soccer, softball, baseball, and a playground.
 - * The School District has been asked to build a two-story building so as to use less land. The School District could do this; however, there are a number of components that take up a lot of the building footprint such as the gymnasium, the locker rooms, and court facilities that are not conducive to two stories.
 - Putting all the classrooms in a two-story arrangement might save a half-acre of land.
 - It is undesirable to have elementary age children two or three flights up when there is a fire drill.
- The zoning amendments that are to be reviewed by the Planning Commission in an upcoming application (02PC08) have a provision for protecting Mt. Hood views. Mr. Liden suggested that the proposed school site is on a view access with Mt. Hood. If the school is on an already constrained site, and if it is to be a two-story building as suggested, a request to maintain the Mt. Hood view, will make it very difficult to site the school.
- Mr. Liden suggested that the Staff Report does not address the school need.
 - * He suggested that this issue is "quibbling" over a few acres on the large Villebois site and while this may be a small issue, it is a very big one for the West Linn-Wilsonville School District.
- The West Linn-Wilsonville School District is recommending that the *Villebois Village Concept Plan* include a provision for ten useable acres for a school; an adjoining park to the school site as stated in DATELUP would be acceptable to, and perhaps preferred by, the School District.

The Commissioners questioned Mr. Liden with these issues being addressed:

- Mr. Liden clarified that a 7-acre school site with an adjoining 3-acre park for a total of ten acres, as specified in DATELUP, would be acceptable to the School District. The School District is looking at the school site and the park as a package so that there can be some overlap of uses. The site proposed in the *Villebois Village Concept Plan* is small and issues such as the significant trees reduce the useable land making the site very small.
 - * Commissioner Ludlow suggested that all the primary school play fields are fenced and questioned how there could be a sharing of the school site and public park. Mr. Liden suggested that the fencing is to keep the children from straying. He also noted that the Bolton Middle School in West Linn is not fenced from the adjoining public park. He stated that he has never heard the West Linn-Wilsonville School District state that they would need to fence the school site in Villebois.
 - * Elementary school play fields are smaller than high school and middle school fields.
 - * The School District has an adopted facilities plan that states that the preferred size range for schools are:
 - 6 to 10 acres for elementary schools. He noted that a ten-acre field is probably more than what is needed; four and half acres would be sufficient for the play fields if there is some cross-use of the park that is adjoining the school site. The School District is looking for ten acres for the "entire package."
 - A high school parcel size is 40 acres.

Lisa Martin, 11245 SW Champoeg Drive, Wilsonville. Ms. Martin explained that she is the Chair of the Wilsonville Parks and Recreation Advisory Board and she is here representing of the Board. She explained that Mike Ragsdale of Costa Pacific Communities presented an overview of the Villebois development. The Parks and Recreation Advisory Board discussed the open spaces, trees, living spaces, school site and path connections, including connections between Coffee Lake and the Wilsonville Tract. A Parks and Recreation Advisory Board motion was passed to accept the *Villebois Village Concept Plan*, recognizing that it is a good start and the Board likes the look of the concept.

Board members expressed getting involved in the review and the development of the special area plans to ensure issues such as useable neighborhood parks are being incorporated.

Mr. Ragsdale suggested that the Parks and Recreation Advisory Board send a letter to Villebois, LLC stating Board issues regarding Villebois, and listing details for Villebois, LLC to consider as the project moves forward. The Board will compose such a letter and will forward a copy of the letter to the Planning Commission.

Tim Knapp, 11615 SW Jamaica, Wilsonville. Mr. Knapp stated that tonight was the first time he had seen the March 5, 2003 Staff Report Addendum. His comments included:

The Rolling Log - Attachment F to the March 5, 2003 Staff Report:

- Page 5, Staff Response to Mr. Knapp's February 20, 2003 testimony, second to last sentence of #1, "Staff concurs that a Traffic Improvement Plan that indicates that improvements required with each of the planned phases should be developed. That plan is being developed at this time and will be used in developing the infrastructure needs for the financial plan"
 - * He would like this to state when the Traffic Improvement Plan would be available to the public and at what level it is to be reviewed prior to a specific DRB application.

- Page 6, Staff Response to item #4.
 - * He is not comfortable with the Staff Response. He suggested that the zoning category has to be created and defined before it can be applied. Once this is done, then it is available to other applicants within the City of Wilsonville also.
 - * There is no basis or precedent for setting a zone category that would apply to just one application. If it is for just one application, it would be a waiver from another zoning category; not creating a new zoning category in the Development Code.
- Page 10, Villebois Response to #3.
 - * Wilsonville does not have a commercial overlay zone. He wants to know what this is going to be.
- Page 14, Villebois Response to #7.
 - * Visitors from outside Villebois are needed for a vibrant Villebois Village Center. People need a way to get to the village center and adequate parking and public facilities are needed to accommodate them. He doesn't see this in the *Villebois Village Concept Plan*.
- Page 15, Villebois Response to Item #8.
 - * Mr. Knapp is not sure that the zoning issues could be limited to just the Villebois development. This issue is not clearly defined. A zoning category that is applied to only one applicant should not be a zoning category, but a waiver.

Conclusionary Findings – Attachment H to the March 5, 2003 Staff Report:

- Page 3 of 55, first paragraph.
 - * He questioned how retail, flex and commercial spaces at ground level and multi-family residential above would fit within the defined zoning categories available to the applicant within the Plan.
- Page 15 of 55, Finding B-6.
 - * Mr. Knapp disagrees with the finding that, "As mentioned previously, commercial and industrial development has out-paced residential development in Wilsonville." He suggested that commercial development on the west side of the freeway has lagged behind residential development; not out-paced it. Lack of services to residents on the west side of the freeway that has been confirmed by outside consultants.
- Page 16 of 55, Finding B-11.
 - * Mr. Knapp disagreed with the finding, "In that the *Villebois Village Concept Plan* proposed no new zoning,..." Mr. Knapp suggested that Villebois cannot be built without new zoning, therefore, the *Villebois Village Concept Plan* does have to propose new zoning.
- Page 18 of 55, Finding B-16.
 - * Mr. Knapp referred to the letter dated March 10, 2003, from Sonya Kazen of ODOT, regarding 02PC06, 02PC07A, 02PC07C: Villebois Village (Exhibit 22 distributed at the beginning of the meeting), and quoted from the third paragraph, "However, it is recommended that the City delay final adoption of the Villebois Village Comprehensive Plan and zoning map designations until the final adoption of the City of Wilsonville Transportation Systems Plan. This will ensure that improvements necessary to support the development are "planned", and the concurrency requirements of the state's Transportation Planning Rule OAR 660-12-060." Mr. Knapp stated that he concurs with this statement and he needs to be sure that this is being done.

Chair Iguchi noted that Mr. Knapp had gone over his three-minute limit. She asked if the Commissioners wanted to agree to extend Mr. Knapp's testimony time. She suggested that that

fairness to the other speakers needed to be considered. The Commissioners agreed to allow Mr. Knapp additional time.

- Page 21 of 55, Finding B-22.
 - * Mr. Knapp referred to the letter dated March 12, 2003, from Sheri Young, regarding the Villebois Concept Plan (Exhibit 20 distributed at the beginning of the meeting), and concurred with Ms. Young's findings in the letter. Finding B-22 is not responsive to concerns raised in Ms. Young's letter.
 - * He suggested that Finding B-22 needs more work.
- Page 22 of 55, Finding B-23.
 - * Mr. Knapp referenced Ms. Young's letter (Exhibit 20) and suggested that the applicant does not control some of the things that it is stating it is going to do such as the statement that the Coffee Lake area is to be "restored to a multi-functional environment area providing wildlife habitat in open water, wetlands, and forested areas." Mr. Knapp suggested that if the applicant does not control that area as part of the Villebois development, then the developer couldn't be held responsible for doing this. It is unclear how this will be accomplished.
- Page 22 of 55, Finding B-24.
 - * This Finding is not responsive to Ms. Young's concerns.
- Page 32 of 55, Finding B-46.
 - * Implementation Measure 4.1.4.o requires that "proposed housing satisfies local need, desires, i.e., type, price and rent levels." Finding B-46 discusses a range of sale and rental prices, but does not specify a range that meets the local need, desires, and rent levels.
- Page 32 of 55, Finding B-47.
 - * Employees of the redeveloped Lowrie property and from Argyle Square are going to be at the low end of income and Villebois needs to provide housing for them. A "range" of housing prices will not be adequate if it does not cover the range of need.
- Page 46 of 55, Finding D-5.
 - * His comments regarding affordable housing for Finding B-46 and B-47 also apply to Finding D-5.

Mr. Knapp's additional concerns include:

- Concurrency of the Wastewater Treatment Plant.
 - * Old Town has suffered from a lack of timely renovation and capacity updates for the Wastewater Treatment Plant. It has endured odor on a repeated basis. He is cautious about endorsing a plan that does not clearly state that the capacity will be expanded before the sludge hits the network and the smell hits the neighborhood.
- The Development Code has a provision stating that development will not "leap frog." Wilsonville is to develop outwards from the center of the City; development is not to jump over areas that are undeveloped.
 - * He requested that the record for 02PC06 remain open so that he can provide the correct Code or Comprehensive Plan reference for the "leap frog" provision.

Commissioner Faiman asked Mr. Knapp what area that he considered to be "leap frogged." Mr. Knapp answered that the core area in Old Town has no services; no storm sewer, no sanitary sewer, no streets, and is missing other services. He suggested that extending services to

Villebois, which is considerably removed from the core area of the City, would be "leap frogging" over Old Town.

Howard Busse, 9140 SW Parkview Loop, Beaverton Oregon, 97008. Mr. Busse stated that he represents the Living Enrichment Center. The LEC supports an approval for the adoption of the *Villebois Village Concept Plan* with the understanding that the items recommended in his March 6, 2003 letter (Exhibit 18), and reiterated by Ms. Collins, will be addressed in subsequent Villebois applications. LEC has received word from Villebois, LLC that they will be cooperating in developing the areas that LEC needs Villebois assistance in developing.

Vicki Skryha, Housing Development Coordinator for the Oregon Mental Health and Addiction Services, PO Box 14250, Salem Oregon 97309. Ms. Skryha explained OMHAS's role in implementing the requirements under ORS 426.508 for community housing at the site. She noted that OMHAS has collaborated with the City of Wilsonville staff and the Costa Pacific Communities staff in terms of how the statute's requirements would be met. OMHAS looks forward to the successful development of this project.

Paul Somerscales, 11631 SW Preakness, Wilsonville. Mr. Somerscales explained that he has been a resident of Wilsonville for almost six years and lives in the Fox Chase subdivision. He thanked the City and the Planning Commission for holding the Public Hearings as another means of collecting citizen feedback. He commended Costa Pacific Communities for proposing a community concept that embraces what people consider to be important; a community that defines diversity as evidenced by the balancing of residence types intermixed with business, green spaces, accommodations for alternative modes of transportation, and consideration for environmental impacts that even includes the impact of street lights on neighbors twenty miles away. There is a sense that inclusion is a precept in the design.

Mr. Somerscales explained that he is an elder of Valley Christian Church. He asked what provisions have been made for additional places of worship within the Villebois Community.

Mr. Somerscales referred to the LEC property which is included in the study area for Villebois and asked what the arrangements were between the City, Costa Pacific Communities and LEC with regards to Villebois.

Ron Anderson, 10460 SW Tranquil Way, Wilsonville. Mr. Anderson stated that he lives in the Serene Acres subdivision off of Brown Road. He suggested that Costa Pacific Communities has done the best job of promoting a development he has seen in his 32 years in Wilsonville. They have done a far better job of informing Villebois neighbors of their intentions, what the problems will be, and responding to the neighbors concerns. For this reason, he applauds and supports Costa Pacific Communities.

Mr. Anderson suggested that there has been an attempt to convince people that the intersection of Brown Road with Wilsonville Road is not going to be a big concern. He disputes this claim.

- Brown Road was going to be route that the construction traffic and the first residents of Villebois will be taking to access Villebois. Specifying that construction traffic use other routes will not work as this would be unenforceable and people use the shortest routes to their destinations.

- Trucks have been scarring a tree and knocking down a retaining wall at the intersection.
- He and his neighbors would like to suggest that there be a condition of approval be placed on this project requiring an agreement between the developer and the City to trade a portion of the SDCs generated to design and construct the widening of Brown Road as suggested recently by MacKay and Sposito.
 - * MacKay and Sposito's design included the right turn lane on Wilsonville Road to go north onto Brown, eliminating seven of the fir trees at the intersection.
 - * The City already has turnouts on Brown Road for Silver Creek and Weidemann Park.
 - * Some landscaping would have to be removed in order to continue with the widening of Brown Road and turn out for St. Andrews Court. The landscaping he is referring to is of poor quality and removing it would eliminate cover for the "car boostings" in the area.
 - * The condition of approval should include that the City would manage the contract as a part of their Wilsonville Road widening this summer, then let the developer repay the City for the costs incurred.
 - * There would still be 32 trees left after the removal of seven trees in the tree grove at the intersection. There would still be enough trees left so that "blow downs" would not occur. The only two "sentinel" trees are in the Weidemann Park development.
 - * Mr. Anderson suggested that this would be only economically feasible way to widen this intersection.
 - It would allow room for a right-turn lane on Brown Road onto westbound Wilsonville Road.
 - It also allow the church on this corner keep all of its parking.
 - It would save the City the expense of having to buy the trees in Tim Gilbertson's front yard.

Mr. Anderson summarized his testimony:

- The City and Villebois developers figure out the costs for widening Brown Road now.
- Do the Brown Road widening at the same time as the Wilsonville Road Phase 3 improvements; get it done this summer and eliminate continuing construction impacts on the residents in this area.

Commissioner Ludlow asked Mr. Anderson to clarify that he is suggesting that the widening of Brown Road continue along the right-of-way line that has been established by curbs that goes in front of Silver Creek and the Weidemann Park apartments. This would intersect Wilsonville Road in alignment with the extension of Brown Road as it passes across Wilsonville Road. Mr. Anderson agreed with this clarification. He stated that this would make it a square alignment with Wilsonville Road and could be done without disrupting anyone's parking. The only impact it would have between Wilsonville Road and Evergreen Avenue would be the removal of a laurel hedge. Any other design would be "engineering not to be proud of."

Marty Peets, 3734 SW 58th Drive, Portland Oregon 97221. Mr. Peets stated that he was representing owners of 95 acres on the east side of 110th Avenue, which is a major part of the Villebois project.

Mr. Peets thanked Rudy Kadlub and others of Costa Pacific Communities for the work they have done on the *Villebois Village Concept Plan*. He thanked the City for the work they have done, particularly on the financial part of this project.

Mr. Peets comments included:

- The owners on the east side of 110th Avenue, whose properties comprise about 140 acres of the 500-plus acres, look at the *Villebois Village Concept Plan* as just the concept for area.
 - * All of the participants acknowledge that there is some "juggling" that needs to be done for the streetscapes, densities, housing locations, the school location and site size.
 - * Not been enough work has been done on the Significant Resource Overlay Zone (SROZ) which needs to be clearly delineated. This is part of the Staff Recommendation.
 - * The streetscape that follows 110th Avenue is going to have to be changed because of a gas pipeline on the west side of 110th Avenue.
- The property owners suggest that the Planning Commission approve 02PC06 but with the thought that there still needs to be some "tinkering" that needs to be done.
 - * He has not seen the phasing "pods" that are included in the *Villebois Village Concept Plan* before tonight.
 - * The property owners suggest that since the School District does not plan on using the site within Villebois for a few years, that the site not be in area or phase that is going to be fully developed in three or four years because of the tremendous financial burden to put infrastructure in place.
- The property owners are dedicated to finding a means of financing the significant costs for onsite and offsite infrastructure for Villebois.
 - * The "numbers" are coming together but there are still questions that need to be answered regarding the financing.
- The property owners look at the land use plan as "density pods."
 - * Averaging densities in blocks or groupings of blocks is an important part of proper city planning. It has to be flexible enough so that market needs can be met in the future and the "pods" would do this.
 - * It is difficult to plan portions of blocks or lots that are not even legally defined.
 - * The property owners are "in tune" with the density ranges that are shown in the *Villebois Village Concept Plan*.
- Mr. Peets addressed some of Mr. Knapp's comments.
 - * He and the property owners he is representing do not believe that Villebois is "leap frogging" anything. Part of their properties is in the City already and part of the Dammasch Hospital facility is in the City. Infrastructure such as sewer and storm facilities are at the borders of their properties. They feel that this is a natural progression of development as opposed to building a new city that is detached from a municipality.
- Mr. Peets stated that he and the property owners have presented alternative ideas to the master planner relative to density positioning, streetscapes and transportation plan concepts.
 - * Villebois, LLC has shown a willingness to work with the property owners on the next steps so that there is agreement on the planning, phasing and facilities that will address market needs.

The Commissioners questioned Mr. Peets regarding his testimony with these issues being addressed:

- Mr. Peets clarified that the streetscape of 110th Avenue would have to change in that the street layout or concept plan would have to change because the gas pipelines would be running through people's backyards which doesn't work very well.
- Mr. Peets is representing Don Bishop, Sharon Lund, and Arthur and Dee Picullel.

- Mr. Peets has not had a chance to study the concept of "podding" since tonight was the first time that he has seen this concept, but he thinks that it resembles what has been discussed. He believes that as long as there is agreement that development will process as infrastructure is available, and it is not "leap frogged," he and the property owners are happy with "podding."

Jan Katafias, 10184 SW Evergreen Court, Wilsonville. Mr. Katafias explained that he is president of the Jaci Park Homeowners Association. He referred to Implementation Measure 4.1.4.d on page 31 of 55 of Attachment H, Conclusionary Findings, of the March 5, 2003 Staff Report Addendum, and asked Costa Pacific Communities to clarify if manufactured homes, mobile homes and modular homes are to be used in Villebois development.

The residents of Jaci Park want to know if anyone has any information about the amount or percentage of registered sex offenders that might live in Villebois. He asked if the number would be higher or lower than anywhere else in Wilsonville?

Commissioner Ludlow suggested that Implementation Measure 4.1.4.d comes from DATELUP. He questioned how the sex offender number could be determined prior to development of the area.

Chair Iguchi explained that the Planning Commission would be reviewing the questions and concerns after the Public Testimony part of the Public Hearing.

Craig Brown, Matrix Development Corp., 12755 SW 69th Avenue, Portland OR 97223. Mr. Brown stated that Matrix Development Corp. expects to be one of the major builders in the Villebois project, primarily building the area around 110th and the flood plain/wetland area. He applauded Costa Pacific Communities for the beautiful plan, which they did while keeping the neighborhood and the community well informed and offering numerous opportunities for public input. He suggested that Costa Pacific Communities has been responsive to the needs and concerns of the neighborhood.

Matrix Development Corp. generally supports the *Villebois Village Concept Plan* with the mixed densities and they look forward to be a part of this development.

Matrix Development Corp. is also involved in the same properties that Mr. Peets represents.

Mr. Brown listed Matrix Development Corp. concerns:

- There is some specificity that has been included in the concept plan, and he asked that this be kept in mind and that flexibility be maintained at this point to adjust some of the particular types of housing and the school site.
- There are issues about the flood plain that have yet to be developed. Some of that property may be developed into wetland-enhanced areas; while this is good, it will change some of the contours.
- The "Concept Composite Land Use Plan" is very specific and he asked that the Planning Commission keep in mind that there is a need to change it as more is learned about the site and market demand, and the needs of the community.

Matrix Development Corp. looks forward to being part of the community and to being a major builder in the area. He congratulated Mr. Kadlub and his team on the great job that they have done on the Villebois planning.

The Commissioners questioned Mr. Brown with these issues being addressed:

- Commissioner Hinds asked Mr. Brown if it were his understanding that a concept plan could be changed at any time by participants in the development. Mr. Brown responded that the concept plan would develop into a master plan. The master plan will need to be in compliance with the concept plan. Matrix Development Corp. would like to see the *Villebois Village Concept Plan* to be open enough and flexible enough that as additional information becomes available, the refinements will be at the master plan level. Zoning, road alignments and other such things need to be in the master plan rather than a concept plan. He emphasized the need for flexibility until the concept plan moves to the next stage.
- There are still some unknowns regarding the locations of wetland areas which has not yet been delineated. Matrix Development Corp. is supportive of reclaiming and enhancing the wetland.
- Mr. Brown indicated the properties he was representing on a large aerial map. He stated that Matrix Development Corp. is negotiating for the acquisition of the all the properties east of 110th Avenue, and from Brown Road north to Tooze Road.

Lou Fasano, 2455 SW Gregory Drive, West Linn Oregon 97068. Mr. Fasano stated that he and his partner own the parcel of land between the Bishof and Piculles parcels that Mr. Peets represents. He stated that Matrix Development Corp. is in negotiations to buy all three of these parcels which is essentially everything east of 110th Avenue. He stated that Mr. Peets and Mr. Brown raised the same concerns that he had planned to testify about.

Mr. Fasano concerns included:

- The *Villebois Village Concept Plan* is a concept stage only. There is specificity in the Plan, but this may be because Costa Pacific Communities has been trying to do an extraordinary job for which he is grateful.
 - * He is in concurrence with what Costa Pacific Communities has done, but this is the concept stage. The Planning Commission will be reviewing the Villebois proposals at a Comprehensive Plan stage, a master plan stage, and a "subdivision" stage, which will include the "real" details.
 - * He asked that the Planning Commission not get "buried" in too many details tonight in the concept process.

Chair Iguchi closed the public testimony portion of 02PC06 *Villebois Village Concept Plan* at 8:46 p.m.

The Commissioners and Mr. Ragsdale responded to the public testimony:

Mr. Liden's testimony:

- Commissioner Faimean noted that he had served on the Parks and Recreation Advisory Board, and suggested that it is critical that the school site be ten acres. He also discussed:
 - * If the fields are connected to the school, the school district is going to maintain them, so it is in the City's interest to have the ball fields next to the school.
 - * The play fields and the school site need to be contiguous.

- Mr. Ragsdale stated that they had indicated at the last Planning Commission meeting that Villebois, LLC would be working with the West Linn-Wilsonville School District regarding the school site.
- Mr. Ragsdale suggested that the school site be recognized as a concept location for the school facility and not specify ten acres.
 - * Commissioner Wortman noted that the *Villebois Village Concept Plan* specifies a certain number of acres for the school site. Mr. Ragsdale suggested that the 6.4 acres listed in the *Villebois Village Concept Plan* be deleted and the reference to the school site size be "program" rather than acreage size.
 - * Commissioner Ludlow noted that it was testified that the School District has identified criteria for grade schools, high schools, etc, as to what their sizes requirements are. He suggested that this could be tied into the School District's requirements for acreage regarding a primary school.
 - * Commissioner Faiman stated that his preference is for ten contiguous acres for the school site, which would include the shared ball fields.
 - * Ms. Collins cautioned against specifying a type of facility for a school that is still ten years away from being built as needs may change in that ten years.
 - * Commissioner Pruitt noted that Mr. Liden had included a two to three acre park with the school site of ten acres.
 - * Mr. Ragsdale discussed that the *Villebois Village Concept Plan* is a conceptual plan and that the 02PC06 application was brought forward by both Costa Pacific Communities and the City of Wilsonville.
 - The *Villebois Village Concept Plan* is supposed to conform to and update DATELUP.
 - DATELUP showed seven acres for the school, the *Villebois Village Concept Plan* shows 6.4 acres. The concept is that there will be a school that will accommodate 550 students. The size, location or configuration of the school site may not be as specified in the *Villebois Village Concept Plan*. He asked the Planning Commission to keep in mind that ultimately the School District has to fund the school. Ten years from now, they may not want to buy seven to ten acres land. Villebois, LLC has met numerous times with the School District and has stated in public testimony that they would work with the School District to accommodate the needs for a 550 student school.
 - The specificity in this conceptual plan has been in response to specific questions from citizens about road alignments, pathways, parks and open space.
 - The *Villebois Village Concept Plan* will guide development, not dictate, over an eight to twelve year period during which time market forces may change and demographics may change.
 - Mr. Ragsdale noted that much of the testimony related to specific issues will be addressed in the Master Plan, Comprehensive Plan amendments and zoning amendments that will be brought to the Planning Commission at a later time.
 - The *Villebois Village Concept Plan* may have more numbers tied to it than a conceptual plan should, but the 2384 dwelling units meet the intent of DATELUP, which was a minimum of 2300 dwelling units.

Mr. Knapp's testimony:

- Ms. Collins suggested that many of Mr. Knapp's comments pertained to issues that will be addressed during the review of the *Villebois Village Master Plan*.

- Ms. Collins stated that City staff agrees with Mr. Knapp's comments regarding the March 10, 2003 letter from Sonya Kazen of ODOT (Exhibit 22). The intent is to bring the TSP to the City Council for public hearing and adoption before the *Villebois Village Concept Plan* and the other legislative applications for the Villebois development are brought to the Council for public hearing.
- There was a lengthy discussion regarding Mr. Knapp's concerns about the proposed zoning for the Villebois development.
 - * Assistant City Attorney Paul Lee explained
 - Upcoming Comprehensive Plan text amendments for implementing the *Villebois Village Concept Plan* (Case File No. 02PC07A) will include the level of density needed to accommodate development as proposed in the *Villebois Village Concept Plan*.
 - Development Code and zoning amendments (Case File No. 02PC08) will propose a new Village Zone in which includes flex use.
 - Mr. Lee does not agree with Mr. Knapp that this is creating a zone for a particular applicant and that for anyone else, it would be a waiver. The Village Zone will be a legislatively adopted zone that applies to many properties and much acreage. As such, it is no different than the other overlay zone with a particular provision that does not apply elsewhere outside of the overlay zone. There is nothing of a legal nature that would be an impediment to doing what is being proposed in creating first, a Comprehensive Plan element that relates just to this Village area, and then a Village Zone and some very village-specific zoning elements.
 - There was a discussion about how overlay zones, the SROZ in particular, are applied.
 - Ms. Collins explained that City staff is not recommending that the Village Zone be applied to anywhere else in the City other than the Villebois area. The recommendation will be that the Village Zone be applied as the implementing zone within Villebois' 520 acres as a way to achieve the development of the *Villebois Village Concept Plan*.
 - The *Villebois Village Concept Plan* does not propose any zoning or Comprehensive Plan changes. Those changes will be coming in future applications for Villebois.
- Attachment H, Conclusionary Findings, page 15 of 55, Finding B-6. Mr. Knapp was concerned that this statement is not accurate because commercial on the west side has lagged behind residential.
 - * **There was consensus to amend Finding B-6 by deleting the first sentence and amending the second sentence to, "The *Villebois Village Concept Plan* will provide approximately 2,300 housing unites as required by DATELUP (Comprehensive Plan Area of Special Concern B) which, over time, will help to improve the *commercial/residential development imbalance*."**

Commissioner Hinds read from the 02PC06 Staff Report dated February 13, 2003 for the February 20, 2003 Planning Commission meeting, "B. Definition of a Conceptual Land Use Plan. The Wilsonville Comprehensive Plan does not define or provide specific direction for conceptual plan elements." "A conceptual land use plan addresses the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies for a study area. It uses a pictorial presentation to show the ultimate development layout of a site, which may be developed, in successive stages or subdivisions. A conceptual plan need not be completely engineered, but it should have sufficient detail to illustrate the site's inherent features and probable development pattern." She also read, "It (DATELUP) will be refined by

the land developers in the City and Costa Pacific Communities has stated that market conditions will determine the ultimate range of costs of housing..."

Commissioner Hinds questioned why the Commission should spend a lot of time tonight reviewing a conceptual plan that could be changed at any time. It is the *Villebois Village Master Plan* that will have all the details. She suggested that the question the Commission should be answering tonight is, "Do we like the concept of the *Villebois Village Concept Plan* or not?" The Commissioners discussed Commissioner Hinds' question.

- Commissioner Ludlow suggested that the Implementation Measures in Attachment H are not requirements, but they do need to be addressed by the Planning Commission. He suggested that it was the Planning Commission's responsibility to address public input.
- Commissioner Hinds suggested that while she appreciates that people testify before the Planning Commission, but when the testimony does not apply to *Villebois Village Concept Plan* and needs to be discussed with another application. She suggested that as the Commissioners review the testimony, and find that an issue is best discussed with another application, say that it will be, and move on. We let the public know that we have heard their concern, but will be addressing it at the appropriate time. Commissioner Wortman suggested that staff track the concerns that are to be addressed later.
- Commissioner Pruitt suggested that that the Commission make the changes they feel are necessary to the *Villebois Village Concept Plan* so that the *Villebois Village Master Plan*, which has to be consistent with the Concept Plan, is based on the concepts that the Commission will be recommending. He cited that the specified acreage for the school site in the *Villebois Village Concept Plan* could potentially causing problems later.
- There was consensus with Commissioner Hinds' suggestion that the Planning Commission not spend a lot of time tonight addressing issues that are best addressed in later Villebois applications.
 - * Commissioner Ludlow suggested that if 02PC06 is passed without responding to people's testimony, then the Planning Commission is doing the public a disservice. He suggested that it needed to be made very clear upfront what is being presented in a public hearing so that people know the limits of what to testify on, and that if their testimony does not pertain to the scope of what is before the Planning Commission, responses to their testimony will be put off until a later time.
- Ms. Collins clarified that while City staff believes that the *Villebois Village Concept Plan* is a good document, they are recommending that the issues presented in the Implementation Goals and Implementation Policies on pages 2 of 5 through 4 of 5 are items that they thought needed to be reconciled. The Implementation Goals and Implementation Policies are advisory and are not required. Attachment H includes existing an Implementation Measure in the Comprehensive Plan.

The Commissioners continued with their discussion of public testimony:

Commissioner Guyton's comments:

- Commissioner Guyton questioned how churches are addressed in the *Villebois Village Concept Plan*.
- Mr. Anderson's concerns about Wilsonville Road/Brown Road intersection are best addressed later.
- Numerous people testified that they liked the concepts in the *Villebois Village Concept Plan*, but that more work needs to be done.

Commissioner Wortman's comments:

- The *Villebois Village Concept Plan* could mention churches as it mentions other uses.
 - Mr. Ragsdale suggested that Villebois, LLC decided that churches is more of a real estate use than a concept, so places of worship was not included in the *Villebois Village Concept Plan*. Villebois, LLC intends to include churches during the Development Code amendments. He related a list of churches that have already approached Villebois, LLC about locating a church in Villebois.
 - Commissioner Wortman suggested that churches are conditional uses in most of Wilsonville's zones.
 - Ms. Collins stated that land use policies have to be careful about separating church from state, and not giving special dispensation to religious institutions; therefore, policies will be neutral on the need for, and how many, religious institutions would be proper in any community. The best way to address requests for religious institutions is through conditional use permits or in the Code, not in a concept plan or policy level. She suggested that this issue would best be addressed during the Development Code amendments for implementing the *Villebois Village Concept Plan* (Case File No. 02PC08).
- Figure 3 "Concept Composite Land Use Plan" of the *Villebois Village Concept Plan* includes acreages down to the tenth of an acre for all the different land uses.
 - Commissioner Wortman suggested that a footnote needed to be added to Figure 3 or any other figures that list specific acreages that state that specific acreage numbers are conceptual and may change.
- Attachment H, Page 22 of 55.
 - Commissioner Wortman referred to Mr. Knapp's and Ms. Young's concern about the property owners who have not agreed to be part of the Villebois development and suggested that this is an appropriate issue to be addressed during the review of the *Villebois Village Concept Plan*.
 - Ms. Collins explained that as the *Villebois Village Concept Plan* is a refinement of DATELUP, the *Villebois Village Concept Plan* had to address 520 acres. The property owners will not lose land use rights that they currently have with the adoption of the *Villebois Village Concept Plan*. The property owners have the ability to choose, later, whether they want to be a part of the Villebois development.
 - Ms. Collins suggested that staff could introduce language at the beginning of the *Villebois Village Concept Plan* that would better explain that there are some property owners included in DATELUP and the *Villebois Village Concept Plan* that are not participants in the Villebois development.
 - Commissioner Hinds asked if the maps could be changed to reflect that there are property owners who are not part of the Villebois development. Ms. Collins stated 02PC07C, the application for amending the Comprehensive Plan Map for implementation of the *Villebois Village Concept Plan* will speak to which property owners are in the Villebois development and which are not.

Commissioner Pruitt's comments:

- Commissioner Pruitt explained that he had the same concerns as Commissioner Wortman about Ms. Young's letter (Exhibit 20).
- The *Villebois Village Concept Plan* needs to get away from stating specific acreage for the school site. The Plan needs to allow for flexibility and needs to include language that Villebois, LLC will work with the School District to figure out what is needed.

Commissioner Faiman's comments:

- Commissioner Faiman suggested that the issue regarding the size of the school site is not just an issue between Villebois, LLC and the School District, but with the City as well. In order for the school site to be consistent with the Parks and Recreation Master Plan, the school site has to be on ten acres.
 - * Mr. Ragsdale suggested that it isn't that the City wants the school site to be ten acres; the City wants a school and playfields, whatever the size may be. He suggested that the Planning Commission should require that Villebois, LLC meet programming standards rather than acreage standards. The language should state that Villebois, LLC is required to work with the School District to site a grade school and playfields.
 - * Ms. Collins explained that DATELUP specifies seven acres for the school site. She suggested that a range of acreage, six to ten acres, be specified for the site. She suggested that including a specific acreage in the Concept Plan was not appropriate.
 - * Commissioner Pruitt suggested that the problem was that this is a concept plan with specific numbers in it. He disagreed that even a range of acreage should be included; leave it to the developers, the School District and the City of Wilsonville to work out the details for the master plan.
 - * Commissioner Faiman accepted Commissioner Pruitt's suggestion and suggested that a minimum number of acreage did need to be set at some point during the Villebois review process.

Commissioner Hinds' comments:

- Commissioner Hinds asked Mr. Ragsdale to respond to Mr. Peets' testimony about the phasing of the Villebois development and the siting of the school; that the school would not be needed for ten years. She asked if the school could be sited at another location.
 - * Mr. Ragsdale stated that the idea of locating the school at a different location has already been explored. It would have to meet the same concepts of being in a single-family neighborhood and readily accessible.
 - * Mr. Ragsdale agreed with Mr. Peets comments about when the school might be built.

Commissioner Faiman's comments:

- Commissioner Faiman asked that City staff clarify the process for setting the SROZ.
 - * Ms. Collins explained that the SROZ is an overlay district that can be applied to any place in the City on any property where the requirements for applying the SROZ are met.
 - * The SROZ cannot be changed easily. Once it is applied as an overlay district it has been shown that there is justification to protect a natural resource. The boundaries of the SROZ can be changed based on new information or data that shows that the resource is no longer there or it no longer needs to be protected.
 - * She clarified her earlier statement regarding the LEC and the SROZ; there is no justification at this time to remove the SROZ from the LEC property.

Commissioner Ludlow's comments:

- Commissioner Ludlow asked that it be clarified that a church would be a conditional use in Villebois as it is required to be in the rest of Wilsonville. Mr. Ragsdale responded that the Planning Commission would be making this decision as part of 02PC08. Villebois, LLC will bring it forward to the Planning Commission as a conditional use.

- Staff Report Addendum, page 5 of 5, Implementing Directive #11.
 - * What is meant by "restoring;" to what period in time would the Coffee Lake Creek be restored? He suggested that restoration to certain time periods would not be conducive to what Villebois, LLC wants.
 - * Ms. Collins explained that this is an implementing direction to make sure that any restoration plan, which may impact the 520 acres, is linked together; not to restore the area back to a certain time period. She suggested that Implementing Directive #11 could be amended to make this clearer.
 - * Mr. Ragsdale stated that Villebois, LLC does not object to Implementing Directive #11. He does have a problem with the language as it relates to requiring a plan for the Coffee Lake area because Villebois, LLC does not have any control over this area. Ms. Collins stated that City staff does think that Villebois, LLC does have some responsibility over time, along with the City and other property owners in making sure that there is an appropriate Coffee Creek restoration plan that meets everybody's needs.
 - * There was a lengthy discussion regarding this question with different language being suggested.
 - * **There was agreement for amending the second sentence of Implementing Directive #11 on page 5 of 5, to: "Develop a *wetland naturalization and enhancement* plan for restoring the Coffee Lake Creek wetland complex and the forested wetland area north of LEC, as discussed in Section 2.3.1.11 of the *Villebois Village Concept Plan* supporting documentation."**
- *Villebois Village Concept Plan*, Page 1.
 - * A DATELUP concept is listed in the last paragraph on the pages, the first bullet, regarding "A better balance of jobs and housing."
 - Commissioner Ludlow suggested that there is no guarantee that there will be a better balance of jobs and housing in Villebois, as the concept of affordable housing is so nebulous. He suggested that this bulleted item should be deleted. Mr. Ragsdale suggested that this is referring to bringing the number of dwelling units in the City of Wilsonville up in relationship to the number of jobs in Wilsonville. This does not refer to the types of housing.
- *Villebois Village Concept Plan*, Page 4, Citizen Involvement.
 - * Commissioner Ludlow commended Villebois, LLC for an outstanding job with communicating with the public and giving citizens an opportunity to speak. He noted that this is only the second public hearing on Villebois sponsored by the City.
 - The City has done an insufficient job of public outreach on the Villebois development. The language in this paragraph makes it seem as if the City has sponsored public meetings on Villebois when they have not done so.
 - Commissioner Ludlow suggested that the language of the last sentence be changed to, "A series of community meetings and open houses *by Villebois* has been conducted during the past several months, allowing the opportunity to share information and solicit input from interested parties."
 - Mr. Ragsdale noted that text on page 5 of the *Villebois Village Concept Plan* address Commissioner Ludlow's concern.
 - Ms. Collins explained that City staff attended the Villebois public meetings and notes were taken of the citizen input. There is a record of the notices for the meetings and the public meetings are now a part of the public record on the Villebois process. The City is pleased that the Villebois, LLC team has been able to conduct so many hearings and talk directly with property owners in helping to build this Plan. It is not

so much as who is responsible for the public involvement, but that there is testimony on the record that the Villebois, LLC team has done a fine job of talking to the affected property owners and helping them with their concerns. The City pledges to continue with the public involvement.

- Commissioner Ludlow stated that the Planning Commission has never seen the notes that City staff took at the Villebois public meetings. He suggested that since the Planning Commission was making the first decision regarding Villebois, then the Commission should have the staff's notes in order to make an informed decision.
- Chair Iguchi stated that she attended most of the Villebois public meetings and has read through the *Villebois Village Concept Plan* and she believes most of what was presented at the Villebois meetings has been incorporated into the *Villebois Village Concept Plan*.
- Commissioner Ludlow stated that if the Planning Commission votes on the *Villebois Village Concept Plan* tonight, he was going to vote "no" because this public hearing is "beyond streamlining." This is the first time that the Planning Commission has ever gone through the *Villebois Village Concept Plan*.
- Commissioner Wortman suggested that Commissioner Ludlow's concerns are political. He suggested that Commissioner Ludlow limit his comments to specifics of identifying issues and problems that are germane to the *Villebois Village Concept Plan*, especially given the lateness of the hour.

Chair Iguchi referred to the lateness of the hour and noted that many of the people who testified had already left and would not be present for the Planning Commission's and staff's responses to their testimony.

Chair Iguchi's comments:

- Chair Iguchi asked that staff respond to Mr. Knapp's comments that building Villebois would be "leap frogging" development.
 - * Ms. Collins responded that Mr. Knapp's concern was the "leap frogging" of public infrastructure provision and not "leap frogging" of new subdivisions. Villebois, LLC has testified that their first phase of development will be adjacent to already developed properties and not "leap frogged" over vacant land. In the strict physical sense, they are not leap frogging. The issue about who gets the services and at what level is a different issue than "leap frogging."
- Chair Iguchi noted that Mr. Knapp had asked that the record be kept open for seven days.
- Mr. Somerscales had asked about the extent of the agreement between LEC, Villebois, LLC and the City.
 - * Mr. Lee stated that the City, LEC and Villebois, LLC have no such agreements with respect to a provision of any institutional use inside of Villebois or outside of Villebois. There is no agreement between the three parties to limit religious uses in this area to those offered by LEC. Mr. Ragsdale noted that there is an easement across the State property in favor of LEC for a transportation connection that Villebois, LLC is "inheriting" from the state.
 - * Commissioner Wortman asked Mr. Lee to clarify that LEC is being offered an opportunity to connect to City infrastructure through the Villebois development that they do not currently have. Mr. Lee stated that this is true whether or not LEC is ultimately included as a part of the Villebois development; once the facilities are in, LEC will have an opportunity to connect with them. There is not an agreement, but there will be

opportunities for connections, just like any other property adjacent to any other development approved by the City.

- * Mr. Ragsdale stated that Villebois, LLC would be meeting with LEC regarding the alignment of trail and road systems because they have requested to be more involved.
- **There was a consensus to accept City staff's recommendation regarding LEC Recommendation #2, as listed on page 4 of their March 6, 2003 letter (Exhibit 18 in the meeting packet), to include the "Definition of the Current Living Enrichment Center" as stated in Exhibit A of LEC's March 6, 2003 letter in the *Villebois Village Concept Plan*.**
 - * Commissioner Hinds suggested that LEC's definition as stated in Exhibit A to the March 6, 2003 LEC letter sounded like an advertisement of their facilities. She questioned why the current language in the *Villebois Village Concept Plan* needed to be replaced.
 - Ms. Collins responded that LEC felt like they needed to describe their existing infrastructure in a built environment.
 - Mr. Ragsdale stated that Villebois, LLC concurs with including the suggested definition in the *Villebois Village Concept Plan*.
- The language that staff is going to expand upon that states the *Villebois Village Concept Plan* is a concept plan will address Mr. Peets concern that the *Villebois Village Concept Plan* be approved with the acknowledgement that it needs tinkering.

The other recommendations listed in the LEC March 6, 2003 letter are to be considered at a later time.

The Commissioners reviewed Ms. Young's letter dated March 12, 2003 (Exhibit 20 distributed at the beginning of the meeting).

- Item 1) of Ms. Young's letter.
 - * Ms. Young's comments about not all property owners were signatories to the Villebois Village Plan have already been addressed.
 - * The underlying uses and SROZ areas of those properties within the 520 acres that are not fully developed need to be better indicated on the maps.
 - The Comprehensive Plan amendments for implementing the *Villebois Village Concept Plan* will start to separate out the property owners who are interested in being included in the Villebois development now versus those who wish to keep their own zoning and Comprehensive Plan map designation at this time.
 - Ms. Collins suggested that Ms. Young's concerns about how the natural resource lands are addressed in the Implementing Directives in the Staff Report Addendum (pages 4 of 5 and 5 of 5 in the meeting packet). She suggested that the Planning Commission consider the Implementing Directives as part of their motion for 02PC06.
- Item 2)
 - * This issue will be addressed with the expanded text about which property owners are signatories with the Villebois development, and that there are property owners included in the 520 acres stated in DATELUP who will not be part of the Villebois development.
- Item 3)
 - * Commissioner Ludlow reiterated Ms. Young's concern about "restoring historic flows" of storm water from Villebois to Arrowhead Creek and Coffee Lake Creek.
 - Mr. Ragsdale stated that they have discussed this issue with Ms. Young. The phrase "restoring historic flows" refers that the direction of the flow will be restored to natural direction. Villebois, LLC also has a requirement to hold storm water surplus

flows onsite through detention or other techniques. This will be further addressed in subsequent applications.

Commissioner Wortman moved that the Planning Commission adopt and forward the 02PC06 Villebois Village Concept Plan with the accompanying Resolution 02PC06 to the City Council, and include the following:

- Attachment E, the Errata sheet,
- The LEC definition in Exhibit A of the letter dated March 6, 2003 from Scott Awbrey of the Living Enrichment Center. (Exhibit 18 in the March 12, 2003 Planning Commission meeting packet.)
- Add cautionary language to the *Villebois Village Concept Plan* acknowledging that private property owners are not currently obligated to participate in the development.
- Add footnotes on the appropriate figures noting that acreage is not specific, that this is a concept plan.
- Staff recommendations, page 2 of 5 through 5 of 5 in the Staff Report addendum dated March 5, 2003 for the March 12, 2003 meeting (in the meeting packet), with:
 - * An errata change on page 3 of 5, "Implementation Goal 2.0 In accordance with the Memorandum of Understanding between the City of Wilsonville and Illinois Villebois, LLC, the Villebois Village shall be master planned as a complete community that integrates land use, transportation, and natural resource elements.
 - * An amendment to the language on page 3 of 5, "Implementation Policy 2.5, The Villebois Village Master Plan shall *include* ~~incorporate a Finance Plan that includes a capital improvements list, and cost estimates, phasing, funding programs, and responsibilities.~~
 - * An amendment to the second sentence of Implementing Directive #11 on page 5 of 5, "Develop a *wetland naturalization and enhancement* plan ~~for restoring the Coffee Lake Creek wetland complex and the forested wetland area north of LEC,~~ as discussed in Section 2.3.1.11 of the *Villebois Village Concept Plan* supporting documentation."

Commissioner Pruitt seconded the motion, which passed 6 to 1 with Commissioner Ludlow opposing.

WILSONVILLE PLANNING DIVISION
Wilsonville Planning Commission
STAFF REPORT
ADDENDUM

HEARING DATE: March 12, 2003

DATE OF REPORT: March 5, 2003

APPLICATION NO.: 02PC06

REQUEST: Adoption of the *Villebois Village Concept Plan* (File No. 02PC06A), a conceptual land use plan to guide creation of a phased development generally described as a mixed-use urban village (residential/commercial) that integrates land use, transportation, and natural resource elements, providing approximately 2300 housing units. The *Villebois Village Concept Plan* is proposed as a refinement to Wilsonville's Dammasch Area Transportation-Efficient Land Use Plan (DATELUP).

LOCATION: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and west to the current City limits.

LAND USE DESIGNATIONS: Wilsonville Comprehensive Plan Map Designations: Area of Special Concern "B", "Public Lands," "Industrial"; Clackamas County Comprehensive Plan Map Designation: "Agricultural"

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: "Public Facilities," "Residential-Agricultural Holding"; Clackamas County Zone Map Classification: "Exclusive Farm Use"

APPLICANT: City of Wilsonville and Costa Pacific

STAFF REVIEWERS: Barbara Coles, Maggie Collins, Paul Cathcart, Chris Neamtzu, Eldon Johansen, Paul Lee

DESCRIPTION OF ACTION: Adopt the *Villebois Village Concept Plan*, a refinement to the *Dammasch Area Transportation-Efficient Land Use Plan* as an ancillary document to the Wilsonville Comprehensive Plan

ATTACHMENTS & EXHIBITS: See last page of this Report. Oversize exhibits and attachments are available for review in the Planning Department and will be presented at the public hearing.

BACKGROUND:

See the Staff Report dated February 13, 2003 for background information and rationale.

The Planning Commission held its first public hearing on the proposed *Villebois Village Concept Plan* on February 20, 2003. Several people testified and Commissioners asked questions of the Planning Staff and the Master Planning team.

This staff report adds to that record by including:

- **A list of proposed corrections and small edits (errata) to the Draft *Villebois Village Concept Plan*, proposed by the Planning Division staff (Attachment E)**
- **A set of responses to questions from the public testimony and Planning Commission from the February 20, 2003 public hearing (Attachment F)**
- **A set of Findings and a Conclusionary Finding (Attachment G for list of criteria; Attachment H for findings document)**

AGENCY RESPONSES:

The City has received responses from Oregon Department of Transportation and the Federal Department of Energy, both voicing no concerns regarding the proposed *Villebois Village Concept Plan*.

REMAINING ISSUES:

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the City Council the adoption of the amended *Villebois Village Concept Plan* (File No. 02PC06A) as a refinement and update of the Dammasch Area Transportation-Efficient Land Use Plan, to be applied to Comprehensive Plan Special Area of Concern B, and to be used as the basis for developing implementing regulations, actions, and funding. If the Planning Commission makes a recommendation to approve this application, staff recommends the following Implementing Policies and Directives: **[in review]**

Attachment F

ROLLING LOG

**Responses to testimony from the February 12, 2003
Planning Commission public hearing on the Villebois Village Concept Plan
(02PC06)**

The following are Staff's responses to testimony received on the Villebois Village Concept Plan (02PC06) at the February 12, 2003 Planning Commission meeting in the order in which testimony was received. Much of the testimony received in this public hearing centered on the provision and timing of public facilities for the proposed Villebois project. In response to these questions, staff has provided a definition of concurrency and summary of how the issue of concurrency relates to the legislative hearings for Villebois. Please see page 15 of this document.

Mrs. Doris Wehler:

Stated that the Villebois team had conducted good public outreach and read a portion of the letter entered into the record from the Wilsonville Chamber of Commerce Board of Directors supporting Urban Renewal.

Staff Response: None

Mr. Bob Weaver:

1. Will the development of Villebois require an increase in sewage treatment plant capacity and who will pay for it? Will the increase require a bond and an increase in property taxes? Should Villebois be responsible to pay for that?

Staff Response: An increase in wastewater treatment plant capacity had been projected for the 2011 timeframe prior to discussion of the Villebois development. It is anticipated that this date would move forward with Villebois; however the extent of the move is unknown. The City will collect sewer systems development charges for the development at Villebois as we do from all other new developments to pay for their proportionate share of additional capacity. The sewer systems development charge also includes a reimbursement component to collect for their fair share for use of existing plant or sewer line capacity.

2. Has the City Council made any commitments to pay for the public infrastructure necessary to serve the Villebois development?

Staff Response: No. The City is developing a public/private financing plan with Villebois for the infrastructure necessary to support the concurrency requirements

Board. This level of detail is more appropriately addressed in the development of Development Code language for the Village Zone (application 02PC08).

Recommendation: In order to track all issues through the decision-making process, Staff recommends that this item be considered during the development of the Village Zone language for the Development Code.

Ms. Sherri Young:

1. Concerned that not all of the property owners in the study area had signed on as part of the application. She wants to make sure that all of the developers of this property are held to the commitments that are made as part of the process, such as restoration of wetlands.

Staff Response: The Young property, the Living Enrichment Center, and the Jones property are considered for this refinement of DATELUP as these properties were included in the adopted part of the DATELUP plan. These properties will not be included in subsequent applications of Villebois project (02PC07 and 02PC08 unless the property owners request inclusion in the project. Also see Villebois and staff responses (Mr. Iverson and Ms Collins respectively) on page 13.

2. Concerns were raised about the downstream impacts of “restoring natural flows” of stormwater into their historic basins, particularly in events such as the 100-year flood. Suggested that the applicant needs to show the stormwater and flooding impacts of the project on downstream properties. An Exhibit was submitted of a portion of a FEMA map for Seely Ditch, just north of Wilsonville Road with annotations on it.

Staff Response: The developer will need to provide sufficient engineering analysis by a professional engineer to ensure that the “restoring natural flows” does not result in flooding. The developer will be held to the conditions that are imposed as part of the approval process including the restoration of wetlands should this become a condition of approval.

3. She wants to be sure that capacity in existing infrastructure such as sewer lines is not totally absorbed by this project, and that there is still available space for existing vacant property.

Staff Response: We would ensure that any existing vacant property that has paid for construction of sewer line capacity would be able to use that capacity. We are researching the Seely Ditch trunk sewer to see if there are properties that have paid for capacity in the line. Secondly, we either have the developer construct additional capacity or pay for a proportional share of the cost of future line capacity in those cases when there will be sufficient capacity to provide for several years of growth but for which ultimately an additional line will be required.

Mr. Howard Busse, Living Enrichment Center:

Supports the Villebois project. Requested that the Commission look at the Public Facilities plan and zone designations as part of the Village Plan to make sure that it allows for the uses currently undertaken by the Living Enrichment Center.

Staff Response: Comprehensive Plan map and zoning for the Villebois project study area are not being considered as part of this application. The Living Enrichment Center was included in the DATELUP. Inclusion of LEC in the concept plan is only for the purpose of comparing DATELUP to the Village Concept Plan. The LEC will not be included in the applicant's proposal for Comprehensive Plan map or zone map re-designation. Should the LEC wish to consider the appropriateness of their zoning for its use, this will need to be accomplished under a separate application to the Development Review Board.

Mr. Tim Knapp:

1. Supports the plan concepts and encourages master planning of the site. Raised the fact that the definition of "streets" contained in the concept plan is different from the one contained in the Transportation Systems Plan (2003). Questioned why deviating from the street standards gave the City better design.

Staff Response: All planning for the Villebois project is conceptual at this stage (application 02PC06). The applicant's Conceptual Street Plan (Figure 5) lays out a street system to accommodate the proposed development within Villebois' urban village. Staff anticipates that the deviations from the street standards for the minor arterials, major collectors, and minor collectors will be very minor. The principal deviation would likely be a plan to delete the left turn lane from the roads that cross Coffee Lake in the crossing area since left turns will not be allowed. With regards to the local streets within Villebois, we do anticipate that there will be deviations from the cross-sections indicated in the Transportation Systems Plan. Deviations are allowed per the draft Transportation Systems Plan provided that the developer provides adequate justification to the reviewing body. Staff concurs that a Traffic Improvement Plan that indicates that improvements required with each of the planned phases should be developed. That plan is being developed at this time and will be used in developing the infrastructure needs for the financial plan.

2. Suggested that the amount of green space was admirable, but that the bike/pedestrian linkage along the southeast side of the trail system needed work.

Staff Response: The 2020 Bicycle and Pedestrian Plan contained in the draft TSP (Figure 5.4) identifies a Minor Off-Street Bike/Pathway along Seely Ditch from approximately the eastern terminus of Evergreen Street south to the southern

Villebois Response (Mr. Iverson): Villebois LLC will look to the issues of the school district and consider a traditional style with onsite parking and congregating uses or they can diversify more and not have such a large development in one place. Villebois LLC wants to meet all their needs, but would like to look at creative ways of doing so.

2. Commissioner Wortman: How will churches or other uses that would take up acreage fit into Villebois?

Villebois Response (Mr. Kadlub): Anything other than what is shown in the concept plan would reduce the number of dwelling units or increase the density of the dwelling units. However, Villebois LLC is committed to a diversity of uses in the community. They are pleased that LEC is adjacent to the Villebois community. Incorporating other civic uses such as schools and churches make a more livable and viable community.

3. Commissioner Wortman: suggested that significant planning went into open space but not into public facilities.

Villebois Response (Mr. Kadlub): More specific plans will be presented during the discussions about the community village center. There will be a commercial overlay zone in the village center that would anticipate opportunities to "densify" the community by using structure parking which could allow for additional uses such as retail, employment centers, churches and other civic uses within the site. Villebois, LLC will be sharing several studies regarding this issue in the future.

4. Commissioner Wortman: asked Mr. Kadlub to verify if there are plans to use the existing buildings on the site.

Villebois Response (Mr. Kadlub): Villebois LLC is studying possibilities for the reuse of the existing buildings. It is their desire to redevelop and reuse the building in an environmentally sensitive way.

5. Commissioner Wortman: This issue is not addressed in the Villebois Village Concept Plan.
6. Commissioner Guyton: There is verbiage, but it didn't go into much detail.

Villebois Response (Mr. Palmer): There needs to be more detail about this issue in the Plan.

Lonnie Gieber testimony:

1. Commissioner Ludlow: referred to the quarter-mile comfortable walking range concept and DATELUP and the recent proposal to move the commuter rail station and suggested that the commuter rail station still would not be within comfortable walking distance which would not be as it is suggested in DATELUP. As Mr. Gieber

go beyond current City requirements. They are looking at the 100-year event down to the 5-year event. They are also looking at the 90% event; the constant impact on downstream receiving tributaries. It is important to Villebois LLC that constant rainfall be retained with Villebois facilities so that for 90% of the time, the downstream receiving bodies do not see the effect of the development. As to flood control and storm drainage, Villebois, LLC will meet every test of that through the use of detention facilities with controlled releases. The releases have to be at or below the capacity of the downstream facilities even if the facilities such as the culverts have to be replaced and upgraded so that they have adequate capacity. Part of the Boeckman Road extension will be included the study of the 100-year floodplain. The downstream analysis that they are doing, and the downstream analysis that is being done for the Boeckman Road extension across Coffee Lake Creek, will have the answers as to what the downstream impacts are and the improvements that will be required upstream as a part of the infrastructure requirements.

2. Commissioner Hinds: asked staff to clarify that the Concept Plan is not a detailed plan of everything that is going to happen on Villebois. Some of the testimony that was presented tonight is specific in nature and other testimony pertains to things that are outside of the Villebois planning area. She asked if the Commissioner's concerns could be addressed at the next meeting.

Staff Response (Ms. Collins): stated that this could happen. She explained that staff's recommendation is to continue the Public Hearing to March 12, 2003 and that it be opened up for more testimony and for answers to the questions asked thus far. Staff recommendations and findings will also be presented at the March 12, 2003 meeting. There will be written responses to all of the questions from tonight.

Sheri Young testimony (continued)

Villebois Response (Mr. Ragsdale): The Villebois development will participate in approximately \$100 million of off-site infrastructure costs for the infrastructure that will be impacted by the Villebois development; a combination of sewer, water, and transportation improvements. In some cases, Villebois won't be the major contributor to the increase load on the infrastructure, but they do need to be funded. Villebois, LLC is working on a combination of funding sources where the private developers will be paying approximately \$50 million for their infrastructure costs. This cost may be relating to nearly 100% of the onsite costs. The additional \$50 million will be a package of different funding techniques including Urban Renewal funding, State and Federal funding and other types of funding. Identification of where all the funding is coming from is ongoing.

3. Commissioner Ludlow: Please address Ms. Young's concern about those property owners that have not agreed to be part of the Villebois, LLC.

Villebois Response (Mr. Iverson): The Young property is going to be taken out of the Villebois Plan.

Staff Response (Ms. Collins) explained that the Young property, LEC, and the Jones property are considered for this refinement of DATELUP because they were properties that were included in the adopted study area for DATELUP. The land acreage comparison between DATELUP and the Villebois Village Concept Plan needs to be the same; 520 acres to 520 acres. The Villebois Village Concept Plan is the most generalized plan. The Concept Plan, if adopted, does not affect the permitted uses, the zoning, or the Comprehensive Plan Map designation on the three properties. It needs to be real clear that if those property owners wish to change uses or to be part of this Concept Plan in the future, it would be their right and privilege. The Young, LEC and Jones property will not be included in the consideration for the 02PC07 Comprehensive Plan Map amendment. Legally, the City does not believe that taking action on any of the proposals limit property owners who have not agree to have Villebois serve them as an agent for land use issues. Ms. Collins suggested that there is no violation of the City's planning and zoning regulations.

4. Commissioner Wortman: Are the Young and Jones properties part of the 197 net developable acres?

Staff Response (Ms. Collins): They are not.

Tim Knapp testimony:

1. Commissioner Hinds: How does the Concept Plan and the resulting roads to be built to accommodate Villebois reconnect the east and west sides of Wilsonville?

Villebois Response (Mr. Ragsdale): Villebois, LLC is trying to address solutions to the transportation problems. One of the requirements of Villebois will be improvements to the Wilsonville Road/I-5 interchange.

2. Commissioner Wortman: Figure 3 "Concept Composite Land Use Plan" map in the Villebois Village Concept Plan indicates density proposals for Villebois development. The Village apartments are 20 to 24 dwelling units per acre and the Condos are 51 dwelling/acre, which are 2 to 2 ½ times the density of apartments. How can this concept be explained?

Villebois Response (Mr. Iverson): Parking controls the density. When there is a density of 20 units/acre, then parking is on grade. When there is a density of 50 unit/acre, parking is under the buildings; acreage is not being taken up by parking.

3. Commissioner Wortman: DATELUP has a goal of affordable housing. How is affordable housing addressed in the Villebois development?

**ATTACHMENT H
CONCLUSIONARY FINDINGS
FILE NO. 02PC06A**

ANALYSIS AND FINDINGS OF FACT:

The Wilsonville Comprehensive Plan does not contain a specific section devoted to approval criteria for concept planning. However, there are several Goals, Policies, and Implementing Measures throughout the Comprehensive Plan that should be considered during review of a conceptual-type plan. They reflect and implement State and Regional requirements for legislative planning efforts such as concept plans, Comprehensive Plan amendments, or Development Code amendments. The object of the analysis below is Planning File 02PC06A, which is a document titled *Villebois Village Concept Plan*.

This section of the staff report provides Findings of Fact from the review of the DATELUP Adopted Conceptual Plan and applicable City, Metro, and State land use requirements. It reviews the supporting documentation for this application, dated November 27, 2002, and the resulting *Villebois Village Concept Plan* dated February 14, 2003. Figures discussed in this analysis reference those provided in the *Villebois Village Concept Plan*. They have been updated since November to reflect on-going coordination with City.

**SECTION A
DAMMASCH AREA TRANSPORTATION-EFFICIENT LAND USE PLAN**

The Dammasch Area Transportation Efficient Land Use Plan (DATELUP) conceptual plan was adopted as Resolution 1332 in November 1996 (See Attachment B - Milestones) by the City Council. The Wilsonville Comprehensive Plan requires any development within Area of Special Concern B to "conform to the Dammasch Area Transportation-Efficient Land Use Plan, as may be amended". The Adopted Conceptual Plan is described in Chapter 9 of DATELUP. It should be noted (as expressed in Section 9.2) that, "The adopted conceptual plan for the Dammasch area illustrates design principles for the planning area. Street configurations, parcel designations, and other details are intended to provide a perspective of the built-out area. The plan is not intended as a binding document stipulating the form of future development in detail. Changes will occur as the plan is implemented." The Findings stated in Section A compare the *Villebois Village Concept Plan* (dated 2/14/03) to the relevant portions of DATELUP Chapter 9. "Figures" refer to the numbering system of the *Villebois Village Concept Plan* as proposed for adoption, and unless otherwise noted.

DATELUP Chapter 9. Adopted Conceptual Plan

SECTION B WILSONVILLE COMPREHENSIVE PLAN

The next part of this report addresses the Wilsonville Comprehensive Plan. Staff finds that the following Goals, Policies, and Implementing Measures apply:

Citizen Involvement

GOAL 1.1: To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Implementation Measure 1.1.1.a Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.

Finding B-1. The *Villebois Village Concept Plan* is the result of a process that was begun several years ago with the development of DATELUP. At that time there was extensive public and stakeholder involvement in its creation. The evolution of the *Villebois Village Concept Plan* has also included many opportunities for the public to review and comment on the Plan (see Attachment C of the February 13, 2003 Staff Report). Costa Pacific Communities moved its corporate headquarters to the Dammasch site where design materials are displayed for public review. One-on-one meetings were also held with the individual landowners to address specific concerns. They have indicated that beyond the current public hearings process there will be a continuation of the neighborhood meetings to inform and listen. **This Implementation Measure has been met.**

GOAL 1.2 For Wilsonville to have an interested, informed, and involved citizenry.

Policy 1.2.1 The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.

Implementation Measures 1.2.1.a-c These Measures address the City's responsibility to help clarify the public participation process, publicize ways to participate, and establish procedures to allow reasonable access to information.

Finding B-2. These Measures and other legal procedures have been followed for these public hearings. **These Implementation Measures have been met.**

Implementation Measure 3.1.7.i It is the intent of these measures to maximize the use of the natural drainage system to allow for ground water infiltration and other benefits to community aesthetics as well as habitat enhancement. This does not mean that natural drainage ways will be left unimproved.

Finding B-23. See the discussions under Implementation Measures 3.1.7.d above and 3.1.11.a below. The *Villebois Village Concept Plan* states on p. 18 that the Coffee Lake area is to be “restored into a multi-functional environmental area providing wildlife habitat in open water, wetlands, and forested areas.” Additionally, in Section 2.3.10 (SROZ/Natural Resources Regulations) of the supporting documentation, it states the Coffee Lake Wetland Complex is planned to be restored with native vegetation and the wetland north of the Living Enrichment Center and its 50-foot buffer will be protected and enhanced. Although no detailed plan is given, any activity planned for protected areas will have to be coordinated with the City per Implementation Measure 3.1.7.d. The Plan states the *Villebois Village Concept Plan* will implement this measure as part of its extensive rainwater system, promoting the creation of multi-functional landscapes and improving degraded or damaged drainage areas. Figure 8 (Conceptual rainwater Systems Plan) depicts the projects proposed to enhance, improve, or restore drainage ways in the planning area. **This Implementation Measure has been met.**

Implementation Measure 3.1.7.j The natural system must also be improved and maintained to handle the anticipated run-off in a manner that meets the requirements of the Stormwater Master Plan. Where wetlands are constructed for the purpose of accommodating storm drainage, certain areas of those wetlands may be designed to accumulate sediment. The City will periodically dredge and maintain those areas in constructed wetlands, or will permit others to do so, as necessary to maintain the storm drainage functions of those constructed wetlands.

Finding B-24. Figure 8 (Conceptual Rainwater Systems Plan) shows the system proposed to improve or maintain drainage in the planning area. The *Villebois Village Concept Plan*, on p. 13, states that “Specific performance standards applied to rainwater systems in the streets, rainwater management areas in the open spaces, and other integrated management practices, will assure the success of the rainwater system.” The level of detail required to determine compliance with the City’s Stormwater Master Plan will need to be shown in Application 02PC07. **This Implementation Measure has been met.**

SECTION D

METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

Wilsonville's planning programs are required to support Metro's 2040 Regional Framework Plan and the Functional Plan that was formally adopted by the Metro Council. The Functional Plan directs the region's urban growth and development. The regional policies of the Functional Plan are formulated from, and are consistent with, the Regional Urban Growth Goals and Objectives, including the Metro 2040 Growth Concept. The overall principles of the Greenspaces Master Plan are also incorporated in the Functional Plan. Staff finds that Titles 1-3, 7, and 11 apply.

Title 1: Requirements for Housing and Employment Accommodation

This section of the Functional Plan facilitates more efficient use of land by setting population and job target capacities for each city and the urban portion of each county. Cities and counties are required to set minimum density standards for all zones allowing residential uses to ensure that local comprehensive plans and land-use codes achieve the target capacity. The Functional Plan also requires that local governments not prohibit the construction of an accessory dwelling unit within any detached single-family dwelling unit, subject to reasonable regulations.

Finding D-1. ORS 426.508 (Sale of F. H. Dammasch State Hospital; redevelopment of property; property reserved for community housing) requires that redevelopment of the Dammasch property be consistent with the Dammasch Area Transportation Efficient Land Use Plan (DATELUP). DATELUP requires approximately 2,300 housing units to be developed in the Dammasch area (approximately 520 acres including the 198-acre former hospital property) at an average density of 10.2 dwelling units (DU) per acre. The *Villebois Village Concept Plan* proposes approximately 2,383 DU at an average density of 12.1 DU per acre (See Figure 3 – Concept Composite Land Use Plan). Although the requirements of the Oregon Revised Statute guide development in the planning area, the target number of dwelling units and DU per acre meet the goals of the Functional Plan. The Costa Pacific Communities notes that Table 3.07-1 of the Functional Plan illustrates that Wilsonville has dwelling unit capacity of 4,425 and a job capacity of 15,030. The additional housing opportunities proposed by the *Villebois Village Concept Plan* will allow the opportunity of more employees who work in Wilsonville to live in the City as well. Finally, the discussion of neighborhoods contained in the *Villebois Village Concept Plan* includes ancillary dwellings in the proposed mix of housing types. **This Title has been met.**

Title 2: Regional Parking Policy

The Metro 2040 Growth Concept calls for more compact development as a means to encourage more efficient use of land, promote non-auto trips and protect air quality. In

Title 11: Urban Growth Boundary Amendment Urban Reserve Plan Requirements

Title 11 requires that all territory added to the Urban Growth Boundary shall be included within a city or county's comprehensive plan prior to urbanization. The comprehensive plan amendment must be consistent with the Functional Plan. The intent of this title is that comprehensive plan amendments shall promote the integration of the new land added to the Urban Growth Boundary into existing communities.

Finding D-6. There are eleven provisions of this Title that need to be addressed in a comprehensive plan amendment. The comprehensive plan and map amendments will be proposed in Application No. 02PC07; the *Villebois Village Concept Plan* is a refinement and update of a sub-element of the Comprehensive Plan. As a conceptual plan, it responds to many of the Title's provisions:

A. Provisions for annexation. Only the former Dammasch Hospital property and the portion of the Living Enrichment Center within Area B are inside the City limits of Wilsonville. For those portions not yet in the City, an annexation process is currently underway. Villebois LLC was selected by the State and the City of Wilsonville to serve as the master developer for the DATEUP area (Area B) and is coordinating through Costa Pacific Communities with various service providers, including the City, for required urban services. Application No. 02PC07 will demonstrate that public services can be provided.

J. Urban growth diagram. The *Villebois Villager Concept Plan* presents several diagrams depicting the conceptual land uses planned for Area of Special Concern B that is west of Wilsonville but inside the City's Urban Growth Boundary. Figure 3 (Concept Composite Land Use Plan) provides information on general locations for proposed housing types, public open space, plazas, neighborhood centers, parks, and a school site. Slope contours are shown in Figure 6; (Concept Parks and Open Space Plan), Figure 7 (Stormwater Basin Analysis) Figure 10 (Concept Water Plan), and Figure 11 (Concept Sanitary Sewer). General locations of arterial, collector and essential local streets and connections are shown in Figure 5 (Concept Street Plan) and Figure 12 (Concept Proposed Arterial/Collectors Street System). The *Villebois Village Concept Plan* creates an urban community integrating land use, transportation, and natural resource elements.

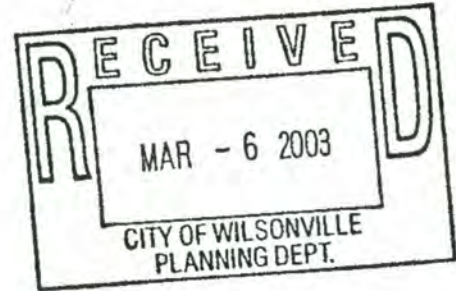
K. Plan coordination. The *Villebois Village Concept Plan* is being coordinated with Metro, Clackamas County, the West Linn – Wilsonville School District, various service providers as well as the original stakeholders in the DATELUP process. **Applicable portions of Title 11 are met.**

The VILLEBOIS VILLAGE CONCEPT PLAN has demonstrated compliance with those portions of the Metro Functional Plan that are appropriate for a Conceptual Land Use Plan.



**LIVING
ENRICHMENT
CENTER**

Healing lives and building dreams



March 6, 2003

Exhibit 18

Wilsonville Planning Commission
ATTN: Linda Straessle
 30000 SW Town Center Loop E
 Wilsonville, Oregon 97070

RE: Villebois Village Concept Plan

Dear Chairperson Iguchi and members of the Wilsonville Planning Commission:

Living Enrichment Center is very enthused about the Villebois Village Concept Plan. We believe that it represents a terrific opportunity to develop a whole neighborhood; one that is livable, balanced, and unique.

There are, however, two general areas of Wilsonville's present land use plans that cause us concern. First is the way our property is currently zoned. The zoning was done years ago as a temporary measure and was never corrected. The details of that zoning do not well fit the past, present, and especially the planned or foreseeable future uses of our property. The current zoning does not allow us the flexibility we need to operate our church. It blocks us from opportunities that could complement the Villebois project and offer revenue sources to help support Living Enrichment Center, and it negatively impacts our ability to finance our property.

We support the city's goals regarding the proposed Villebois project with Village Zoning. As a major contiguous land owner, we deeply care about the health and vitality of the city in which we live.

Our second concern is that of the SROZ overlay. Our understanding is that this severe overlay was not mandated by statute, but was adopted as a matter of City policy. It concerns us as a practical matter because it deprives us of the ability to productively utilize our property, and to also make full use of a balance sheet asset that helps finance our church. We operate as a volunteer organization and did not understand the impact of the overlay at the time it was established.

Living Enrichment Center is a long-standing member of the Wilsonville community, and is known and respected both locally and internationally. We believe that Living Enrichment Center adds tremendous value to the Villebois neighborhood and to the City as a whole. Living Enrichment Center property, at 43.75 acres, provides more than 8% of the total land area within the Villebois Planning Area. It provides a non-denominational church and many other facilities, and will be within convenient walking distance of Villebois residents. We appreciate this opportunity to explore with you how Living Enrichment Center relates to the Concept Plan and to the City's Comprehensive Plan in implementing ordinances and programs.

Like the Dammasch site, the Living Enrichment Property is within the "Area of Special Concern B" on the Comprehensive Plan map, and is zoned "Public Facilities" (PF), with the "Significant Resource Overlay Zone" (SROZ) applied over a portion of the property. Unlike the Dammasch site, the SROZ encompasses more than half of our property. **We have found the combination of the PF and SROZ districts greatly limits the future use and development potential of the property, and has made it virtually impossible to obtain needed financing.** We would like to work with the Planning Commission and staff to explore revisions to the Comprehensive Plan, Zoning Map and Zoning text that will enable us to utilize our site in ways that are complimentary to the Villebois development.

As you may know, Living Enrichment Center purchased the property in 1992. Originally built as the Callahan Center for physical rehabilitation of injured workers, the property was essentially abandoned and in extremely poor condition at the time we purchased it. LEC has adaptively re-used the old state facilities, and have been good stewards of the land. LEC now provides a 900-seat sanctuary plus classrooms, a conference facility that can handle up to 1,500 participants, limited overnight lodging, a teen center, an indoor swimming pool, a bookstore, and dining facilities. We have also improved the grounds with attractive landscaping, play equipment, trails through the wooded areas, and meditative gardens. LEC has a reputation for its outstanding programs, as well as for the beautiful grounds and facilities it has available.

Living Enrichment Center serves as a:

- Place of worship and education for more than 2,500 members – not only from the Portland-Salem metropolitan areas, but from other areas of the country as well.
- Long distance outreach center, serving thousands of participants throughout the Northwest, across the country, and even internationally.
- An audio mastering and video production studio for a weekly television program and special programs that are broadcast to approximately 5 million homes throughout the United States.
- Concert center that showcases local talent and provides an opportunity for people to see and hear talent from many other areas that they may not otherwise have the opportunity to see.
- Community meeting place with facilities capable of accommodating different sizes of groups.
- Conference and retreat center hosting more 50 events per year.
- Wedding destination site for ceremonies and receptions.
- Teen center serving approximately 100 teenagers, and a "Children's Village" serving more than 200 children.
- Swim center that is used by the Wilsonville High School swim team as well as the larger community.
- Community outreach center, providing clothes, gifts, food, counseling, and friendship to hundreds of people in the larger community.

Current Status In Wilsonville's Plans and Codes

- In the current Comprehensive Plan, Living Enrichment Center is designated as part of the "Area of Special Concern B", just like the rest of the Villebois Concept Plan Area.
- LEC is operating under a PF, Stage II Planned Development Permit (File No. 93PC36) granted in November 1993. The permit application was based upon the original city zoning to PF, Public Facilities, and a Stage I Master Plan approved under Planning Commission Resolution 93PC03, enacted by City Council Ordinance No. 418, in June 1993. The Master Plan basically acknowledged and sanctioned what facilities were already on the campus, but did not identify any significant future modification or expansion plans.

- In the DATELUP document, the existing uses on Living Enrichment Center property are illustrated on the adopted conceptual plan. No further development of the Living Enrichment Center campus is shown on the map or discussed in the text.
- In the Villebois Land Use Plan, Figure 1.2A, the Living Enrichment Center property is shown in light blue, with some of the existing structures sketched on the map.
- In the Concept Composite Land Use Plan, Figure 3 of the Villebois Village Concept Plan, the LEC property is shown in light blue, but the blue is overlaid with the tree rating (dark green and lighter green).
- The LEC property is zoned "Public Facilities", or "PF". This zone allows churches, but it appears to be simply a "left-over" zone from when the state owned the property and used it for government services.
- The uses allowed in the PF zone are very narrow. Churches and hospitals are allowed, but most of the other permitted uses are public, such as libraries, schools, government buildings, parks, public marinas, sewage and water treatment plants, military bases, zoos, etc. (LEC is, of course, not a public use, or a "quasi-public" use.)
- On top of the PF zone is an overlay zone, the Significant Resource Overlay Zone. As illustrated on Figure 3 of the Villebois Village Concept Plan, the SROZ zone engulfs over 50% of LEC's property. Most of this is not wetlands or riparian corridors, but "wildlife habitat" – basically, it is a second-growth uplands wooded area.
- The Villebois Plan does not fully integrate Living Enrichment Center property into the new village being developed. The roads, water lines, and even the open space, parks and wetlands all seem to "dead-end" or "fade-out" at the property line between LEC and the Villebois property, with the LEC property shown without detail as to future proposed facilities or land uses.

Comments and Concerns

- The illustration in Figure 3 of the Concept Composite Land Use Plan gives the impression that the LEC property is smaller than it really is, or that a large portion of it is a park or public open space.
- The Villebois Village area is also zoned "PF", but that is expected to change to a new mixed-use zone to implement the Comprehensive Plan. So far, no one has proposed changing the zoning on the LEC property to the new village mixed-use zone. However, in view of our existing land uses and our plans for future growth, such a zone designation may be more appropriate than the PF zone.
- The PF zone, at least as it is currently written, does not appear to be the most fitting for the current and proposed uses of the LEC property. The land uses on other properties zoned PF are nearly all schools, parks, and municipal facilities.
- The restrictions that come with the SROZ overlay zone are so restrictive that they severely limit LEC's ability to expand or to offer additional community services.
- Living Enrichment Center needs to be able to anticipate future water lines, roads, storm water or other facilities or amenities that may impact the property. For example, if the 12" water line

needs to eventually loop across the LEC property to connect to a main in Graham's Ferry Road, we would rather have it shown on the map so we can plan for it.

- The location of the property within the Urban Growth Boundary, its proximity to major utilities, and its access to intra-city circulation routes would clearly support higher intensity, mixed-use development that could offer needed services and facilities, as well as employment opportunities.

Recommendations

We respectfully request that the Planning Commission consider the following recommendations for inclusion in the discussions on the approval of the Villebois submittals:

1. Change Figure 3 of the Concept Composite Land Use Plan to more clearly show the boundaries of Living Enrichment Center property.
2. Incorporate a description of what Living Enrichment Center is currently into the Concept Plan. In other words, beyond just identifying the property on the map, define what the current use really is on the property: church, conference and retreat center with overnight lodging and dining facilities, and recreational facilities. We have provided a current description of Living Enrichment Center, attached as Exhibit 'A', that may be inserted into the document where it is most appropriate.
3. Incorporate a statement of potential future uses on the Living Enrichment Center campus. We have developed a conceptual master plan for the use of our property. These uses will likely involve an expansion of some or all of the current uses. We envision a new sanctuary, a new teen center, a chapel, and an expansion of the retreat center including additional overnight lodging facilities. Church leaders are also considering a retirement community to include senior housing and a separate care facility.
4. Consider including the LEC property in the proposed mixed-use zoning district that will be used for the Villebois Village project. A new mixed-use zone that allows churches, full service conference centers, and some types of residential uses as part of a Planned Development is a more appropriate zoning platform than the current PF zone.
5. At the appropriate time, re-visit the SROZ regulations. The church purchased the property with the intent to eventually expand and grow, doing so in a way that preserves much of the natural beauty and habitat of the property. However, under the PF and the SROZ regulations, we cannot expand or do much of anything on the property except stay as we currently are. This has hindered our ability to complete a master plan for the property. These zoning limitations have also frustrated re-financing of the property, which is essential to allow future growth and expansion. Financial institutions have significantly devalued the property because of the zoning restrictions imposed upon it.

The SROZ regulations restrict 53% of the 43.75 acres, making it unusable for virtually anything other than "habitat". While the SROZ may be workable if applied to residentially-zone properties, it does not work well with the PF zoning. Residentially-zone properties can transfer residential density off the SROZ portion of the property to non-SROZ portion of the property. In the PF zone, there is nothing to transfer. We are open to further discussions with the Planning Commission about ways to lessen the severe impact of these restrictive regulations on our property.

Summary

Living Enrichment Center is pleased to be a part of the Villebois Concept Plan, and we are very enthusiastic about the planned community next door. The campus, facilities, and services of Living Enrichment center can provide an important component to the residential village character of Villebois. The property can be and should be further "urbanized," while still respecting the natural resources on the property.

We look forward to working with the planning staff and Planning Commission on the Villebois Concept Plan and implementing land development regulations, capital improvement plans and supportive programs.

Sincerely,

A handwritten signature in cursive script, appearing to read "Howard Busse".

Howard Busse
Chairman, Board of Directors
Living Enrichment Center

copy: Rev. Dr. Mary Manin Morrissey, Senior Minister
Stephen L. Pfeiffer, Perkins Coie LLP

**Definition of the Current
Living Enrichment Center
March 2003**

Living Enrichment Center is a non-denominational church and retreat/conference center on 43.75 acres adjacent to Grahams Ferry Road. Formerly the site of the State of Oregon's Callahan Center for physical rehabilitation of injured workers, the campus contains a large, three-story multi-use building – approximately 89,000 square feet in size – and several smaller out-buildings. There are also 20 cabins available on the property for overnight lodging which sleeps up to 150 people. The main building includes a 900-seat sanctuary which is also used for concerts and large meetings, and several smaller meeting rooms. It also contains a fully equipped commercial kitchen, a regulation-size indoor swimming pool, a youth center, child-care facilities, a large bookstore, a meditation chapel, an audio mastering and video production studio, and office and administrative space. The Namaste Retreat and Conference Center hosts more than 50 events per year, and can accommodate up to 1,500 participants. The campus includes a playground, a gazebo and outdoor concert area, walking trails through the woods, a water feature, a rose garden, and quiet meditation areas. Some of the grounds are landscaped, while other areas have been left in a more natural state. There is parking on the property for approximately 700 vehicles.

Selected pages from the following Planning Commission Villebois documents related to the Living Enrichment Center/Future Study Area:

2. 02PC07A – Comprehensive Plan Text Amendments for Compliance with Villebois Village Concept Plan

- April 9, 2003 Planning Commission Public Hearing

City of Wilsonville

PLANNING COMMISSION

Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon

April 9, 2003

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Iguchi called the meeting to order at 7:33 p.m. Those present:

Planning Commission: Debra Iguchi, Mary Hinds, Craig Faiman, Susan Guyton, John Ludlow, Mark Pruitt and Randy Wortman were present. City Council Liaison John Helser was also present.

City Staff: Maggie Collins, Paul Lee, Danielle Cowan, Dan Hoyt, Blaise Edmonds, and Linda Straessle. Barbara Coles of Coles Environmental Consulting was also present.

VI. PUBLIC HEARING (Continued from March 12, 2003)

Application No: 02PC07A

Request: Amend the Wilsonville Comprehensive Plan by Adding Policies and Implementing Measures to Guide Development of the Villebois Village Concept Plan (Planning File No. 02PC06)

Location: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City western boundary.

Applicant: Villebois LLC

The following was distributed at the beginning of the meeting:

- A memorandum dated April 9, 2003, from Maggie Collins, regarding Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03. (Exhibit 6)
- A letter dated April 3, 2003, from Jim Desmond of Metro, regarding Proposed Amendment to Wilsonville Comprehensive Plan to Create Residential Village District. (Exhibit 5)

- A letter dated March 31, 2003, from Rev. Dr. Mary Manin Morrissey of the Living Enrichment Center. (Exhibit 4)
- "Conforming Text Amendment, Page 5 of the Comprehensive Plan, File No. 02PCo7A" (Exhibit B to the Staff Report dated March 27, 2003 for the April 9, 2003 Planning Commission Continued Public Hearing)
- "Errata Sheet, File No. 02PCo7A" (Attachment 3 to the Staff Report dated March 27, 2003 for the April 9, 2003 Planning Commission Continued Public Hearing)

Chair Iguchi opened the public hearing for 02PCo7(A) at 7:45 P.M.

Chair Iguchi read the Legislative Hearing Procedure into the record. The staff report was called for.

Planning Director Maggie Collins presented the staff report.

- Two requests before the Commission are changes to the Comprehensive Plan text and the Comprehensive Plan Map.
 - * Proposed changes to the Comprehensive Plan Text are to delete five paragraphs in the Comprehensive Plan titled "Area B" on page 83 and replace them with new Narrative, Policy, Implementation Measures and land use designation as provided in Exhibit A on pages 12 of 15 and 13 of 15 of the staff report.
 - * The text changes would apply to the properties listed in Attachment 2, "Affected Properties, Villebois Village Concept Plan," on page 15 of 15 of the staff report.
 - * The Villebois Village Concept Plan is the background document for 02PCo7A
- Ms. Collins listed corrections to the staff report:
 - * Exhibit A, page 13, item 5. Change 23,000 to 2,300.
 - * Exhibit B. (Distributed at the beginning of the meeting.)
 - DATELUP is to be changed to Villebois Village Concept Plan on Page 5 of the Comprehensive Plan.
- Ms. Collins entered the exhibits that were distributed at the beginning of the meeting into the record.

PUBLIC TESTIMONY:

Howard Busse, representing Living Enrichment Center, 9140 SW Parkview Loop, Beaverton, Oregon 97008. Mr. Busse stated that the Living Enrichment Center (LEC) appreciates the cooperation it has received from City staff and Villebois, LLC in reaching goals that LEC has set for themselves in regards to 02PCo7A and 02PCo7C. He stated that he had read Ms. Collins' response (Exhibit 6) to Dr. Morrissey's March 31, 2003 letter (Exhibit 4). LEC agrees with City staff's recommendation.

The Commissioners questioned Mr. Busse:

- Chair Iguchi asked Mr. Busse if LEC had a preference regarding the options that are stated in Ms. Collins' response (Exhibit 6) to Rev. Morrissey's letter (Exhibit 4). Mr. Busse responded that LEC representatives discussed the issues with City staff but no conclusions have been reached. LEC's primary concern is that they want the same overall extensions of zoning that are available to Villebois.
- Commissioner Ludlow asked Mr. Busse to estimate how many LEC acres are included in the Significant Resource Overlay Zone (SROZ). Mr. Busse responded that about 53% of the LEC property is in the SROZ, but LEC is not arguing the SROZ at this time as they are looking primarily at the zoning change.

Tim Knapp, 11615 SW Jamaica, Wilsonville. Mr. Knapp's comments included:

- He supports LEC being zoned the same as Villebois in regards to the allowable mix of uses.
- The 02PC07A and 02PC07C language is confusing. He cited 02PC07A's Exhibit A "New Text – Add to Page 81 of the Comprehensive Plan."
 - 520 acres are specified in several places in Exhibit A but 520 acres are not designated on the Comprehensive Plan Map. The Comprehensive Plan states that Comprehensive Plan text supersedes the Map, and if so, Exhibit A states that all 520 acres will be included in the Villebois development, including those parcel holders who, in prior testimony, asked to be excluded from the Master Plan.
 - Attachment 1, on page 14 of 15 of the Staff Report, shows the text that is to be deleted from "Area B." He asked if Attachment 2, which is sequential to Attachment 1 and also describes all 520 acres, is being added.
 - Mr. Knapp cited previous testimony that there are property owners in the DATELUP planning area who do not want to be included in the Villebois development. They want to continue to have their current rights and do not want to be subjected to a new set of stipulations and qualifications.
- Page 13 of 15 of the Staff Report, Implementation Measure 4.1.6.d states, "The Village Zone District shall allow a wide range of uses that benefit and support an urban village, including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional governmental and employment uses."
 - There is no definition for the Village Zone and no standards to apply to it.
 - Mr. Knapp endorses the concept presented in 02PC07A but questioned if there were going to be guidelines.
 - It has to be clear as to which parcels the Village Zone would apply to and what the standards are.

Discussion regarding Mr. Knapp's testimony included:

- Ms. Collins explained that the Comprehensive Plan Text being proposed in 02PC07A is enabling, not mandatory. City staff has carefully considered the text in order to allow implementation, over time, for those property owners who want to be involved with the Villebois Village Concept Plan.
 - It states that property owners have to request that the Village Zone be applied to their properties.
 - The legislative application proposing the Village Zone will be coming before the Planning Commission. It will have all the definitions, permitted uses, and specific guidelines to be associated with the Village Zone.
 - Commissioner Pruitt referred to Implementation Measure 4.1.6.c, which states, "The "Village" Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation." and stated that "shall" suggests that it is going to happen. He suggested that this Implementation Measure should state "could" or "may." Ms. Collins agreed with this suggestion.
 - Mr. Knapp referred to previous testimony regarding property owners within the 520 acres who do not want to be a part of the Villebois development, and suggested that there needed to be language in the Comprehensive Plan stating that property owners, who have initially chosen not to participate in the Village Zone, may elect to participate in the new zone designation in the future, and if they do so they will be required to meet the new requirements.
 - At this time, they preserve their right to do whatever they can do under the existing requirements.

- Ms. Collins suggested that 02PC07C, the Comprehensive Plan Map amendment for implementation of the Villebois Village Concept Plan, will show the property owners who are not asking for the Comprehensive Plan Map change; they already have the rights and privileges of development under their Comprehensive Plan Map designation and zoning as it exists now.
 - Property owners are not obligated to be included in the Villebois development.
 - If property owners who are not participating in the Villebois development, now, choose to do so later they will have to work within the Villebois Village Concept Plan and ask for a zone change to the Village Zone on their own.

Applicant, Mike Ragsdale, Costa Pacific Communities, 28801 SW 110th, Wilsonville. Mr. Ragsdale stated that Costa Pacific Communities is in complete agreement with City staff and the staff report.

Sheri Young, PO Box 7, Wilsonville. Ms. Young's comments included:

- She hopes that the language is clear enough that there is no confusion in the future that her industrial property is not part of the Villebois Plan as her industrial property will never fit within the Villebois Village Concept Plan.
- Her concerns with the Villebois development pertain to storm water.
 - Page 13 of 15, Implementation Measure 4.1.6.b does not state that this property needs to have storm water capacities identified for Arrowhead Creek, Coffee Creek, Seely Ditch and anything else within the City limits that will be impacted by the Villebois development run off.
 - Since this is a joint City/Villebois, LLC plan, it should be demonstrated that those waterways would be maintained as necessary.
 - The Stormwater Master Plan did not provide for the maintenance of Seely Ditch and maintenance.
 - There is no current system for maintaining Seely Ditch from the Villebois property south to Wilsonville Road.
 - Ms. Young suggested that a subsection #8 should be added to Implementation Measure 4.1.6.b that states that there is to be coordination between the Villebois developers and the City for the maintenance of Seely Ditch. She suggested that this is just as critical as is maintaining a scenic view.
 - She questioned what would happen if the first phase of development is done and problems have occurred offsite as a result. What measures are there to make sure that the problems and their causes are changed between the first thousand housing units that are built and the second thousand housing units?

Discussion of Ms. Young's testimony included:

- Commissioner Ludlow recalled earlier testimony about what happens downstream from the Villebois development, and stated that he believes that there is a partnership between the City and Villebois, LLC to deal with the stormwater runoff. He did not recall if System Development Charges (SDCs) collected onsite could only be used onsite or if they could be used for downstream mitigations.
 - Ms. Young stated that her concern is whether downstream mitigations are in the Villebois Village Master Plan as there are no provisions for increasing capacity or doing maintenance of Seely Ditch or the area below Arrowhead Creek in the Stormwater Master Plan.
 - Ms. Young stated that there is currently a tree down in this section and there is no way to get equipment down there to clean it out.

- She raised the issue about providing good stormwater capacity in this area during the public hearings for the Stormwater Master Plan.

Chair Iguchi declared the public testimony portion of the public hearing for 02PC07A closed at 7:22 p.m. She called for staff comments and response to testimony.

- Ms. Collins stated that Ms. Young's concerns about downstream mitigation and compliance with the City's Stormwater Master Plan would be addressed in the Villebois Village Master Plan, which will be reviewed by the Planning Commission very soon as part of the Villebois proposals. The planners who are working on the stormwater issues will need to take heed of this public testimony and provide answers in that part of the Master Plan.
 - Commissioner Faiman suggested that this concern is related to the plans for the Wilsonville Tract's restoration of wetland and introduction of more water into this area. He suggested that the drainage tile that runs along the west edge of Park at Merryfield is another ditch that needs to be looked at in terms of whether it can handle additional water.
 - Commissioner Wortman suggested that some of the stormwater lines under the Wilsonville Tract are collapsing now, and are subjecting the Tract to sink holes and erosion. This is another issue that did not get addressed in the Stormwater Master Plan.
 - Ms. Collins stated that these concerns will be addressed as part of the Villebois Village Master Plan. The focus of the 02PC07A public hearing is the Comprehensive Plan Text amendments.
- Ms. Collins explained that Comprehensive Plan language may describe the general parameters of a zone that the planned map designation carries, but it does not have to. Wilsonville's Comprehensive Plan generally describes what zone or zones go with each Comprehensive Plan Map designation.
 - No development can happen in the Villebois area until the new Village Zone is created. At that time, those property owners who are interested in participating in the Villebois development can get their properties rezoned.
 - There are only two zones proposed for Villebois; the Village Zone and the SROZ where it is applicable.
- Commissioner Wortman stated that there are 18 pages in the Comprehensive Plan describing the residential designation. He expressed concern that details that are provided in the proposed language for "Compact Urban Development" is significantly different when compared to the standards set in the existing Comprehensive Plan.
 - Ms. Collins explained that the reason for the difference is that the proposed "Compact Urban Development" pertains to a process that property owners will follow if they are in the Villebois Village area. The property will have to have the correct Comprehensive Plan Map designation, the correct zone, and be part of the Villebois Village Master Plan.
- Commissioner Hinds asked why 520 acres are being specified in the proposed "Compact Urban Development" text rather than 439 acres.
 - Ms. Collins answered that the designation has to be applied to the whole area evenly.
 - The Comprehensive Plan Map amendment will be limited only to those property owners who have requested the new Comprehensive Plan Map designation.
 - Property owners for 439 acres have requested that this Map designation be put on their property.

- Commissioner Ludlow asked that it be verified that Comprehensive Plan text takes precedence over the Comprehensive Plan Map.
 - Ms. Collins stated that this is ordinarily the case, but the proposed Comprehensive Plan text allows property owners in this particular area to choose a land use track if they so wish. Their choice to be included in the Villebois development would include the Comprehensive Plan Map change, the zoning change, and would have to develop according to the Villebois Village Concept Plan and the Villebois Village Master Plan. Ms. Collins emphasized the proposed Comprehensive Plan text does not obligate property owners to participate in the Villebois development; it is their choice to do so.
- Commissioner Guyton stated that she agrees with Mr. Knapp's comment that Implementation Measure 4.1.6.d allows that anything could be done.
 - Ms. Collins responded that if the Planning Commission acts favorably on the next application, 02PC07C, property owners still would not be allowed to make changes to their property until 02PC08, the application for the new zoning and Development Code amendments, are adopted.
- Assistant City Attorney Paul Lee read from page 81 of the Comprehensive Plan, "The Plan Map represents a visual illustration of the general land use concepts presented in the Plan. It establishes a basic land use pattern by allocating specific areas or districts to various land uses, including residential, commercial, industrial, public and open space. The map illustrates a typical separation of uses, consistent with conventional zoning. However, the Plan text recognizes that certain combinations of uses can be beneficial and, therefore, language in the text provides for a mixing of those combinations through a Planned Development Review process. When interpreting the intent of the Plan, the text supersedes the map in the event of a conflict"
 - Mr. Lee explained that the Comprehensive Plan text does supersede the Map, but the proposed Comprehensive Plan text in 02PC07A speaks about the Village designation allowing for mixed uses.
 - The Village Zone, once adopted, will lay out the various uses.
 - The Village Zone will have to be consistent with the Villebois Village Concept Plan.
- Commissioner Wortman questioned about the acreage issue.
 - Why isn't the City of Wilsonville property that is within the planning area not on the list of those properties that are to be included in the Villebois development (Attachment 1 on page 11 of 11 of the 02PC07C staff report)? Ms. Collins explained that Attachment 2 to the 02PC07A staff report (page 15 of 15) shows those properties that the Comprehensive Plan text would apply to, which is all properties within the 520 acres.
 - It was noted that the City of Wilsonville property was not contiguous to the properties that are to be included in the Villebois development. Commissioner Wortman suggested that there is no rule that the properties be contiguous. Ms. Collins suggested that the City's Tax Lot 801 ought to be added to the planned map designation of residential.
 - Commissioner Wortman referred to Ms. Young's testimony that the Young property not be included in the Villebois development; to leave their property zoned industrially. He asked why the Young property is to be included in the proposed Comprehensive Plan designation. Ms. Collins explained that State law says that 520 acres are to be included in the planning for this area. It is the property owners' choice whether to have their property's zoning and Comprehensive Plan designation changed. She reiterated City staff's earlier

explanation that the property owners will have to apply for the Comprehensive Plan Map change and the zone change, and they will then have to develop under the guidelines in the Villebois Village Concept Plan.

The Villebois Village Concept Plan, Villebois-related Comprehensive Plan text and Map amendments, Villebois Village Master Plan, the new zone and Development Code revisions are all planning tools to enable the Villebois development. It is the property owners' choice as to whether they use the planning tools.

- * Commissioner Ludlow discussed the differences between the Comprehensive Plan Map and the Zoning Map. He referred to the earlier comments that the Comprehensive Plan text supersedes the Comprehensive Plan Map and suggested that if the proposed Comprehensive Plan text is adopted with the inclusion of 520 acres, this would supersede anything that might be on the proposed Comprehensive Plan Map (in 02PC07C) and the Youngs would not be able to develop their property industrially.

Ms. Collins suggested that qualifying language could be added to one of the implementing measures that would describe the existing situation where there are some industrial property owners who do not want to take advantage of the Villebois planning tools for the future, and they would not be required to participate in the Villebois development even though 520 acres is listed in the Comprehensive Plan text.

- Chair Iguchi referred to Exhibit A, page 12, third paragraph, last sentence, and asked what is meant by "as described below." Ms. Collins explained that the following two paragraphs should have been bulleted items under the third paragraph.

Chair Iguchi moved to amend the last sentence of the third paragraph on page 12 of 15 to, "A Residential-Village Plan Map designation carries additional requirements and implementation tools that are specifically geared to those acres of the 520 acres *that choose to participate*, as described below." Commissioner Faiman seconded the motion.

Discussion:

- Commissioner Wortman stated that he would like the two paragraphs following this paragraph changed to bullet points to this paragraph. Ms. Collins agreed.
- Commissioner Hinds questioned whether those property owners who are not participating in the Villebois development, could ask for a zoning change on their properties in the future. Ms. Collins answered that they would also have to have a Comprehensive Plan Map change as well as the zoning change.
- Mr. Lee suggested that the aspect of "voluntary" could be clarified as the Residential-Village zone and implementing measures will apply to properties that are "R-V" designated on a Plan map. He suggested the following language, "The Residential-Village Plan Map Designation carries additional requirements and implementation tools that are specifically geared to ~~these 520 acres~~ property designated Residential-Village"
 - * If a property is designated as Residential-Village, it's on the Comprehensive Plan Map.
 - * The Comprehensive Plan Map that is part of the application 02PC07C that is to be reviewed by the Planning Commission following this public hearing does not include those properties where the owners do not wish to be included.
 - * Commissioner Pruitt suggested that Mr. Lee's proposed language was confusing and circular.

- Chair Iguchi stated that she wanted to withdraw her motion. There was a discussion about Robert's Rules of Order in terms of withdrawing motions.

The motion failed 0 to 7.

Commissioner Wortman moved to amend the language of the last sentence of the third paragraph on page 12 of 15 to, "A Residential-Village Plan Map designation carries additional requirements and implementation tools ~~that are specifically geared to those acres of the 520 acres~~, as described below." Commissioner Pruitt seconded the motion.

Motion passed 7 to 0.

Commissioner Wortman moved to amend the first sentence of the first paragraph on page 12 of 15 to, "Approximately ~~520~~ 439 acres within the Metro Urban Growth Boundary are affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)." Commissioner Hinds seconded the motion.

Discussion:

- Commissioner Wortman suggested that the change in acreage would be consistent with the draft text in 02PC07C and the request from property owners.

Commissioner Pruitt moved to amend Commissioner Wortman's motion to "Approximately ~~520 439~~ 481 acres within the Metro Urban Growth Boundary are affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)."

Discussion:

- Commissioner Pruitt explained that 481 acres would include the Living Enrichment Center (LEC) property.

Commissioner Wortman seconded the amendment to the motion.

Discussion:

- Commissioner Ludlow noted that a letter from the LEC (Exhibit 4) and Staff's response to the LEC's letter (Exhibit 6) had been distributed to the Planning Commission tonight, and the Commissioners have not had a chance to read them yet.
 - Commissioner Ludlow suggested that the acreage should not be "locked in stone" as the numbers may change.
 - Commissioner Faiman suggested that a specific number for the acreage did not need to be stated at all. He suggested that the sentence state, "The ~~Approximately 520 439 481 acres~~ area within the Metro Urban Growth Boundary are affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)."
- Ms. Collins explained that Ordinance No. 533 requires that the acreage be specified, so even if a number is not specified, the reference to Ordinance No. 533 needs to remain in the text as it is the link to DATELUP and the Villebois Village Concept Plan.

- * Ms. Collins suggested that the sentence be amended to "~~The Approximately 520 439-481 acres area within the Metro Urban Growth boundary are~~ affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)." This establishes where to look up the numbers and other information.
- Commissioner Pruitt stated that he would withdraw his submotion.

The amendment to the motion failed 1 to 6 with Commissioner Wortman voting in favor of the amendment to the motion.

The main motion was restated, "Approximately 520 439 acres within the Metro Urban Growth Boundary are affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)."

The motion failed 1 to 6 with Commissioner Ludlow voting in favor of the motion.

Commissioner Faïman moved to amend the first sentence in the first Paragraph on Page 12 of 15) to read, "~~Approximately 520 acres within t~~The Metro Urban Growth Boundary are is affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)."
Commissioner Hinds seconded the motion.

Discussion:

- Commissioner Wortman stated that he liked the general concept, but suggested that the language be amended to "~~Approximately 520 acres within~~ Properties within the Metro Urban Growth Boundary are is affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)."
- * Commissioner Wortman suggested that following text provides more details on the text.
- Commissioner Hinds suggested the language "~~Approximately 520 acres within~~ Properties within tThe Metro Urban Growth Boundary are is affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)."
- * Commissioner Wortman suggested that it is not the Boundary that is affected; it is the properties within the Boundary.
- Chair Iguchi suggested switching the first and second sentences in the first paragraph so that the properties are described first.
- Commissioner Hinds suggested the language, "Several hundred acres within the Metro Urban Growth Boundary are affected by the directives of the Villebois Village Concept Plan." Chair Iguchi and Commissioner Ludlow concurred with this language.

The motion was restated:

Amend the first sentence in the first paragraph on page 12 of 15 to read, "~~Approximately 520 acres within t~~The Metro Urban Growth Boundary are is affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)."

The motion failed 2 to 5 with Commissioner Ludlow and Commissioner Wortman voting in favor of the motion.

Commissioner Hinds moved to amend the first paragraph on page 12 of 15 to read, "~~Approximately 520 acres~~ Several hundred acres within the Metro Urban Growth Boundary are affected by the directives of the Villebois Village Concept Plan (Ordinance No 533)." Commissioner Ludlow seconded the motion.

Discussion:

- Mr. Ragsdale suggested that the language of the first paragraph be amended to, "~~Approximately 520 acres within the Metro Urban Growth boundary are~~ Properties affected by the directives of the Villebois Village Concept Plan (Ordinance No 533): ~~These properties, bounded generally by Tooze Road, west by Graphms Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen Roads, and east to the current City western boundary,~~ can be designated 'Residential-Village' on the Comprehensive Plan Map."

The motion passed 5 to 1 to 1 with Chair Iguchi opposing and Commissioner Pruitt abstaining.

Commissioner Wortman stated that proposed Policy 4.1.6 on page 12 of 15 requires development "...to create livable, sustainable urban areas." He suggested that the Comprehensive Plan does not have a definition for what is "livable and sustainable."

- Commissioner Wortman suggested that the Comprehensive Plan policies and implementation measures are commitments, not guidelines. He suggested that "livable and sustainable" are guidelines. Ms. Collins agreed that there is no definition in the Comprehensive Plan for sustainability, but sustainability is one of the guiding principles of Villebois as stated in the Villebois Village Concept Plan on page 8, "Sustainability: Refers to the thread of stewardship and viability - social environment and economic - that is woven throughout every aspect of Villebois." She suggested that it is appropriate to use the language "livable and sustainable" in this Comprehensive Plan language because it is referring back to the Villebois Village Concept Plan.
- Commissioner Wortman referred to the last paragraph on page 12 of 15, Implementation Measure 4.1.6.a, "Development in the Residential-Village Map area shall be guided by the Villebois Village Concept Plan," and suggested that Comprehensive Plan policies and implementation measures are more than guidelines. There was a lengthy discussion regarding this issue.

Commissioner Wortman moved to amend the language in the first sentence of Implementation Measure 4.1.6.a on page 12 of 15 to, "Development in the 'Residential Village' Map area shall be ~~guided~~ directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), subject to relevant Policies and Implementation Measures in the Comprehensive Plan;..." Commissioner Ludlow seconded the motion, which carried 7 to 0.

Commissioner Wortman and Commissioner Hinds referred to an earlier suggestion to amend Implementation Measure 4.1.6.c, on page 13 of 15 to, "The 'Village' Zone District ~~shall~~ may be applied in all areas that carry the Residential-Village Plan Map Designation."

Commissioner Pruitt suggested that 520 acres could be changed to "several hundred" acres. Commissioner Hinds agreed with this suggestion.

It was requested that the tax lot number for the City of Wilsonville be changed from "00800" to "00801" on Attachment 2, on page 15 of 15.

Chair Iguchi moved to amend the language of the second sentence of the first paragraph on page 12 of 15 of the staff report to, "These properties, bounded generally on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen Roads, and east to the current City western boundary, can be designated 'Residential-Village' on the Comprehensive Plan Map." Commissioner Wortman seconded the motion, which passed 7 to 0.

Commissioner Wortman referred to the "Analysis and Findings of Fact," page 5 of 15, Finding A-5 and suggested that since the Metro Urban Growth Management Functional Plan (Functional Plan) analysis will not be done until a later application, this standard has not been met.

- Mr. Lee explained that there is a letter in the record from Metro indicating that there are no conflicts with their requirements. He suggested that the finding could state, "This standard has been met based upon the letter from Metro in the record on this matter.
- **There was consensus to Mr. Lee's proposed language change for Finding A-5.**

Commissioner Wortman expressed concern about the Finding language stating, "This Standard has been met," "This Policy has been met," and other such language. He suggested that standards that are being met need to be more clear as it is difficult to tell from what is being presented that the requirement has been met. He suggested that there is no substance to the Findings.

- He listed as an example, Finding B-4 on page 7 of 15 and Finding B-5 on page 8 of 15, states that this proposal meets the identified public need. He stated that he does not see that there has been any public discourse that satisfies this requirement.
 - Commissioner Hinds responded that the public need was identified in DATELUP and in the Villebois Village Concept Plan. For a lot of years, the City, the State, and other people have testified that development according to DATELUP was to Wilsonville's benefit to have this property master planned and developed as one piece of property. When the Planning Commission made a recommendation on the Villebois Village Concept Plan, it was implicitly saying that the Plan was beneficial to the community. If the Planning Commission does not do what is beneficial to the community, it is not meeting its public duty.
 - Commissioner Wortman suggested that Villebois development might not help the jobs/housing imbalance because the housing in Villebois may be too expensive for people who work in Wilsonville. He has not seen anything that says that jobs/housing balance is going to work in Wilsonville favor with the Villebois development.

Commissioner Guyton suggested that the "public need" issue is coming from a regional level.

Mr. Lee agreed with Commissioner Guyton. He discussed the State statute regarding DATELUP and the number of public need findings that the Planning Commission adopted when it adopted 02PC06 Villebois Village Concept Plan.

- There was a lengthy discussion about how the Findings meet the criteria and whether the phrase, "This standard has been met" was adequate explanation of how the criteria has been met. Commissioner Hinds suggested since the criteria is listed before the Finding and the Finding explains how the criteria has been met before the phrase "This standard has been met." is stated, that staff does a good job of explaining how the criteria has been met.

Commissioner Faiman noted that the amount of work that the Planning Commission is facing for several months and requested that the Commissioners limit their comments to major issues on the matters that come before the Commission and forget the minutiae. He asked that Commissioner Wortman's discussion regarding adding language to Finding B-4 and Finding B-5 be dropped and that the Commission move on.

Commissioner Hinds moved that the Planning Commission adopt Resolution 02PC07A with all of the errata and the directions and motions that the Planning Commission gave for changes to the staff report. Commissioner Faiman seconded the motion.

Discussion:

- Commissioner Wortman referred to page 10 of 15, the ORS 426.508(3) criteria and Finding D-4 of the staff report and questioned how Finding B-5 on page 8 of 15 related to ORS 426.508(3).
 - * He noted that the text that was not italicized on page 10 of 15 pertaining to the "Sale of F. H. Dammasch State Hospital..." and that the italicized text for the Statute also appears on page 3 of 15 without the reference to the sale of the Dammasch hospital.
 - * Mr. Lee explained that the unitalicized language is the title of ORS 426.508(3) and the italicized language is the applicable section that this Finding addresses. There are further parts of this Statute that are not quoted.
 - * Mr. Lee stated that the disparity between the text on page 3 of 15 and page 10 of 15 is not fatal to the findings.

The motion passed 5 to 2 with Commissioner Ludlow and Commissioner Wortman opposing.

**CITY OF WILSONVILLE
PLANNING DIVISION**

MEMO TO: Planning Commission

FROM: Maggie Collins, Planning Director

SUBJECT: Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03
Planning Files 02PC07A and 02PC07C

DATE: April 9, 2003

LEC has two requests:

1. Add language titled "Vision of Living Enrichment Center" (Exhibit 2 in Letter) to the Comprehensive Plan Text (02PC07A); and
2. Change the Comprehensive Plan Map from "Public Lands" to "Residential-Village" (02PC07A) for Tax Lot 2800.

RESPONSE:

Staff has no objection to LEC's Request #2. The rationale for the request is contained on pages 2 and 3 of the 3/31/03 letter. As a legislative land use set of actions, the LEC property is within the Villebois Village Concept Plan area. The Planning Commission has previously agreed that a description of the current uses of the LEC property is appropriate and should be added to the Concept Plan. With a recommended Plan Map Designation change, no use changes can occur until such point as master planning, zone changes and other City requirements are met.

Staff does not recommend favorable action on Request #1. This statement includes more detail than is typically given other properties and their uses within the Comprehensive Plan. At this point in time, this language includes uses not yet perhaps contemplated or described in the proposed Villebois Village Concept Plan (02PC06A). At the last meeting the Planning Commission recommended more general text be added to describe the existing uses on LEC. The next point at which discussions about LEC's future land uses and their integration with the Villebois Village Concept Plan would occur at the development of the Villebois Village Master Plan (File No. 02PC07B), currently underway under the auspices of the Villebois master planner.

Other clarifications:

1. The Planning Commission acted to incorporate the description of LEC into the Villebois Village Concept Plan only; thus the reference to Zoning in the first paragraph, first page was not agreed to by the City (see City letter of March 19, 2003 to Howard Busse).

2. Clarification of the term "co-applicant." Applications 02PC06, 02PC07 and 02PC08 do not show LEC as a co-applicant. The option for LEC to apply on its own for a Comprehensive Plan Map and/or Zone Map change(s) is still an option. Such an application would be treated as a quasi-judicial application, and would require any outstanding fees or bills owing to be settled prior to application processing (City Ordinance #796).
3. Staff continues to state that changes to SROZ areas are very complicated and involve several jurisdictions. At the Villebois Village Concept Plan and Comprehensive Plan Text and Map Changes stages, SROZ matters do not stand out. At Villebois Village Master Plan stage, however, these become important to evaluate and to resolve courses of future action. My previous letter of March 19 recognizes this fact.
4. Second page, top of the page: The letter lists several historical similarities between LEC and Dammasch, but it should be noted that at the present time, one institution has become private, non-profit and one is defunct-public; the latter having initiated a process by the State of Oregon to assure redevelopment of the defunct-public property. No such State Statute exists for LEC.
5. Staff is not recommending that the two historical public properties "part company." It has been the responsibility of the identified master planner for the 520-acre Villebois area to develop the Concept Plan and accompanying documents, and for all the property owners within the Villebois area to make their decisions and provide their input into that process. If LEC wishes to become a more active participant in the on-going Villebois process, now is the time.
6. City Zoning Ordinance. Section 4.136(.01) PF-Public Facility Zone, states that," The PF zone is intended to be applied to existing public lands and facilities; including quasi-public lands and facilities which serve and benefit the community and its citizens. Typical uses permitted in the PF Zone are schools, churches, public buildings, hospitals, parks and public utilities. Not all of the uses permitted in this zone are expected to be publicly owned. Sub-section .02 lists churches as an outright permitted use. Section 4.122 Residential Zone, does not list churches as a principal permitted use and the zone does not allow for conditional uses. Section 4.124(.04), Standards Applying to All Planned Development Residential Zones, lists churches as a conditionally permitted use. A developer would, of course, have more latitude as an outright permitted use than as a conditionally permitted use, so the PF zone probably made more sense at the time. I can't speak to the zoning, or how it has been applied to the other churches in the City, but I would guess that there are very few, if any, with extensive campuses such as LEC.
7. Current LEC Land Use Approval. The Callahan Center (now the LEC) and Dammasch state Hospital were annexed to the City in 1991. Comprehensive Plan Map and Zone Map designations were given to the property in 1993 ("Public

Lands” and “Public Facilities” respectively.) In 1993, LEC had applied to the City (File No. 93PC36) for approval of stage II Final Plan to allow its use of the Callahan Center as a church (LEC had purchased and operated the Callahan Center as the LEC under a one-year temporary use permit at the time of the Stage II application). This request was granted. No zone change request was processed. Since then, there have been differences of opinion with LEC and City staff as to the uses that were approved as part of that application. However, the City has not prevented LEC’s use of the property for church activities despite the development of a school and conference center on the property that were not approved as part of the 1993 land use request. The Public Facilities Zone allows church use as an outright permitted use. The City is not suggesting that LEC curtail use of the property as a church, nor has the City prevented LEC from applying for land use approval to accommodate changes to its operation. A re-examination of zone uses is, however, necessary if LEC is to function in the future as suggested in the Vision statement attached to its March 31, 2003 letter.

8. In 1993, the Stage II approval included a portion of LEC property designated as Primary and Secondary Open Space on the City’s Comprehensive Plan Map. LEC recognized these resources and planned accordingly to protect them as part of their Stage II Final Plan. The City’s Natural Resources Plan, adopted June 7, 2001, was developed to meet the City’s Statewide Planning Goal 5 and Urban Growth Management Functional Plan Title 3 regulatory requirements to protect natural resources within the City. As part of this Plan, the City adopted a Citywide Significant Resource Overlay Zone (SROZ) Map that identified using state and regional standards, significant resources through the City that are subject to the protection of the Natural Resources Plan. The Primary and Secondary Open Space designations were removed from the Comprehensive Plan Map as a part of the adoption of the Natural Resources Plan.

Numerous public hearings were held at both Planning Commission and City Council levels regarding the formation and adoption of this Plan. Public hearing notices were sent to all affected property owners, including LEC, before each public hearing.

Having applied an SROZ designation to LEC property is not in itself an issue. The concern appears to center around the SROZ impact of LEC’s ability to plan for future expansion. For example, currently the ability to transfer density from SROZ to other areas of a site is allowed only in Planned Development zones. The Public Facilities zone does not establish a minimum or maximum density and the uses permitted within the zone do not lend themselves to density calculations, like residential uses do. It should be noted, however, that regardless of what planning efforts are undertaken to include LEC in the Villebois Village planning processes, the City would continue to fully enforce its SROZ regulations.

9. Current zoning and future options. The challenge will be to develop and/or apply Comprehensive Plan Map and Zone Map designations to LEC property that accommodate its future, respect SROZ requirements and are integrated with the Villebois Village Concept Plan and accompanying refinement plans. Here are some further options to consider:

- Creation of a subset of the proposed "Village" zone (08) that would ultimately incorporate LEC's proposed future uses; that is compatible with the Villebois Village Master Plan; and that is consistent with the Villebois Village Concept Plan, and other applicable refinement documents.
- Creation of a subset of the existing Public Facilities zone (Public Facilities—Church Complex) that would encompass LEC's proposed future uses.
- Comprehensive Plan Map and Zone Map changes that would place LEC in a residential zone (Planned Development Residential, Residential, or Residential agricultural-Holding).



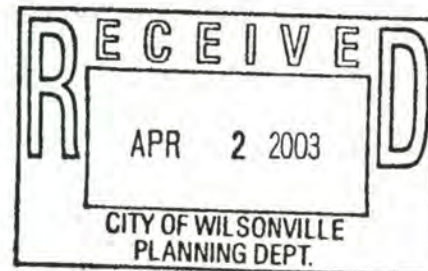
**LIVING
ENRICHMENT
CENTER**

Healing lives and building dreams

Exhibit 4

March 31, 2003

Wilsonville Planning Commission
ATTN: Linda Straessle
 30000 SW Town Center Loop E
 Wilsonville, Oregon 97070



RE: Comprehensive Plan Map

Dear Ms. Collins, Chairperson Iguchi, and Wilsonville Planning Commission members:

Thank you for this opportunity to comment on the proposed Comprehensive Plan amendments related to the Villebois Concept Plan. To review, at the last Planning Commission hearing on March 12, 2003, we requested language be adopted for our inclusion in the Village Zoning designation, to which the City of Wilsonville agreed. Since then, we have met with the Master Planner for the Villebois Village project, Costa Pacific, and are jointly advancing a master plan for the property, which includes LEC.

Living Enrichment Center has expressed its general support for the Villebois Village Concept Plan. Indeed, LEC was a co-applicant. But the importance of LEC being included in the Villebois Master Plan cannot be overstated. Our support of the project has always been predicated on the understanding that LEC and its needs for future potential uses would be addressed in the process. If we came to believe, however, that the City of Wilsonville does not intend to include LEC in the Villebois Comprehensive Master Plan, we feel we would have no choice but to withdraw our support for the plan and to take all appropriate action to protect our rights including, if necessary, legal action.

Moreover, the matter of the SROZ on our property and its extremely detrimental effect on the church must be addressed. We understand the desire of the City of Wilsonville to postpone these discussions and resulting action. We will delay this matter for a time, but we will not have the matter excluded.

The following comments focus on the proposed Comprehensive Plan map amendment, and why we believe that the LEC property should be designated "Residential Village" on the Plan map.

Background

Living Enrichment Center (LEC) owns just under 44-acres of land within the 520-acre Villebois Concept Plan area. The staff recommendation is to amend the Comprehensive Plan map to re-designate 440-acres out of the original 520 acres within the Villebois Concept Plan area to a new district called "Residential Village". Those 440 acres do not include Living Enrichment Center's property. We respectfully disagree with the staff recommendation, and ask the Planning Commission to include the 43.75-acre Living Enrichment Center property in the "Residential Village" district.

The Dammasch property and the Living Enrichment Center property, formerly known as the Callahan Center, have much in common. They were brought into the Urban Growth Boundary, and then annexed to the City of Wilsonville, together in 1991. Both were changed from Exclusive Farm Use zoning to "Public Facilities" shortly thereafter. Both are currently designated "Public Lands" on the Comprehensive

Plan map, and more particularly, are located within an "Area of Special Concern B". Both properties have very large governmental-type buildings on them that have been or will be adaptively re-utilized.

Now, however, staff is recommending that the two properties part company, and that the Dammasch property be re-designated to a new "Residential Village" Comprehensive Plan district, while the Living Enrichment Center property would remain designated "Public Lands". Living Enrichment Center did not ask to be excluded from the new Residential Village Comprehensive Plan Map designation. In fact, in our letter to the Planning Commission dated March 6, 2003, we requested that the Planning Commission "consider including the LEC property in the proposed mixed-use zoning district that will be used for the Villebois Village project." To be included in that zone, the LEC property would first have to be designed "Residential Village" on the Comprehensive Plan map.

Specific Comments

- The Comprehensive Plan map currently shows the Dammasch and the LEC parcels as "Public Lands".
- The Comprehensive Plan does not have any description of "Public Lands".
- The Comprehensive Plan text does not mention Living Enrichment Center or the Callahan Center directly, but shows the property as a part of "Area B" on the Plan Map.
- The Comprehensive Plan does have a description of Area B, attached to this letter as Exhibit 1.
- That description clearly does not apply to Living Enrichment Center. Our understanding is that "Area B" was essentially replaced by the DATELUP plan, which has now been replaced by the Villebois Concept Plan.
- The "Public Lands" designation was applied to the property in 1993. That designation was appropriate at that time because that was what the Dammasch property was designated, both parcels had been used for public uses, and both properties had large public buildings on them. But is "Public Lands" still the most appropriate Plan designation? We do not believe so.
- Although the Comprehensive Plan does not describe the "Public Lands" designation, it does describe similar terms. The Plan refers to "public uses", and "primary facilities and services", "complimentary facilities and services", and "semi-public utilities" in several places. Complimentary facilities and services listed are schools and educational services, parks/recreation/open space, and solid waste. "Semi-public utilities" include electricity, natural gas and telephone services. "City Administration" and "Health and Social Services" are also mentioned. Churches are not included in any of those descriptions. There is no indication that the Comprehensive Plan meant church properties to be designated as "Public Lands" or included as any type of public facility or service. This is further evidenced by the fact that no other church in the City falls under the "Public Lands" designation.
- If the description of Area B is removed from the Comprehensive Plan, Living Enrichment Center will just be designated as "Public Lands", without any corresponding description of what that designation means in terms of allowed uses, development regulations or special considerations. While that may be a suitable designation for public schools and government facilities that are obviously "public lands", it does not seem so suitable for "private lands" and non-governmental land uses, such as LEC.
- The designation of Public Lands prevents Living Enrichment Center from being re-zoned to a residential zone, such as the proposed new "Village" zone. As we noted in last letter to the Commission dated March 6, 2003, LEC is therefore unable to transfer density from the SROZ area to the non-SROZ area of the property, and is unable to develop any residential facilities. This is unusual. Most if not all of the other churches in Wilsonville are zoned residential, and can develop residential uses. Further, if their properties are encumbered with SROZ restrictions, they can transfer density

from the SROZ area to the non-SROZ area of their property. LEC should have the same opportunity as other churches in Wilsonville.

- Staff is recommending that the Dammasch parcel be changed to "Residential Village" on the Plan Map. This District will be implemented with zoning that will allow: 1). A broad range of residential development types; 2). Transfer of density from the SROZ portion of the property to the non-SROZ portion; 3). Office and commercial uses; and 4). Adaptive re-use of a large governmental building for commercial office and retail spaces, education, and housing, and technology-based employment. The former Callaghan Center, on the other hand, is proposed to stay "Public Lands", which will presumably continue to be implemented through the "Public Facilities" zone district. That district allows libraries, schools, government buildings, parks, public marinas, sewage and water treatment plants, military bases, zoos, and similar public uses. We believe that the two properties should be treated similarly, with the Callahan/LEC property having many of the same types of permitted land uses available to it as the Dammasch/Villebois property does.

We cannot think of a single reason *not* to designate Living Enrichment Center's property "Residential Village" on the Comprehensive Plan map, or any reason not to amend the Comprehensive Plan map for the LEC property *now*, at the same time that the Plan map is amended for the Dammasch/Villebois property. The Dammasch property and the Callaghan Center were brought into the City together in 1991, and have been tied together ever since in many ways. **We want to see the properties stay together under the same Comprehensive Plan designation.**

Recommendations

We respectfully request that File 07A be amended to include:

1. Language that allows the potential future uses on the Living Enrichment Center campus. These future uses will involve an expansion of some or all of the current uses. We would like language allowing a new sanctuary, a new teen center, a chapel, and an expansion of the retreat center including additional overnight lodging facilities, and senior housing and care facilities. We have attached a more complete and detailed description as Exhibit 2.
2. Include the Living Enrichment Center property in the proposed "Residential Village" Comprehensive Plan Map designation. We are currently working with Costa Pacific Communities to prepare map and text updates to accomplish these objectives. They will soon be submitted to you for your review and comment. Such a designation on the Comprehensive Plan map would allow the property to be zoned "Village", which is a more appropriate zone for the church than the current "Public Facilities" zone.

Thank you for your consideration of these comments and requests.

Sincerely,



Rev. Dr. Mary Manin Morrissey
Senior Minister, Living Enrichment Center

copy: Howard Busse, Chairman of the Board
Rev. Scott Awbrey, Executive Director
Jill Gelineau, Schwabe, Williamson, & Wyatt
Mike Ragsdale, Costa Pacific Communities

Areas of Special Concern

AREA B

NOTE: the previous Areas 2 and 10 have been replaced with Area B, dealing with the Dammasch Area Transportation-Efficient Land Use Plan. The Dammasch planning area includes more than 500 acres around the old State hospital site. Prepared in 1996, the Master Plan for the Dammasch area envisions a new urban village with approximately 2,300 housing units, a commercial center, four parks, a public school site, an inter-connected trail system, and more than 100 acres designated as open space (some of which is in the Coffee Lake Creek and Seely Ditch flood plains).

Access to and through the Dammasch area, and the viability of the planned commercial center of the development, will be important considerations in making the urban village a reality. The potential for a new freeway interchange at Boeckman Road (Area of Special Concern 'J') will have a significant effect on the urban village development plan.

Although some updates to the Master Plan will be needed, the City, Metro, and the State all remain committed to the basic concept of the urban village. The selection of a qualified developer, and the preparation of a development agreement for all of the affected properties, will be critical to the successful redevelopment of the Dammasch site and adjoining properties.

The importance of the Coffee Lake Creek area for wildlife habitat, storm drainage, and attractive open space must also be considered. It may be possible to add or enhance wetlands in this area to mitigate wetland losses at other locations.

Due to the importance of the Dammasch area for the future growth and development of the community, any development within the Dammasch planning area will be required to conform to the Dammasch Area Transportation-Efficient Land Use Plan, as may be amended.

(From page 83 of the Wilsonville Comprehensive Plan)

Vision of Living Enrichment Center (April 2003)

Living Enrichment Center will continue to serve as a non-denominational church and retreat/conference center for the foreseeable future. Living Enrichment Center will continue to improve the existing 88,594 square feet main building, and will eventually add a new sanctuary that can accommodate up to 1500 people per service. This new sanctuary building containing approximately 30,000 square feet will include a foyer, back stage area, choir room, "green" room, sound/video booth and studio, and storage areas. The existing sanctuary will then be available to expand the Namaste Retreat and Conference Center facilities and activities discussed in more detail below. Like the existing sanctuary, the new sanctuary will be directly connected to the visitors' center, bookstore, espresso bar, and social hall within the main campus building.

Within its main building, Living Enrichment Center will continue to provide a variety of services and facilities that are accessory to its primary use, including child care, commercial kitchen, dining hall, meeting and banquet rooms, bookstore, swimming pool with locker rooms, recreational facilities, counseling offices, community support group meeting space, youth and adult classrooms, seminar meeting rooms, and space for a variety of other social activities. The main building will also continue to be used as the administrative headquarters, including the classrooms, employee kitchen, loading dock, print shop, shipping and receiving and warehouse/storage areas.

A new teen center of approximately 10,000 square feet will be added that will include classrooms, a multi-media learning center, a gymnasium, game areas and a refreshment bar. The existing "Children's Village" will expand into space within the main building. The plans call for the teen center to be developed on the south end of the existing building, close to other classrooms, activity centers and the dining hall.

The 4,255 square foot Namaste Retreat and Conference Center is located due east of the main building and is connected by a covered walkway. Namaste Retreat Center will continue to host a variety of ecumenical events, and will gradually increase the number of retreats and conferences it hosts annually from 50 to 70. The 20 housing units currently on the property will be replaced with full service overnight lodging facilities with 100-150 rooms, each containing a private bath and some with galley kitchens. A majority of retreat participants will continue to use the existing meeting rooms, kitchen, and dining hall in the main building. Namaste fills an important niche in the local and regional conference and retreat industry with venue targeted mainly to ecumenical education, extended learning and family health and well being issues.

In addition to a new sanctuary and overnight lodging facilities, Living Enrichment Center will add a small "Chapel In the Woods" of approximately 6,000 square feet, with seating capacity for 200-250 people and complete sound and video capabilities. Other components of this chapel include a foyer, coat-check room, bride's and groom's rooms. The chapel will be used for prayer and meditation, and small-scale ceremonies like weddings, christenings and funerals. The chapel will be located in a forest setting with close proximity to existing kitchen and dining facilities.

A memorial garden will be established next to the chapel in a garden setting mausoleum. The Memorial Garden will include fountain(s), paths, a meditation garden, and small amphitheater for outdoor services.

Over the longer term, Living Enrichment Center will develop an independent senior retirement community for approximately 120 persons and a 100-unit assisted living or residential care facility for older congregates and other seniors. These residential facilities will be located north of the existing main building where the storage buildings are now, near the Villebois development.

Parking: LEC currently provides parking in two primary parking areas totally approximately 700 spaces excluding double lane isle parking during major holiday celebrations and special annual events. The parking lots are typically filled during each of three Sunday services. The expansion of the Sanctuary, Teen Center and Namaste lodging facilities will increase parking demand to a total of approximately 900 spaces. Residential facilities will require another 200 spaces.

Other potential land uses

Although Living Enrichment Center has no current long-term plans to expand into endeavors beyond the ones listed above, the zoning of the property should permit uses that are compatible with the other uses on the Living Enrichment Center campus and within the larger Villebois village neighborhood. Living Enrichment Center intends to remain the property owner, but it is conceivable that it would lease property or building space to other public, non-profit, or private businesses that were complimentary to the mission of the church. These uses could include but not be limited to the following:

- Child day care
- Public or private clubs, lodges, meeting halls
- Community centers
- Medical clinics
- Elementary schools
- Studios, galleries, museums, performing arts and cultural facilities
- Technical, vocational and professional business schools
- Farmer's markets
- Health and fitness clubs
- Indoor entertainment and recreational facilities, including theaters
- Broadcasting and recording studios
- Libraries
- Offices
- Supportive retail, such as eating and drinking establishments, coffee shops, and bookstores
- Park-and-Ride facilities.

The exact mix, location and size of these various uses will be detailed in a Master Plan for the Living Enrichment Center campus.

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Selected pages from the following Planning Commission Villebois documents related to the Living Enrichment Center/Future Study Area:

3. 02PC07B – Adoption of the Villebois Village Master Plan

- May 14, 2003 Planning Commission Work Session
- June 11, 2003 Planning Commission Public Hearing
- June 25, 2003 Planning Commission Continued Public Hearing
- July 9, 2003 Planning Commission Continued Public Hearing
- July 23, 2003 Planning Commission Continued Public Hearing

City of Wilsonville

PLANNING COMMISSION

Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon

May 14, 2003

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Iguchi called the meeting to order at 7:03 p.m. Those present:

Planning Commission: Debra Iguchi, Mary Hinds, Craig Faiman, Mark Pruitt and Randy Wortman were present. City Council Liaison John Helser was also present. Susan Guyton arrived at 7:08 p.m.

City Staff: Maggie Collins, Paul Lee, Danielle Cowan, Arlene Loble, Dan Hoyt, Blaise Edmonds, Chris Neamtzu, and Linda Straessle. Barbara Coles of Coles Environmental Consulting was also present.

V. Work Session

Application No: 02PC07B

Request: Review and Adoption of the Villebois Village Master Plan

Location: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City western boundary.

Applicant: Costa Pacific Communities

The following was distributed at the beginning of the meeting:

- An agenda for the *Villebois Village Master Plan* work session.
- A letter from Rev. Scott Awbrey of the Living Enrichment Center (LEC), dated May 14, 2003, with attached "Vision of Living Enrichment Center May 2003."
- *Villebois Village Master Plan* revised subsections for Chapter 4 – Utilities:
 - * Subsection 4.1 Sanitary Sewer.

- Subsection 4.3 Storm Drainage
- Revised *Villebois Village Master Plan* Figures:
 - Figure 6 "Composite Utilities Plan"
 - Figure 7 "Street Plan"
 - Figure 9B "Street and Trail Sections - B"

Chair Iguchi explained that this is a work session for the Planning Commission and that tonight's *Villebois Village Master Plan* discussion would not be opened up to the public tonight.

A. Staff Presentation

Overview of Master Plan Purpose and Outstanding Issues

Planning Director Maggie Collins reviewed her May 2, 2003 memorandum regarding "The Working Draft of Villebois Village Master Plan," with these additional comments:

- The TSP will have to be amended to accommodate the Villebois street system, most of which will be minor changes.
- The letter dated May 14, 2003, from Rev. Awbrey of the LEC (distributed at the beginning of the meeting) states that the street circulation plan and other proposals in the *Villebois Village Master Plan* are compatible to LEC's vision for the future.
- The colored Phasing Plan (Attachment 1 to Mr. Johansen's May 7, 2003 memo, page 9 of 43 of the staff report in the meeting packet) is not the final plan; it will be changing. (An enlarged copy of the Phasing Plan figure was displayed at the work session.)
- Ms. Collins listed the memos and attachments included with the staff report in the meeting packet, and briefly reviewed each one.
- Ms. Collins reviewed each of the revised subsections and revised figures that were distributed at the beginning of the meeting.
- Kerry Rappold, Natural Resource Program Manager, and Chris Neamtzu, Associate Planner, were asked to compare the parks being proposed for Villebois with the standards in the Parks and Recreation Master Plan. Mr. Neamtzu distributed a matrix showing the comparisons of the parks, recreational centers, trails and pathways, and plaza.
- Mr. Johansen discussed the following issues relating to infrastructure concurrency for Villebois:
 - Onsite and offsite infrastructure improvements
 - Both City and Villebois consultants are calculating the needed infrastructure improvements
 - The phasing of the improvements
 - Traffic/transportation improvements
 - Cost estimates
 - Other utility improvements
- Mr. Johansen explained that the decision as to whether a project meets concurrency requirements occurs during the DRB public hearings on an application.

The commissioners questioned City staff regarding the following issues:

- The Finance Plan is being worked out at this time. The City is going to be conservative about not getting too far ahead with the infrastructure improvements as compared to actual rate of Villebois development.
- Local streets, including those in Villebois, are not listed in the TSP.

- Even though the Bell Road/Wilsonville Road intersection is in the County, the County will ask the City to make improvements to this intersection a possible Villebois development condition of approval.

B. Master Plan Subcommittee Report

Commissioner Hinds reported on the Planning Commission Subcommittee's review of the *Villebois Village Master Plan*. She stated that the Subcommittee focused on three issues:

- Parking on collector streets.
 - * Ideas were offered as to how to "calm" traffic on the collector streets that travel through residential areas.
 - Retain parking for residents.
 - Eliminate on-street parking on the collector streets to help keep traffic off side streets.
 - Various traffic-calming ideas were discussed.
- Detention pond on the Wilsonville Tract.
 - * The Subcommittee did not want the developer to put something that big on public land; this is not a good solution. Costa Pacific Communities needs to look for other solutions for their stormwater detention.
- Incorporation of the LEC into the *Villebois Village Master Plan*.
 - * LEC has not developed a master plan to the same degree that the Villebois Village Master Plan has already been developed. Issues relating to infrastructure improvements for LEC development still need to be reviewed and discussed.
- Other issues discussed by the Subcommittee included:
 - * The school recreational acreage to be located in Villebois should be included in the Parks and Recreation Master Plan.
 - * Hydrology issues relating to Villebois need to be resolved in terms of concurrency.
 - * Traffic on Brown Road and Wilsonville Road.

The Subcommittee report was discussed:

- The issues discussed by the Subcommittee will be reviewed again in future Villebois discussions.
- LEC infrastructure improvements discussions are ongoing.
 - * LEC issues will be before the City Council during the Council's May 19, 2003 public hearings on Villebois.
 - * What improvements LEC will be proposing in their master plan have to be known before infrastructure recommendations are made.
- Staff feels that the *Villebois Village Master Plan* is "in good shape."
- The Mill Creek drainage cannot be abandoned as not enough water can be sent down Arrowhead Creek.
 - * Capital Improvement Project CLC-10, as noted on page 3 of the revised Subsection 4.3 "Storm Drainage," includes repair to the Mill Creek outfall.
 - * The City would like to get the water out of Mill Creek without flooding other properties.

C. Questions and Comments from Planning Commissioners

Commissioners' questions and comments, and City staff responses, regarding the Villebois Village Master Plan included:

- Commissioner Wortman referred to the Parks and Recreation Master Plan and density standards that are included in it for park development, and suggested that the Villebois project is a major addition to the density standards in the Parks and Recreation Master Plan. He cited the magnitude of the Villebois development.
 - * He would like to hear from the Parks and Recreation Advisory Board that they are satisfied with the Parks and Recreation Master Plan being extended to meet the higher density being proposed at Villebois.
 - * He questioned whether the Parks and Recreation Master Plan should be revised to compensate for the increased density at Villebois.
 - * Mr. Neamtzu explained that the *Villebois Village Master Plan* was presented to Parks and Recreation Advisory Board at their last meeting. Board members were given the assignment to review Chapter 3 "Parks and Open Space/Off-Street Trails and Pathways" and are to give City staff feedback regarding Chapter 3 at their next meeting.
 - * Commissioner Wortman asked Mr. Neamtzu to call the issue of Villebois' increased densities to the Parks and Recreation Advisory Board's attention.
 - * Commissioner Wortman stated that if the Parks and Recreation Advisory Board say that it is comfortable with the parks that are being planned for Villebois, then the Planning Commission will accept its opinion.
 - * Mr. Neamtzu explained that numerical standards that are being used to extrapolate the acreage for parks that would be required are based on population. He suggested that the matrix he distributed earlier point out the comparables, which will be helpful when the Parks and Recreation Advisory Board discusses the proposed Villebois parks.
 - * Assistant City Attorney Paul Lee stated the Parks and Recreation Advisory Board is aware that the Villebois development presents a new situation in terms of parks planning that is not in the Parks and Recreation Master Plan, and that the Parks and Recreation Master Plan will need to be amended in the future.
 - * Chair Iguchi asked if a Parks and Recreation Advisory Board representative could report on the Board's recommendations regarding proposed parks in the *Villebois Village Master Plan*. Mr. Neamtzu stated that he would extend this request to the Parks and Recreation Advisory Board, but noted that the Board would be meeting on the same night as the Planning Commission public hearing on 02PC07B.
- Commissioner Wortman noted that Mr. Johansen's memo states that changes to the newly adopted TSP for Villebois are relatively minor. He has concerns with this statement as the transit part of the TSP failed to address Villebois and the *Villebois Village Master Plan* introduces new street cross-sections and street standards that are not in the TSP.
 - * He suggested that Villebois, LLC made no effort to introduce their proposed street cross-sections and street standards during the TSP Planning Commission public hearings.
 - * Mr. Johansen explained that the primary difference between what is being proposed by Villebois and what is in the TSP is that Villebois, LLC is proposing 20-ft. wide roads crossing the natural areas. He explained that 90% of the roads are compatible with the standards in the TSP. Villebois will ask the DRB to allow changes for the other 10% of the roads.
 - Commissioner Wortman asked that Villebois, LLC use the same names for the street standard types as what is being used in the TSP. Ms. Collins stated that the same issue exists in the *Villebois Village Master Plan* regarding park types.

- Chair Iguchi referred to Figure 9b (distributed earlier tonight) and suggested that the only change to the figure is that "H. Local – Standard – LEC Access" was added. She questioned if the LEC access is the same as "Local Standard." Mr. Johansen explained that the LEC access was 2 feet wider.
- Commissioner Hinds questioned about the roundabout on Barber Street, if it is to slow traffic coming off of Brown Road?
 - * Jerry Palmer of Alpha Engineering Inc., a member of the Villebois, LLC team, explained that DKS Associates found that roundabouts improve intersection performance by providing continuous performance and by slowing traffic speeds.
 - * Commissioner Wortman noted that roundabouts are not included in the TSP.
 - Mr. Johansen stated that he would look into this issue.
 - Chair Iguchi stated that she uses a roundabout daily and suggested that roundabouts work very well.
- Commissioner Hinds suggested that *Villebois Village Master Plan* figures show a street running through the northern part of the Significant Resource Overlay Zone (SROZ).
 - * Ms. Collins explained that Figure 1 "Land Use Plan" and Figure 5 "Parks and Open Space Plan" have to be compared to see how the streets and SROZ are aligned.
 - * Commissioner Hinds stated that it appears that the estates are encroaching into the SROZ as well.
 - * This is to be checked and reported on at the public hearing for 02PC07B.
 - * Ms. Collins referred to the note at the bottom of Figure 1 and Figure 5 that states, "Encroachments within the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plans, street alignments and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations." She explained that there is not enough information on where the actual flood plain line is at this time. Development has to answer these questions.
 - * Chair Iguchi stated that she is concerned about possible major adjustments to the flood plain line and how development may occur around the natural areas, especially given the density that is required for Villebois.
- Commissioner Guyton asked how the Northwest Gas pipeline affects the Villebois properties.
 - * Rudy Kadlub of Costa Pacific Communities explained that the pipeline is west of the Villebois area and does not affect the development.
 - * Ms. Collins explained that there is another pipeline that does affect Villebois, and Villebois, LLC is discussing it and planning around it. The pipeline is shown on revised Figure 6 "Composite Utilities Plan."
- Commissioner Wortman stated that he appreciated how Chapter 4 "Utilities" of the *Villebois Village Master Plan* is laid out; how the Comprehensive Plan policies and implementation measures are responded to in Chapter 4.
 - * Commissioner Wortman asked if the *Villebois Village Master Plan* addresses Comprehensive Plan policies and implementation measures for residential development. Ms. Collins explained that the *Villebois Village Master Plan* is not a land use plan; it focuses on infrastructure.
 - * There was a lengthy discussion regarding that the *Villebois Village Master Plan* is not a land use plan.
 - Ms. Collins cited Chapter 1 "Purpose and Scope of the Villebois Village Master Plan," page 3, second paragraph, which discusses the purpose of the *Villebois Village Master Plan*. She explained that the *Villebois Village Master Plan* is to make sure

that the infrastructure pieces of Villebois are in compliance with the City's master plans.

- Ms. Collins explained that the land use concepts were adopted in the *Villebois Village Concept Plan*. The density patterns were indicated in the Concept Plan Map.
- Commissioner Wortman stated that numerous people were told during the public hearing for the *Villebois Village Concept Plan* that their issues would be addressed during the public hearing for the *Villebois Village Master Plan*. Ms. Collins noted that many of the questions were related to the issues of stormwater and sewer. Those issues are addressed in the *Villebois Village Master Plan*. She did not recall that anyone wanted to discuss changes in the land use pattern for Villebois, but that it was stated at the public hearing for the *Villebois Village Concept Plan*, that the land use issues that were being deferred to the next time that a Villebois process addresses the land uses.
- Commissioner Wortman referred to Comprehensive Plan Policy 4.1.4 which states, "The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville," and to Implementation Measures 4.1.4.j and 4.1.4.k. Commissioner Wortman suggested that this policy and the implementation measures are relevant to the Villebois development.
 - Commissioner Wortman discussed his concern that Villebois might not meet affordable housing standards, the jobs/housing imbalance and housing types at length. He suggested that the Dammasch Area Transportation-Efficient Land Use Plan (DATELUP) and Villebois' purpose was to provide a jobs/housing balance. He stated that if people working in Wilsonville cannot afford homes in Villebois, then the jobs/housing imbalance will not be addressed and the purpose of the entire Plan has been defeated. If this criteria cannot be met, then he does not believe that the Planning Commission should be supportive of the Villebois project. City staff responded to Commissioner Wortman's concerns:
 - Ms. Collins stated that the City does not have any requirements that would be supportive of Policy 4.14 and its implementation measures. She explained that the *Villebois Village Concept Plan* staff report included general findings stating that the twelve housing types and locational factors would, over time, provide a broad array of housing types, thus meeting income level needs.
 - Planning Consultant Barbara Coles explained that since Wilsonville does not have adequate standards regarding housing type, Villebois will have to comply with Metro's Urban Growth Management Functional Plan, Title 11. A formula has been provided by Metro to the Villebois team and Villebois, LLC will be providing their findings as to how they meet Metro's requirements regarding housing types.
 - Mr. Lee explained that the Specific Area Plans (SAPs) will provide refinement of the land use issues and Villebois will provide the City with enough detail to make the kind of findings that are meaningful under the Metro requirements, or a policy that the City may adopt by then.
 - Mr. Lee explained that it is too premature to specify exact housing types due to a lack of market data to indicate the refined uses. This issue has been deferred to the SAP level, which will come before the Planning Commission for review and approval.
 - Mr. Lee disagreed with the statement that correcting the jobs/housing imbalance was the whole purpose for the Villebois development; providing a wide range of housing types was to be just a positive feature of a Villebois-type development. It

- was never said that if this development does not correct the jobs/housing imbalance that it should be denied.
- Ms. Collins explained that the *Villebois Village Master Plan* is not the document to fine tune measurement of housing types and affordability. The SAP findings will address housing types and affordability.
 - * Commissioner Faïman questioned how else this issue could be addressed other than by providing a range of housing options. He stated that he is satisfied with the range of housing options that Villebois is providing.
 - * Commissioner Wortman stated that based on Comprehensive Plan policy, he expects to see something similar to a percentage of housing types compared against medium income in the *Villebois Village Master Plan*.
 - Ms. Cole suggested that the medium income would be figured over time, because there has to be something to compare when doing an analysis and there is nothing to compare to at this time.
 - Ms. Collins summarized that Commissioner Wortman is asking that this issue be addressed in the staff report, and that findings be made on housing issues.
 - * Commissioner Hinds expressed her support for Commissioner Wortman's concern about Comprehensive Plan Policy 4.1.4. She suggested that it would be helpful to have a housing inventory and jobs inventory for Wilsonville. If the Commissioners knew what there is and what is needed, then they would feel better about Policy 4.1.4.
 - She suggested that the concepts behind DATELUP and the *Villebois Village Concept Plan* were to reduce single-occupancy vehicles.
 - Commissioner Faïman suggested that according to the Parks and Recreation Master Plan (pages 14 and 15), school recreational areas are to be included in park inventories as community parks.
 - * He suggested that the City has not included these areas in the parks inventory in the past, but should start with the four or five acre community recreational area connected with the Villebois school site.
 - * He asked the *Villebois Village Master Plan* include a statement that the school recreational area/community park would be included in the parks inventory.
 - * Commissioner Hinds suggested that the Wilsonville Tract is not a park, is not within Wilsonville City limits, and is not to be a part of the Wilsonville parks inventory.
 - Chair Iguchi suggested that the issues relating to the detention ponds needed to be addressed at the *Villebois Village Master Plan* public hearing.
 - * Mr. Johansen explained that it is stated in the *Villebois Village Master Plan*, that Villebois is going to comply with the Wilsonville Stormwater Master Plan, which includes Project CLC-10 as the proposed solution, but that it should also state that Villebois, LLC will continue looking for a better solution.
 - More time is needed to develop the better solution. He is suggested this is going to be a three to six month study and that the original proposal, Project CLC-10, be adopted with the *Villebois Village Master Plan* rather than the Option A or Option B in the revised Subsection 4.3, and the Planning Commission direct that full details regarding the storm drainage come back with the SAPs.
 - Commissioner Hinds stated that she would like more information regarding Option A and Option B in the revised Subsection 4.3 "Storm Drainage. She noted that the options list the "pros" of the options, but no "cons" are stated making it sound as if both options are good. She would like to see some of the "cons" so that she can better compare the two options.

- Mr. Johansen stated that the concern is about flooding on Arrowhead Creek. This is something that has to be worked out to the satisfaction of the City and of Metro.
- Ms. Collins suggested that another question is how both options relate to revised Figure 6 "Composite Utility Map." She suggested that according to the Map a Villebois detention facility has to happen on the Wilsonville Tract.
- Mr. Palmer suggested that Arrowhead Creek has a higher performance bar for Villebois. The trouble is that Villebois will have a role in trying to eliminate peak flows into Mill Creek. Villebois wants to pursue the higher order of trying to relieve Mill Creek of damage. This is why the other options are being proposed.
- * Chair Iguchi stated that she realized the importance of moving the *Villebois Village Master Plan* through the process, but the Planning Commission needed some assurance that the storm water issues would be addressed.
 - Mr. Palmer stated that the Plan is to conform to any standards that are adopted. Villebois can meet the storm drainage standards with Project CLC-10, but will look at other options to try to improve the distribution allocation of flows and impacts on the creeks.
- * Ms. Collins suggested that the Planning Commission's list of requested information for the *Villebois Village Master Plan* public hearing include this issue. She stated that the Planning Commission needed to be clear about what it would be recommending for stormwater issues in the *Villebois Village Master Plan*.
- "SAP" has been defined several ways. The acronym is correctly defined in the *Villebois Village Master Plan* glossary as "Specific Area Plan."
- Ms. Collins asked the Commissioners to forward additional questions regarding the *Villebois Village Master Plan* and the revised material that was distributed tonight to her (503 570-1581 or Collins@ci.wilsonville.or.us) as soon as possible in order to give City staff time to study and respond to the question in the staff report.



**LIVING
ENRICHMENT
CENTER**

Healing lives and building dreams

May 14, 2003

Wilsonville Planning Commission
ATTN: Linda Straessle
30000 SW Town Center Loop E
Wilsonville, Oregon 97070

RE: Villebois Village Master Plan

Dear Chairperson Iguchi and members of the Wilsonville Planning Commission:

Thank you for this opportunity to comment on the proposed Villebois Village Master Plan. We have reviewed the proposed Master Plan, and offer the following comments:

We are pleased that the Living Enrichment Center ("LEC") property is included in the Master Plan, and believe that the facilities and activities at LEC, along with the abundant natural resources of our property, will complement the Village.

Land use

As stated in the Master Plan at pages 6-7, LEC expects to develop the LEC campus to include the following:

- New sanctuary
- New teen center
- Chapel, and
- Expansion of the retreat center, including over night lodging and senior housing and care facilities.

Stated differently, LEC envisions three major uses on the property: church, conference center with overnight lodging, and senior housing and care facilities.

We agree that the LEC property should be designated as a separate and distinct Specific Area Plan area, as Figure 3 illustrates. We also agree that additional development on the property is most likely in the 5 to 9-plus years timeframe, as Figure 4 indicates. We look forward to working with the City as we prepare a Specific Area Plan for our property.

Attached to this letter as Exhibit 'A' is a statement of LEC's Vision for the property. This statement updates an earlier statement given to the Planning Commission at its April 9, 2003 hearing, attached as Exhibit 2 to a letter dated March 31, 2002. The earlier statement and the attached statement are different in one significant respect. Unlike the April draft, this vision statement does not contain a description of any residential uses on the property.

The change reflects an agreement between Costa Pacific, LEC and planning staff to consider only the uses described in the attached vision statement in analyzing the impact on utilities and transportation. While LEC's long-term plan calls for the development of an independent senior retirement community

including, perhaps, facilities for assisted living and residential care, this development is too far in the future to be considered in the detailed evaluation of public infrastructure needs at present.

The "other potential land uses" listed in the former version of the vision statement are left out of the attached version. Many, if not all, of these uses would be accessory and subordinate to the existing established uses, (church and conference center). LEC has no plans to change the established uses, but it may seek to develop new accessory uses as needed.

Utilities. The 12" water line crossing the LEC property over existing parking lot aisles and driveways, as shown on the Composite Utilities Plan, Figure 6, seems appropriate.

Streets. The Street Plan, Figure 7, with a local street stubbed into the LEC campus, is acceptable. The Specific Area Plan must address whether there should be a public street, private street or just a parking lot aisle connecting the street system in Villebois Village to Grahams Ferry Road. We agree that there should be some connection, and the location shown on Figure 7 appears to be the most logical point to make it.

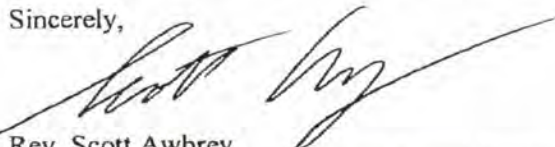
SROZ. Approximately 26 acres of the LEC property is designated SROZ. Of that, roughly 21 acres are within the "wildlife habitat (uplands forest) resource" portion of the SROZ regulations, and another 5 acres are wetlands. (These figures are within an unknown margin of error, and are based upon off-site aerial photo interpretation). The Master Plan includes the 26-acres designated SROZ in the Open Space calculations (Table 3.2(A)), and shows the SROZ on Figure 5, the Parks and Open Space Plan. It also includes the LEC property on Table 3.3(A), in the category of "protected open space".

LEC has been an excellent steward of the land it acquired in 1991 from the State of Oregon. We feel that we can maintain and enhance the wonderful natural resources of the property that help make LEC such a special and unique place, while also expanding the existing facilities on the property. We agree with the statement on page 19 of the Master Plan that the SROZ area will be further defined by LEC during future planning for our property.

That said, LEC does not intend to contribute the 26± acres designated SROZ on its property as a public park or public open space. LEC understands the SROZ's origins in state and regional land use requirements, but reserves the right to challenge, in the future, the precise boundaries of the SROZ as shown on the Land Use Plan map (Figure 1) and the Parks and Open Space Plan (Figure 5). LEC would object strenuously if, when seeking future Master Plan amendments, Villebois Village were to look to the 26± acre SROZ area as a substitute for the parks and open space that the Master Plan requires in Villebois Village to satisfy the 25% open space requirements.

Again, thank you for the opportunity to comment on the Villebois Village Master Plan.

Sincerely,



Rev. Scott Awbrey
Executive Director, Living Enrichment Center

Copy: Rev. Dr. Mary Manin Morrissey, Senior Minister
Howard Busse, Chairman of the Board
Peter Livingston, Schwabe, Williamson & Wyatt
Mike Ragsdale, Costa Pacific Communities



Vision of Living Enrichment Center May, 2003

Property Description

Living Enrichment Center is a non-denominational church and retreat/conference center on 43.75-acres adjacent to Grahams Ferry Road. Formerly the site of the State of Oregon's Callahan Center for physical rehabilitation of injured workers, the property includes a large, three-story, multi-use building approximately 89,000 square feet in size, and several smaller outbuildings. This main building contains a 900-seat sanctuary, which is occasionally used for concerts and large meetings, and several smaller meeting rooms. It also contains a fully equipped, commercial-scale kitchen, a regulation-sized indoor swimming pool, a youth center, child-care facilities, a large bookstore, a meditation chapel, an audio mastering and video production studio, and office and administrative space.

A smaller, 4,255 square-foot structure, called the Namasté Retreat & Conference Center, hosts more than 50 events per year, and can accommodate up to 1,500 conference participants. This structure is located due east of the main building and is connected by a covered walkway.

Twenty rustic cabins provide overnight lodging to up to a total of 150 people. There are also several small outbuildings on the property.

In addition to the structures described above, the property includes a playground, a gazebo and outdoor concert area, walking trails through the woods, a water feature, a rose garden and quiet meditation areas. Some of the grounds are landscaped; others have been left in a more natural state. There is parking on the property for approximately 700 vehicles.

Development Objectives

Living Enrichment Center presently serves and plans to continue to serve as a non-denominational church and retreat/conference center. In support of this objective, it plans additional development, as described below.¹

1. Continue to improve the existing 88,594 square-foot main building.
2. Construct a new, 30,000 square-foot sanctuary to accommodate up to 1,500 people per service. The new sanctuary will include a foyer, back stage area, choir room, "green" room, sound/video booth and studio, and storage areas. The existing sanctuary will then be available to expand the Namaste Retreat and Conference Center facilities and activities discussed in more detail below. The new sanctuary will be directly connected to the visitors' center, bookstore, espresso area, and social hall within the main campus building.
3. Construct a new 10,000 square-foot teen center to include classrooms, a multi-media learning center, a gymnasium, game areas and a refreshment bar. The teen center is planned on the

¹ Although the developments are described separately, they may be incorporated into the existing main structure or connected to it in some fashion, perhaps by covered walkways.

south end of the existing building, close to other classrooms, activity centers and the dining hall.

4. Construct a 6,000 square-foot chapel, with seating capacity for 200-250 people, that has complete sound and video capabilities. Include a foyer, coat-check room, bride's and groom's rooms. The chapel will be used for prayer and meditation, and small-scale ceremonies like weddings, christenings and funerals. It will be located in a forest setting with close proximity to existing kitchen and dining facilities.
5. Develop a memorial garden, to include a mausoleum, paths and a small amphitheater for outdoor services.
6. Increase parking from 700 spaces to 900 spaces. LEC currently provides parking in two primary parking areas totaling approximately 700 spaces excluding double-lane isle parking during major holiday celebrations and special annual events. The parking lots are typically filled during each of three Sunday services. The construction of a new sanctuary, teen center and expanded lodging facilities will increase parking demand.

Planned Uses

Within its main building, Living Enrichment Center will continue to provide a variety of church-related services and facilities that are accessory to its primary use, including:

- Educational facilities
- Meeting rooms and classrooms
- Performing arts facilities
- Swimming pool and other indoor recreational facilities for children and teens
- Broadcasting and recording studios
- Counseling and administrative offices
- Space for a variety of other related social activities
- Kitchen and dining facilities
- Espresso area
- Church Bookstore
- Shipping/receiving and warehouse/storage areas, loading dock
- Building and ground maintenance facilities.

Namasté Retreat Center will continue to host a variety of ecumenical events, and will gradually increase the number of retreats and conferences it hosts annually from 50 to 70. The 20 housing units currently on the property will be replaced with full-service, overnight lodging facilities with 100-150 rooms, each containing a private bath and some with galley kitchens. A majority of retreat participants will continue to use the existing meeting rooms, kitchen, and dining hall in the main building.

###

V. WORK SESSION

Application No: 02PC07B

Request: Review and Adoption of the Villebois Village Master Plan

Location: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City western boundary.

Applicant: Costa Pacific Communities

Planning Commission
May 14, 2003

CITY OF WILSONVILLE
WILSONVILLE PLANNING DIVISION

Date: May 2, 2003

To: Planning Commission

From: Maggie Collins, Planning Director

Subject: The Working Draft of Villebois Village Master Plan

You have received a copy of the Villebois Village Master Plan dated April 24, 2003, with a memo from Eldon Johansen, Community Development Director, describing some outstanding issues to be resolved. Mine is a follow-up memo discussing the content of this Working Draft, and the proposed planning review process.

Purpose of the Villebois Village Master Plan

This document identifies the infrastructure expansion that is necessary for the development proposed by the *Villebois Village Concept Plan* to occur. The time period is 8 – 12 years. The discussion and conclusions of the different chapters form the bases for the City's calculation of Systems Development Charges (SDC's) within the Villebois Study Area, and indicate the range and type of infrastructure improvements that are required.

Format of the Working Draft

Each chapter proposes how and to what scale infrastructure must be provided. This is followed by an analysis of how proposed infrastructure conforms to an adopted City master plan. Full compliance to City master plans and other policy directives provide the basis for SDC charges through time and indicate how concurrency requirements are fulfilled.

Plan Content - Land Uses

Chapter 2 does not refine the proposed land uses within the Villebois area much from what was proposed in the *Villebois Village Concept Plan*. The Villebois master planner has instead suggested several following steps where land uses (housing density, road and street acreages) and land use design (architectural requirements, streetscapes, park land allocations, etc.) are proposed to be treated in more detail. In general, City staff agrees with this approach. Findings must be made that the proposed land uses comply with other land use standards, such as the Metro Urban Growth Management Functional Plan.

Plan Content – Parks and Open Space

Chapter 3 identifies the spaces proposed for these uses. A justification for the range and type of parks is offered, using the City's Parks and Recreation Master Plan as a guideline. City staff is currently reviewing Chapter 3, and will be soliciting comments from the City's Parks and Recreation Advisory Board for the Planning Commission worksession on May 14th.



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COMMUNITY DEVELOPMENT STAFF REPORT

Date: May 7, 2003
To: Planning Commission
From: Eldon R. Johansen, Community Development Director
Subject: Villebois Master Plan (02PC07B)

Background:

The Villebois project is more complicated than our usual development project and is being processed differently in light of the overall project differences.

This project will have two and sometimes three different tests for concurrency before final planning approvals. The typical project is much smaller in scope and we would do the concurrency evaluation as part of the Stage II planning approval by the Development Review Board. This project is much larger and a separate Master Plan is being reviewed by the Planning Commission to ensure that the project is compatible with the Master Plans that are sub-elements of the Comp Plan and to identify locations where the Master Plans that are sub-elements need to be changed to reflect the unique situation with Villebois.

The Water and Sewer Master Plans included the Villebois area so modifications to these two Master Plans as a result of the Villebois Master Plan analysis are negligible. The Transportation Systems Plan which is nearing final approval also included the Villebois area, so the changes to the Transportation Systems Plan that are required for compatibility with Villebois are relatively minor. The Storm Water Master Plan and the Parks and Rec Master Plan did not include the Villebois area. Although the goals, policies and implementing measures as described in each of these Master Plans remains valid for the Villebois area, the specific location of facilities has not been included in the overall Master Plan.

The concurrency evaluation at the Master Plan level is what I would describe as an unconstrained analysis. In other words, we look at whether the specific Master Plans will support the overall Land Use Plan if the facilities in the Master Plan are constructed. We do not look at the financing or the phasing of these facilities at the Master Plan level.

Concurrency

In this project, the Master Plan land use and the various sub-elements have been phased to ensure that there is adequate infrastructure to support each phase. That will not be done as part of the Master Plan but will be a separate analysis that is being completed as part of the development of the financial plan and ultimately the development agreements between the property owners and the City. The Planning Commission has requested an opportunity to review the Phasing Plan and this information is being provided for information. We are recommending that the Planning Commission take no action on the Phasing Plan since it appears that the phasing will change from year to year and the concurrency for each phase will be tested in the preliminary or final plan approval by the Development Review Board. The Phasing Plan is being modified to include potential infrastructure requirements for the continued development of the Living Enrichment Center. The specific Master Plan for the Living Enrichment Center will be developed later; however, we are planning to estimate the infrastructure requirements and include them in the Master Plan to ensure that we do not have to dig up the streets in the Park at Merryfield, or the new streets in Villebois to accommodate continued development of LEC. We are intending to include the basic infrastructure for some level of LEC development in the Master Plan for Villebois and in the Finance Plan and Development Agreement. It is anticipated that there will be some additional testing of concurrency in the development of the special area plans. Lastly, the detailed concurrency review will be completed by the Development Review Board as part of the preliminary or final planning approval.

Transportation

The 2002 Transportation Systems Plan that is nearing final approval included the Villebois area. The specific plan that was included in the Transportation Systems Plan was the Dammasch Area Transportation Efficient Land Use Plan. That plan had nearly the same number of homes as are now included in the Villebois Concept Plan; however, it had a more substantial employment and commercial center. As a result, we are sure that the overall system that was included in the Transportation Systems Plan will provide an adequate level of service for Villebois. We do anticipate some modifications of the collector road network as

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MEMORANDUM

TO: Eldon Johansen, City of Wilsonville

FROM: Ransford S. McCourt, P.E. *[Signature]*
Colette Snuffin, P.E. *[Signature]*

DATE: January 13, 2003

SUBJECT: Villebois Urban Village Internal Circulation Evaluation

P02246



This memorandum presents findings for the initial evaluation of the Villebois internal roadway network as proposed on December 12, 2002. External capacity needs have been addressed based upon 2020 forecasts conducted for the I-5 Freeway Access Study from ODOT and the City of Wilsonville TSP. These studies identify a series of integrated transportation improvements that would be necessary to meet future demands with adequate roadway capacity in 2020 including Villebois. Those studies did not evaluate the circulation needs in west Wilsonville with the proposed Villebois street plan, but the analysis discussed in this memo does.

Methodology

The 2020 enhanced travel demand forecast model (includes significant local roadway improvements and improvements to the Wilsonville Road interchange) was used as the base model for this master plan analysis. The objective was to assess detailed circulation needs within Villebois to determine if the roadway system proposed could accommodate both Villebois and future growth needs in the area. Sensitivity analysis was also performed using the 2020 scenario that includes enhanced I-5 capacity.

The Villebois area is represented by three transportation analysis zones (TAZ) in the regional travel demand model (TAZ's 33, 71, and 73). The total vehicle trips from those zones are listed in Table 1. The vehicle trips included in the model are comparable to those generated by ITE land use rates for the number and type of units included in the Villebois plan as of December 12, 2002. The analysis is considered conservative because the number of vehicle trips has not been reduced for internal or pass-by trips.

Table 1: Evening Peak Hour Vehicle Trips

	In	Out
Metro TAZ's 33, 71, and 73	1382	865
ITE trip generation with no reductions for internal or pass-by trips	1375	903

Eldon Johansen, City of Wilsonville
January 13, 2003
Page 2 of 7

For more detailed analysis, the three Metro TAZ's were disaggregated into forty zones to represent smaller pieces of Villebois that would have distinct travel patterns. The smaller zones are more representative of the detailed travel that could be expected in the future when Villebois is completed. The disaggregation allowed for trips to be assigned internally within Villebois as well as externally to other parts of Wilsonville and the region in general, providing the best representation of travel pattern in the future with full build out of Villebois. The phased development of Villebois and its impacts will be assessed in the next technical memo for this project.

Key network assumptions in the modeling were that all the Villebois streets were two lanes and 25 miles per hour speeds with two general exceptions:

- Barber Street and a north-south collector route including portions of Villebois Drive and Loop Road (acting as 110th Avenue south to Barber Street) were assumed to have speeds of 30 miles per hour and greater than two-lane capacity;
- Boeckman Road and Grahams Ferry Road were assumed to have speeds similar to existing conditions with greater than two-lane capacity¹.

In testing the internal roadway network, there were three key issues to consider:

- Do the local street operate with traffic volumes below 1,000 to 2,000 vehicles per day (which is generally the environmental capacity of a livable street)?
- Do the collector streets carry the through traffic adequately and meet the City's performance standards? Are turn lanes necessary at key intersections and how do the roundabouts function as compared to conventional intersections in terms of level of service? (Warrants were utilized to check these conditions, but typically between 5,000 and 10,000 vehicles per day roadways will commonly transition to the need for center left turn lanes.)
- Are the access spacing needs of the arterial and collector routes adequate for safety purposes?

Interior Network Findings

The major interior roadway network for Villebois as proposed on December 12, 2002, includes Barber Street as an east-west collector, Loop Road circling the mixed-use central core, and a north-south collector route created with a series of roundabouts. The north-south collector route starts at the south end on Brown Road, passes through three roundabouts (Brown Road/Barber Street, Barber Street/Loop Road, and Loop Road/Villebois Drive), and ends at a fourth roundabout at the intersection of Boeckman Road/Villebois Drive. This indirect north-south route was of particular concern for the analysis. The remainder of the internal roadway network was intended to function as local streets. The disaggregation of zones was intended to test these local streets.

Assuming that posted speeds are slightly higher on the major network roadways than on the local streets, the model shows that the proposed roadway network will function as intended. With a

¹ This means that where demand and warrants requires turn lanes, they were added to key intersections on these roadways.

Eldon Johansen, City of Wilsonville
 January 13, 2003
 Page 3 of 7

few exceptions in the higher-density areas adjacent to Villebois Drive, local streets are carrying less than 80 vehicles during the PM peak hour (that would be less than 1,000 vehicles per day). Interior roadway volumes for the more major roadways are summarized in Table 2. The resulting volumes for intersection turn movements are shown in Figure 1. Two lane roads would be adequate for all of the interior local streets. The collector and arterial streets vary between the need for two and three lanes (depending upon location). Basically if roundabouts are utilized the key three lane roadways would be Grahams Ferry Road, Boeckman Road and locations on Villebois Drive to the north and Barber Street to the east of the loop road. If roundabouts are utilized, Villebois and Barber could be retained as two lane roadways (except as noted below).

Table 2: Villebois Roadway Volumes

	Approximate Average Daily Traffic
Barber Street from Grahams Ferry Road to Loop Road East	3,500 – 5,000
Barber Street from Loop Road East to Brown Road	5,000 – 6,000
Barber Street from Brown Road to Coffee Lake Drive	3,500 – 4,500
Brown Road from Wilsonville Road to Barber Street	5,500 – 7,500
Loop Road East from Barber Street to Villebois Drive	2,000 – 3,500
Villebois Drive from Loop Road to Boeckman Road	5,000 – 7,500
Tooze Road west of Grahams Ferry Road	10,000 – 11,500
Tooze Road/Boeckman Road from Grahams Ferry Road to Kinsman Road	10,000 – 15,000
Grahams Ferry Road from the Living Enrichment Center to Clutter Road	1,000 – 7,500

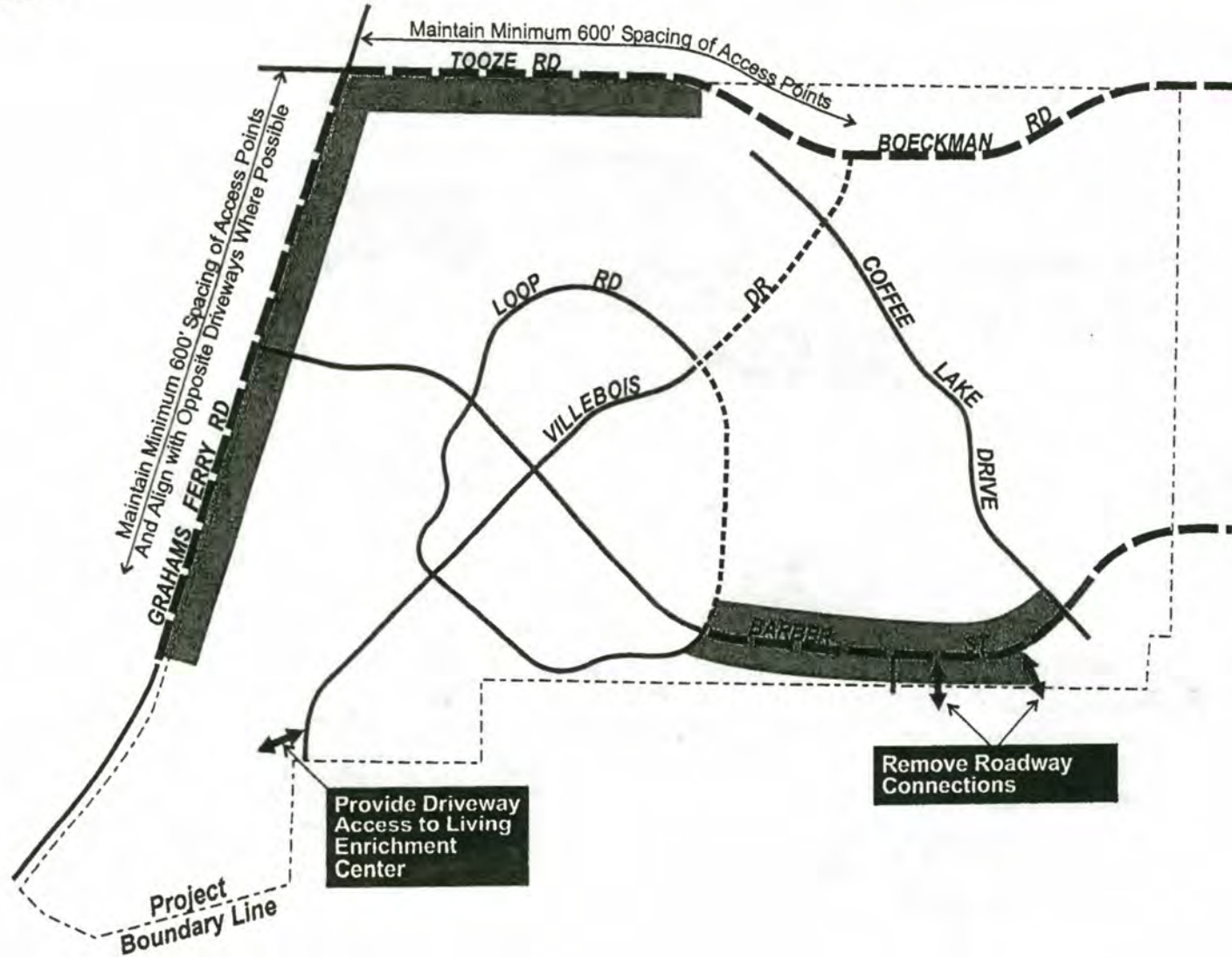
Intersection Performance

While analysis of traffic flows is useful in attempting to reach an understanding of the general nature of traffic in an area, traffic volume alone indicates neither the ability of the street network to carry additional traffic nor the quality of service provided by the street facilities. For this reason, the concept of level of service (LOS) has been developed to correlate traffic volume data to subjective descriptions of traffic performance at intersections. Intersections are the controlling bottlenecks of traffic flow, and the ability of a roadway system to carry traffic efficiently is nearly always diminished in their vicinity.

An intersection's level of service (LOS) is similar to a "report card" rating, based on average vehicle delay. Level of service A, B and C indicate conditions where vehicles can move freely. Level of service D and E are progressively worse. For signalized intersections, level of service F represents conditions where the average delay for all vehicles through the intersection exceeds



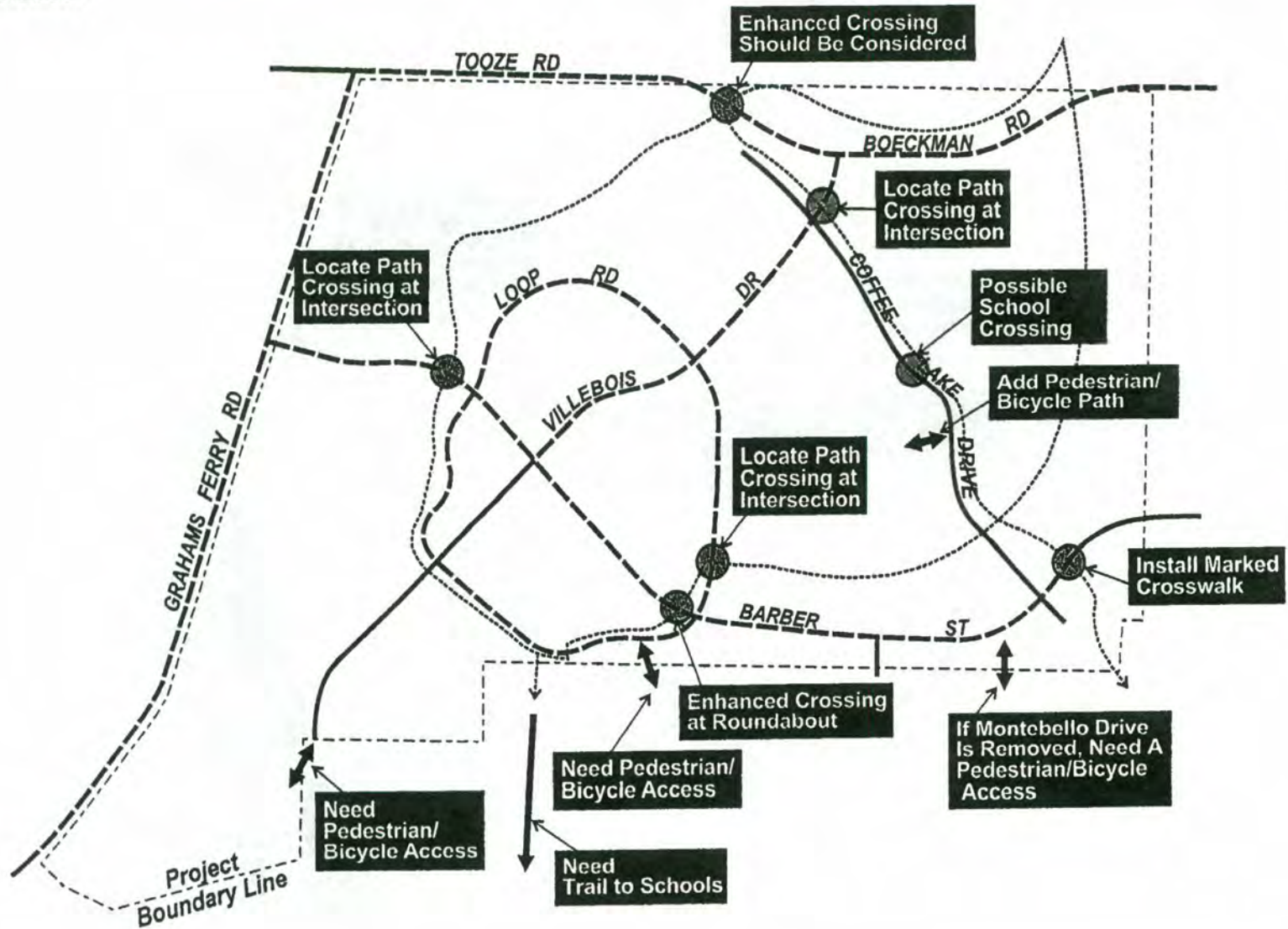
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LEGEND

- No Parking
- Limited Parking
- No Driveway Access on Barber Street, Grahams Ferry Road or Tooze Road

Figure 2
Villebois Urban Village
ACCESS AND PARKING



LEGEND

- - - - - Bike Lanes
- Shared-Use Path

Figure 3
Villebois Urban Village
PEDESTRIAN/BICYCLE

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MEMORANDUM

TO: Eldon Johansen, City of Wilsonville

FROM: Ransford S. McCourt, P.E.
Colette Snuffin, P.E.

DATE: February 28, 2003

SUBJECT: Villebois Urban Village Transportation Off-Site Mitigation
Phasing Analysis



P02246

This memorandum presents findings for the phasing analysis of future Villebois traffic based upon the site plan and phasing scheme of December 12, 2002 provided by the development sponsors. This memo focuses on the off-site transportation mitigation needs for the motor vehicle system. The on-site circulation and access needs have been evaluated as part of a separate memorandum dated January 13, 2003. Roadway network deficiencies and appropriate mitigations are identified as each phase of Villebois is added incrementally. A separate analysis of deficiencies and mitigations including Villebois with background growth is also covered.

There are a total of twenty-two study intersections considered for this analysis. Eleven off-site study intersections were selected for analysis in consultation with City of Wilsonville staff. Eight study intersections were included in the analysis of the internal circulation of Villebois dated January 13, 2003. Two intersections on Bell Road were added because of concerns about adding traffic to rural intersections, one of which has an approach at an severe angle. One additional intersection was included in this study as it became apparent that it could be adversely impacted by Villebois trips. The twenty-two study intersections fall under jurisdiction of at least one of several jurisdictions that include Oregon Department of Transportation (ODOT), City of Wilsonville, Clackamas County, and Washington County. The study intersections are shown in Figure 1.

Eldon Johansen, City of Wilsonville
 February 28, 2003
 Page 2 of 9

Table 1: Study Intersections and Jurisdictions

Number	Intersection	ODOT	City	Clackamas County	Washington County
1	Brown Road/Wilsonville Road		✓		
2	Kinsman Road/Wilsonville Road		✓		
3	Boones Ferry Road/Wilsonville Road		✓		
4	I-5 SB Ramps/Wilsonville Road	✓	✓		
5	I-5 NB Ramps/Wilsonville Road	✓	✓		
6	Barber Street/Grahams Ferry Road			✓	
7	Barber Street/Villebois Drive		✓		
8	Barber Street/Loop Road East		✓		
9	Brown Road/Barber Street		✓		
10	Barber Street/Coffee Lake Drive		✓		
11	Loop Road North/Villebois Drive		✓		
12	Grahams Ferry Road/Tooze Road			✓	
13	Boeckman Road/Tooze Road/ Villebois Drive		✓		
14	95 th Avenue/Boeckman Road		✓		
15	Boberg Road/Boeckman Road		✓		
16	Boeckman Road/Parkway Avenue		✓		
17	Grahams Ferry Road/Clutter Road				✓
18	95 th Avenue/Ridder Road		✓		
19	Grahams Ferry Road/Day Road				✓
20	95 th Avenue/Elligsen Road		✓		
21	Bell Road/Grahams Ferry Road			✓	
22	Bell Road/Wilsonville Road			✓	

Methodology

The consideration of motor vehicle improvements with the proposed Villebois project was done two different ways. First a separate analysis of added Villebois traffic (by itself) was conducted adding the proposed development traffic by each phase incrementally on top of a base condition of existing traffic plus other Stage II approvals. Existing plus Project plus Stage II is the common scenario evaluated for traffic impact studies in the City of Wilsonville. This scenario indicates mitigations that are likely triggered by a particular development.

A second analysis was conducted that evaluated the phasing of the proposed Villebois traffic impacts with forecasted estimates of background traffic growth (beyond the existing plus approved Stage II scenario). Because this project spans several years, it is important to also evaluate deficiencies and mitigations when background growth is added to determine the timing of necessary mitigations as well as additional mitigations that will be triggered by other development.

To conduct the analysis of proposed Villebois phasing and background growth requires the use of the City of Wilsonville's travel demand forecast model. This travel model was cooperatively developed by the City of Wilsonville, Metro, and ODOT to be used for the City's Transportation System Plan and the I-5 Freeway Access Study. Background growth rates were determined by corridor and are consistent with overall growth by 2020 as forecasted by the Metro regional travel demand model. It should be noted that growth has been added incrementally which prorates the effects of the introduction of a large traffic generator such as Fred Meyer. Future

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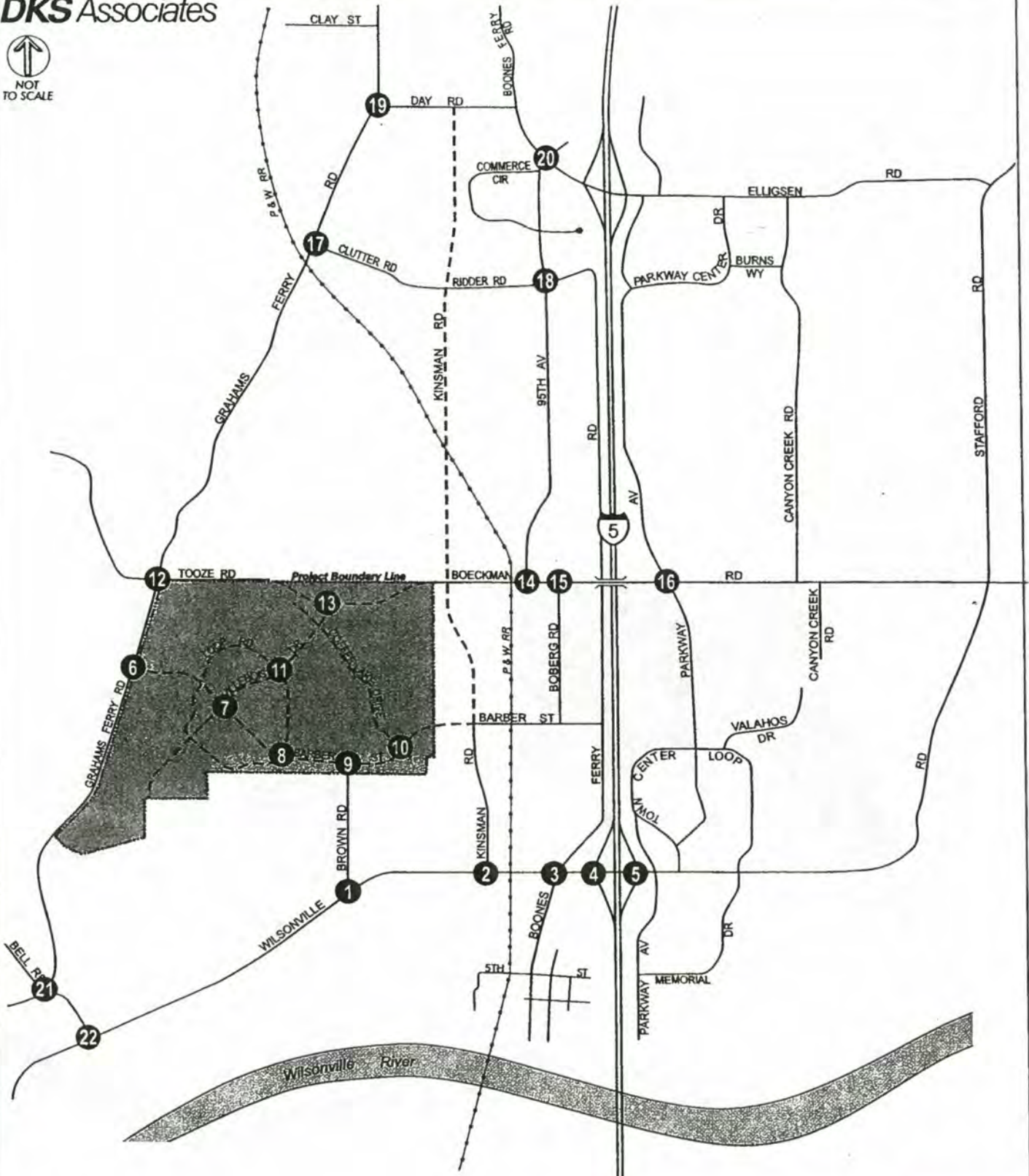
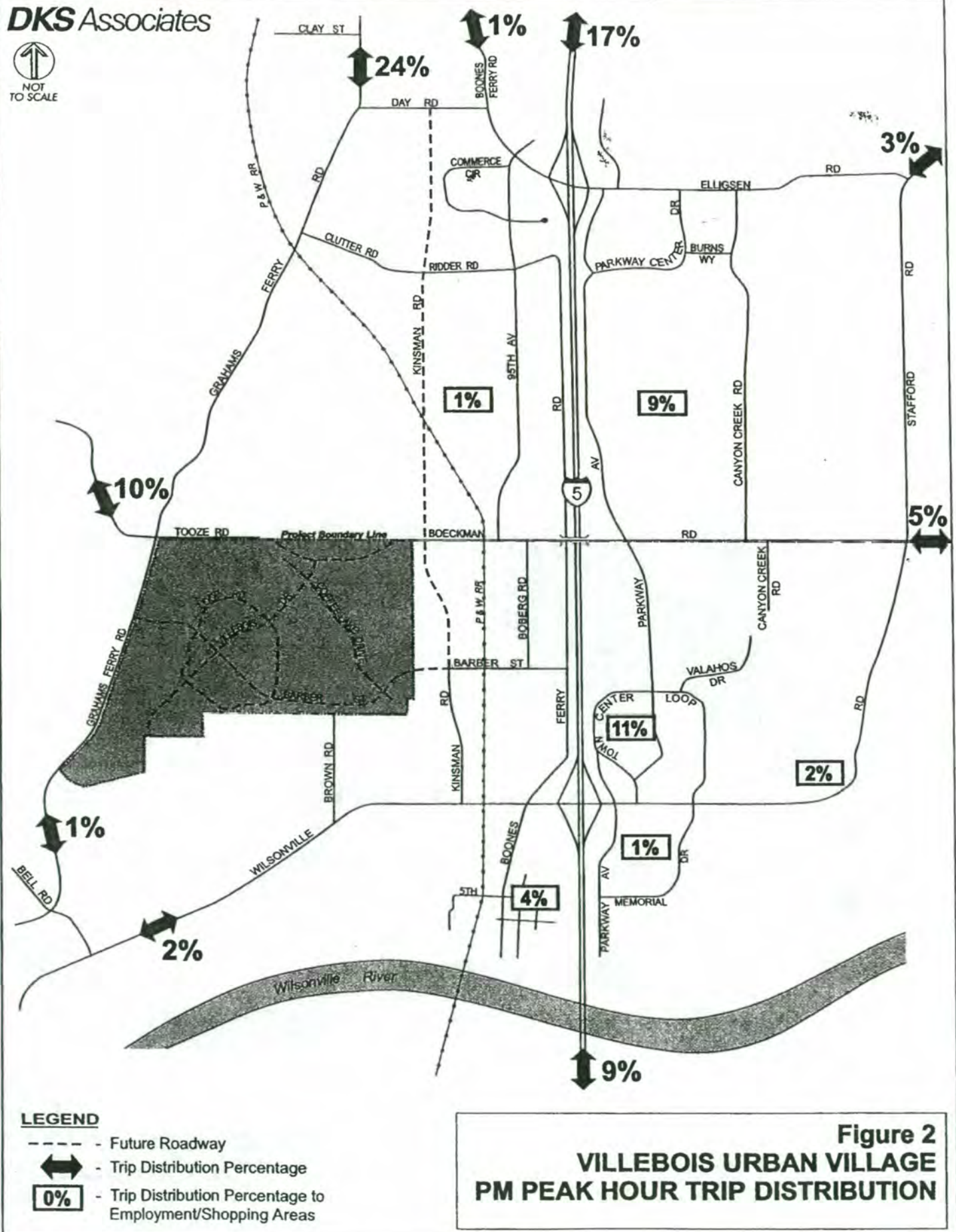


Figure 1
VILLEBOIS URBAN VILLAGE
STUDY INTERSECTIONS

DKS Associates



COMMUNITY DEVELOPMENT MEMORANDUM

Date: April 25, 2003

To: Planning Commission

From: Eldon R. Johansen, Community Development Director

Subject: Application Number 02PC07B Villebois Village Master Plan Printed
April 24, 2003

We had tentatively scheduled a Public Hearing on the Villebois Village Master Plan for May 14, 2003. In scheduling this Public Hearing, we have been working to ensure that the Planning Commission would have the Master Plan three weeks prior to the hearing. Costa Pacific and their design team have been working to prepare a Master Plan that would meet the City requirements; however, all issues have not been resolved. We are recommending a study session on May 14th with the Public Hearing in June. The design team has done an admirable job and is close to having a document that would be ready for broad distribution for the Public Hearing. Although the situation changes rapidly I want to provide you with a status report at this time. In the next two paragraphs I will summarize those areas where additional effort is needed, and in the following paragraph I will summarize those areas, which appear ready for detailed review by the Planning Commission.

Present topics of concern are as follows:

Parking on Collector Streets

Street Standards A and C as described on Figure 9A and as indicated on Figure 7 include parking on the streets. The overall approach to the Villebois Village design has been that there would be three separate villages. Staff has worked with the design team to obtain a good collector and arterial street system in the Villebois area so that through traffic could move on the arterial and collector streets and so that the drivers would have no incentive to use the local streets unless that was their end destination. Our concern with the on street parking on the collectors is that this will either by design, or by circumstances result in much lower speeds on the collectors and will, as a result, end up with much greater traffic using the local streets. We have been unable to resolve this difference with the design team and unless circumstances change, look forward to a thorough discussion of this subject in front of the Planning Commission in June.

April 25, 2003

Page 2

The proposed detention pond on Wilsonville Tract as indicated on Composite Utility Plan, Figure 6 and in the discussion of the refinement and implementation of Storm Water Project CLC-10 as described on paragraphs 1 and 2 beginning on page 48 of the Master Plan. When the Dammasch State Hospital was constructed the part of the flows that had historically gone to Arrowhead Creek, and also to Coffee Lake were diverted to Mill Creek. This has resulted in significant erosion in the canyon leading to Mill Creek and Costa Pacific is attempting to redirect flows back to the historic channels.

Costa Pacific has included construction of a detention pond on the Wilsonville Tract to reduce peak flows. This conflicts with the Master Plan that is under development for the Wilsonville Tract. Staff is concerned about this apparent conflict between two separate planning documents and will provide an update at the study session on May 14th.

Utilities for Living Enrichment Center (LEC).

The second paragraph on page 7 indicates that the full analysis of LEC's compliance with the City's Comprehensive Plan and various sub-elements is not included in this document and that LEC will be required to submit a specific area plan for their property. Staff's primary concern with this approach is that inclusion of the LEC property in the residential village zone could result in more intensive use of the LEC property. This would require that the sanitary sewer and possibly the water part of the Composite Utilities Plan be revised. In addition, it could mean that the street from LEC to the Loop Road would need to be upgraded from a residential standard classification. Also, the improvements of Graham Ferry's Road would need to be extended in front of LEC and the intersections of Bell Road with Grahams Ferry Road and Wilsonville Road would need to be upgraded. If the Master Plan is completed without consideration of the impacts of development of LEC within the residential village framework, we could end up with possible "dig-up" of newly installed streets, a substantial rework of the Master Plan and a revision of the Financial Plan. For this reason, staff has recommended to the design team that the infrastructure be adjusted to accommodate a reasonable expansion of requirements from the development of the LEC property. We have suggested a couple of different alternatives that are under consideration by the design team and will provide an update at the study session.

April 25, 2003
Page 3

The above items appear to be the primary areas of concern. There is ongoing work on the following items:

Reconciliation of the Villebois Village Master Plan with the requirements of the City Parks and Recreation Master Plan.

Compliance with significant Resource Overlay Zones and Flood Plain limitations.

Parks Maintenance

Impacts on Wastewater Treatment Plant Capacity and Water Treatment Plant Capacity.

After rereading the above it appeared that I was negative on this project and I am not. I think the overall layout is very well reasoned and appropriate for the development. I also think the following are ready for detailed review at this time and would be supportable by staff:

The concept of special area plans and the layout for these plans.

The sequence of development as shown in Figure 4.

The general approach to parks and open space as shown on the Parks and Open Space Plan as shown on Figure 5.

The overall composite utilities plan as indicated on Figure 6 except for the detention basin in the Wilsonville Tract and the adjustments that will be required to ensure that there is adequate capacity for LEC.

The overall street layout as shown on Figure 7 except for the on street parking on collectors. The overall concept for the streets within each of the three separate villages is particularly strong and we need to keep our through traffic off of those streets for the concept to work.

The proposed arterial/collectors street system as shown on Figure 8 with the exception of the on street parking as noted.

The street and trail sections as listed on Figures 9A and 9B with the exception of the parking as listed on A and C.

April 25, 2003

Page 4

The overall analysis of the Waste Water Collection System and the Water Transmission and Distribution System for the Villebois Development.

The balanced approach to transportation.

That concludes my overall review of the Villebois Village Master Plan printed April 24, 2003. It has been a very quick review so that we could get the document to the Planning Commission for an adequate review prior to May 14th. As the staff experts get a chance to review the document I would anticipate there will be additional topics for improvement, additional areas that are in excellent condition and probably some areas that we need to modify. If you have questions on this summary, please contact Mike Stone, City Engineer or Eldon Johansen, Community Development Director at 503-682-4960.

Eldon R. Johansen
Community Development Director

ERJ:bgs

Cc: Villebois File
IOC-CD

PLANNING COMMISSION

Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon

June 11, 2003

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Iguchi called the meeting to order at 7:33 p.m. Those present:

Planning Commission: Debra Iguchi, Mary Hinds, Susan Guyton, Mark Pruitt and Randy Wortman were present. City Council Liaison John Helser was also present. Craig Faiman was absent.

City Staff: Maggie Collins, Paul Lee, Mike Stone, Kerry Rappold, Chris Neamtzu, Laurel Byer, Danielle Cowan, and Linda Straessle. Barbara Coles of Coles Environmental Consulting was also present.

V. PUBLIC HEARING

Application No: 02PC07B

Request: Review and Adoption of the Villebois Village Master Plan

Location: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City western boundary.

Applicant: Costa Pacific Communities

Chair Iguchi read the Legislative Hearing Procedure for the record.

Chair Iguchi opened the Public Hearing for 02PC07B *Villebois Village Master Plan* at 7:10 p.m. and called for the Staff Report presentation.

Planning Director Maggie Collins made the following additions and corrections to the listed criteria in the Staff Report:

- Page 2 of 74:
 - * Add "Standards for Approval of Plan Amendment, page 8" to the top of page 2 of 74, at the top of the City of Wilsonville Comprehensive Plan criteria list.
 - * Correct the listed Implementation Measure criteria for *Parks/Recreation/Open Space* to "Implementation Measures 3.1.11.a, b, d-g, i-l, n, o, p, s."
- Page 3 of 74:
 - * Add to the City of Wilsonville Planning & Land Development Ordinance Criteria list, Section 4.010 – 4.020. She explained that the proposed findings would address these criteria.

- Commissioner Wortman asked that Implementation Measure 4.1.4.j and Implementation Measure 4.1.4.k be added as Comprehensive Plan review criteria. Ms. Collins stated that City staff would check the suggested criteria and address it later in the meeting.

Ms. Collins entered the following into the record. It was noted that the exhibits had been distributed at the beginning of the meeting.

- A memorandum dated June 4, 2003, from Costa Pacific Communities, regarding On-Street Parking on Collectors City File No. 02PC07B – Villebois Village Master Plan (Exhibit 5).
- A Planning Division Memorandum dated June 11, 2003, from Chris Neamtzu, regarding Parks and Recreation Advisory Board Review of Chapter 3 of the Villebois Village Master Plan (02PC07B) (Exhibit 4).

Ms. Collins explained that the *Villebois Village Master Plan* is different from other master plans as it does little in refining the land use proposals from the *Villebois Village Concept Plan*. She reviewed the Staff Report including an overview of the chapters, and the unresolved issues as listed on page 8 of 74.

Commissioner Hinds asked Ms. Collins to summarize the concern in Unresolved Issue A, "Access Spacing Along Grahams Ferry Road" as presented on page 8 of 74. Ms. Collins suggested that Implementing Measure 4 on page 57 in the *Villebois Village Master Plan* addresses the Grahams Ferry Road access concerns.

APPLICANT TESTIMONY:

Mike Ragsdale of Costa Pacific Communities and Villebois LLC stated that Villebois LLC concurs with the Staff Report. He had an issue in relation to the access spacing on Grahams Ferry Road. He noted that the Transportation Systems Plan (TSP) includes a provision for disagreements with the TSP that allows the dispute of a major alteration to be taken to the City Council. He wanted the Planning Commission to know that Villebois LLC intends to take this issue to the City Council – they intend to request the spacing that is on the map.

Rudy Kadlub of Costa Pacific Communities and Villebois LLC, 28801 SW 110th Avenue, Wilsonville. Mr. Kadlub stated that they are pleased with the Staff Report but they do have a concern about the requirement to prevent on-street parking on a collector in a residential area. He listed reasons why on-street parking is important to the Villebois design which included:

- The tie between neighborhoods is created from the front yards facing the street creating people-friendly street environments.
- Villebois, as an urban village, is designed to have front yards across streets and across collector streets.
 - * Garages are located behind homes with access from driveway lanes or alleys.
 - * There are no driveway connections to collector streets in the Villebois plan.
 - * Parking on the collector streets facilitates guest interaction and visitation with residents and draws people to the street to interact.
 - * This new urban design does not work without on-street parking on collector streets.
- Villebois LLC understands the operational function of the collector streets is essential to the Village and to through traffic.
- Based on the projected traffic demands for 2020 horizon, at full buildout of Villebois, all of the collector facilities planned for Villebois will be operating at 30% to 35% of the designed capacity.
 - * There is no basis to conclude that allowing on-street parking on collector streets with operating speeds of 35 mph to 40 mph will create a significant safety problem.

- * The proposed collector street cross-sections conform to standards identified in Figure 4.19 "Major Collector with On-Street Parking Standards" in the TSP.
- * On-street parking on collector streets is also in conformance with the *Metro Area-Wide Livable Streets* design standards.
- * He does not believe that allowing on-street parking along the collector streets will significantly impede traffic flow or reduce travel speeds to such a degree that traffic will divert to the surrounding residential streets which are narrower, have lower speeds, and will have parking on both sides with stop signs.
- * Given that the streets will operate far below capacity, on-street parking will result in less than one second increase in the average delay per vehicle.
- Villebois LLC's proposal meets both the City and Metro standards, both of which are guided by AASHTO standards. He read from the AASHTO's *Policy on Geometric Design of Highway and Streets*, "Parallel parking is normally acceptable on urban collectors where sufficient width is available to provide a parking lane. In residential areas, a parallel parking lane from seven to eight feet in width should be provided on one or both sides of the street as appropriate for the lot size and density of development." Mr. Kadlub discussed other studies that indicated that there are no significant safety conflicts associated with interaction between motorists, bicyclists and pedestrians.

Mr. Kadlub used a PowerPoint presentation to illustrate the differences in the street character and design when there is on-street parking and streets with no parking. Some of the pictures are included in Exhibit 5, which was distributed tonight.

Mr. Kadlub summarized his testimony:

- Villebois LLC believes that on-street parking on collector streets will not slow traffic significantly and will not encourage traffic to go through the neighborhoods. They do believe that on-street parking creates a friendlier, safer neighborhood.

The Commissioners questioned Mr. Kadlub:

- Commissioner Hinds asked how many trips per day are expected for the collector streets at full buildout.
 - * Mr. Kadlub explained that at full buildout, the capacity of the collector streets will be at approximately 35% of capacity at peak a.m. and p.m. times.
 - * The average daily trips are projected to be:
 - 5500 to 7500 trips on Brown Road from Wilsonville Road to Barber Street.
 - 5000 to 6000 trips on Barber Street from Loop Road East to Brown Road.
 - 3500 to 4500 trips on Barber Street from Brown Road to Coffee Lake Drive.
- Chair Iguchi stated that she has seen collector streets where the houses face the street and there is no parking on the street.
 - * Mr. Kadlub suggested that there would be illegal parking on those streets if no parking were allowed on streets where the houses face the street.
 - * Mr. Kadlub stated that these streets are to have longer blocks without driveway accesses.
 - * DKS Associates, in their memo that is Attachment B to City Engineer Mike Stone's June 4, 2003 memo (in the meeting packet) quotes the AASHTO Green Book as saying that it is desirable to prohibit on-street parking on urban arterial streets and rural arterial highways sections. He noted it is collector streets that are being discussed, not arterial streets.

City Engineer Mike Stone summarized Community Development Director Eldon Johansen's May 30, 2003 memorandum regarding Application Number 02PC07B, Review and Adoption of the Villebois Village Master Plan (Attachment B to the Staff Report on page 11 of 74 in the meeting packet):

- Mr. Johansen included material in the meeting packet about parking along collector streets and arterial streets in relation to New Urbanism.

- Mr. Johansen has recommended that parking be eliminated between Barber Street and Villebois Drive.
- City staff agrees with the application except for three sections of roadways that are listed in an attachment to his June 4, 2003 memo (page 55 of 74 in the meeting packet).
 - * Barber Street from Coffee Lake Drive to the Loop Road
 - * The Loop Road from Barber Street to Villebois Drive
 - * Villebois Drive from the Loop Road to Boeckman Road.

Mr. Stone reviewed highlights of his June 4, 2003 memo on page 49 of 74 (in the meeting packet).

- He outlined the past practice of the City to not approve parking along collector streets. He noted that the collector streets in Wilsonville operate well and are at an acceptable level of service. There are no sections of roadway with an abnormally high number of accidents.
- His memo includes an article that was presented to the Institute of Transportation Engineers conference. He summarized the article:
 - * The accident rate on collector streets with on-street parking is approximately twice of what would be expected along a collector street that does not have on-street parking.
- Mr. Stone referred to the memo from Costa Pacific Communities (Exhibit 5) and explained:
 - * The State Speed Control Board, not the City, establishes the speeds along collector streets and arterial streets.
 - While a speed can be requested for a street length, the State Speed Control Board does not necessarily approve the requested speed.
 - Speed limits may be set significantly higher or it may be significantly lower than the assumed speeds of 25 mph and 35 mph.
 - * Stop signs are not an approved traffic control device and there are specific guidelines for the installation of stop signs much like the warrants for an installation of a traffic control signal. It is not a good assumption that stop signs could deter speeding in a neighborhood.
- He considers cars into and out of a parking space along a collector street to be just as much of a potential conflict to a motorist as cars pulling out of driveways.

The Commissioners questioned about the on-street parking:

- Chair Iguchi asked how the State determines speed limits. Mr. Stone explained:
 - * Most of the City collector streets have a posted speed of between 35 mph and 45 mph.
 - * It is taking over a year to get the State Speed Control Board to do a speed zone study and assign a speed to the section of Wilsonville Road in front of Boones Ferry.
 - * There are numerous factors that go into the determination of a speed.
 - Statistically, the actual speed cars traveling on the roadway.
 - Location of schools.
 - The horizontal and vertical alignment of the road.
 - Whether the road is illuminated.
 - Special factors about the road that would affect speed.
 - * Chair Iguchi asked Mr. Stone to find out if parked cars is a criterion for setting speeds.
- Commissioner Hinds asked if the accident rates, with and without parking, pertained to one-way streets with medians, or with angle or parallel parking.
 - * Jerry Palmer of Alpha Engineering (a member of Villebois LLC) referred to Table 10 *Scottsdale Accident Rates Per Mile* of the article, "Angle Parking Issues Revisited, 2001" from the ITE Journal (page 56 of 74 in the meeting packet). Mr. Stone suggested that the assumption made in this table was that there was at least one lane for each direction of travel.
 - * Mr. Palmer suggested that Table 10 was comparing a collector street with parallel parking to a local street with parallel parking.
- Commissioner Wortman stated that Costa Pacific Communities presented pictures in their PowerPoint presentation that illustrated their point well. He suggested to Mr. Stone that the City

could have presented pictures of Wilsonville subdivisions showing better aesthetics without on-street parking where there is nice landscaping and buffering strips along the streets. Mr. Stone listed streets in Wilsonville that provided good and bad examples of aesthetics along collector streets.

- Commissioner Hinds asked what would the consequences would be if there is no parking on the collector streets. Mr. Ragsdale responded:
 - * Homes would have to take their access off an internal street so one more road would be added parallel to the collector street. There would be fences rather than landscaping abutting the collector street for privacy for the rear yards of those homes that would take their access off of an internal street.
 - * It would be unmarketable to have homes that fronted onto a street without parking.
 - * Allowing driveways to access collector streets would be more intrusive than on-street parking.
- Commissioner Wortman asked about on-street parking for multi-family housing.
 - * Mr. Ragsdale referred to Figure 1 "Land Use Plan" in the *Villebois Village Master Plan* and explained that the urban village concept calls for lower densities at the edges and higher density areas at the neighborhood centers and the village center. He suggested that it would be inappropriate to have apartments or townhouses along the edges where the collector streets are running.
 - Commissioner Wortman noted that the Villebois Drive, one of the collector streets of concern, travels through the village center with its higher densities.
 - Mr. Ragsdale explained that a strong concern of the southern neighbors of Villebois was that the housing in the southern part of Villebois be similar their housing types; that there not be apartments or townhouses in that location. This design is in the *Villebois Village Concept Plan*.
 - * Commissioner Wortman asked if alleyways were being planned for accessing the large lot houses south of Barber Street. Mr. Ragsdale answered that there are to be no driveways on collector streets. The driveways are to access the street on the southern boundary. Brown Road and Evergreen Avenue will become local streets.
- Commissioner Wortman asked Mr. Stone if street cross section "D. Major Collector with Median" as shown in Figure 9A "Street and Trail Sections – A" was what was being proposed for Barber Street and Villebois Drive, and whether a six-foot bicycle lane on collector streets would help to mitigate safety issues.
 - * Mr. Stone responded that any added width would act as a buffer between the parked cars and moving traffic, but he does not have any proof that this would mitigate the safety concerns. Commissioner Wortman suggested that the additional width would give more room for car doors, as three feet are necessary for a car door opening into bike lanes.
 - * Mr. Stone explained that typically in Wilsonville, there are five-foot wide bicycle lanes on collector streets, but on some collector streets there are six-foot wide bicycle lanes.

PUBLIC TESTIMONY:

Wanda Beland, 12301 SW Moffitt Drive, Wilsonville. Ms. Beland explained that she moved to outside of Wilsonville 18 years ago to be in the country because of the quiet, lack of traffic and crowds, but she understands that because of the Villebois project the aesthetics are going to be lost, and accepts that the Villebois project is going forward. She asked the Planning Commission to consider these concerns:

- The *Villebois Village Concept Plan*, Figure 3 "Concept Composite Land Use Plan" shows the main road through the Villebois Village aligning up with Moffitt Drive on the west side of Grahams Ferry Road.
 - * She is working with Costa Pacific Communities and the county to vacate Moffitt Drive from a county road to a private road. The county has agreed to the vacation request.

- * She and her neighbors already are experiencing difficulty pulling out from Moffitt Drive onto Grahams Ferry Road due to the traffic from the Living Enrichment Center (LEC).
- * When Villebois is built, it will feel as though the city is in their front yards.
- * The current main road from the old Dammasch property would be a better solution for those who live on Moffitt Drive.
- * Grahams Ferry Road is a rural road with speeds of 40 mph to 50 mph and does not need to have nine or more access roads along it. She suggested limiting the accesses along Grahams Ferry Road to two or three roads with no on-street parking.

The Commissioners questioned Ms. Beland regarding her testimony. Ms. Beland clarified:

- * She is asking that there be no on-street parking on Grahams Ferry Road.
- * Moffitt Drive is off of Grahams Ferry Road to the west of Villebois Village.
 - * Ms. Beland pointed out Moffitt Drive as being on the west side of Grahams Ferry Road just opposite from the road indicated in light yellow on Figure 7 "Street Plan" in the *Villebois Village Master Plan*.

Jane Schuessler, 12331 SW Moffitt Drive, Wilsonville. Ms. Schuessler's concerns included:

- * The recently adopted Transportation Systems Plan (TSP) classifies Grahams Ferry Road as a minor arterial.
 - * The increase of multiple outlets would further compound traffic problems on Grahams Ferry Road which has speeds of 40 mph to 50 mph due to its rural nature.
 - * The high volume of traffic generated by LEC has already increased the number of traffic accidents in the area.
 - * The *Villebois Village Master Plan* shows that there will be nine roads from Villebois accessing Grahams Ferry Road. This is too many and should be reduced to three accesses; the current main outlet from the old Dammasch property, one outlet south of the Dammasch outlet, and one to the north of the upland forest preserve. She does not feel that there should be an outlet across from Moffitt Drive.
 - * Ms. Schuessler questioned how Grahams Ferry Road is to be maintained if it is to be the main arterial for construction vehicles and equipment during the ten to twelve years of construction.
 - * She asked the Planning Commission to consider the impact that Villebois will have on the residents living on the west side of Grahams Ferry Road, and who are not within Wilsonville's City limits.

Lou Fasano, 2455 SW Gregory Drive, West Linn OR, 97068. Mr. Fasano, his wife, and a partner own 43 acres that are included in the Villebois development area, on the east side of 110th Avenue. Mr. Fasano suggested that the owners on the east side of the Villebois development area have the following concerns about the *Villebois Village Master Plan*:

- * They are working on revisions to the east side planning to improve traffic flows and increase density to make the Villebois Village "work better."
 - * These revisions were not finished in time to be included in the *Villebois Village Master Plan* maps.
 - * The revisions he is proposing are acceptable to Costa Pacific Communities.
 - * He is not aware of anyone who has concerns or problems with his proposed revisions.
- * The revisions will include moving the school site to the west side of Villebois from the east side.
- * There will be very minor traffic flow changes to improve traffic flow.
- * There are no anticipated changes to the *Villebois Village Master Plan* text, housing types or utility plans.
- * He and others spoke with City staff earlier and City staff is saying that
 - * The revisions can be handled through the Specific Area Plans (SAPs), and would not constitute a Master Plan change.

- If their proposed changes were found to require a Plan change, they would have return to the Planning Commission with proof and information similar to what is presented at a quasi-judicial hearing. He and the others involved do not want to do this and City staff is saying they do not think that this would have to be done.
- He wants to make the Planning Commission aware that these changes are in process and that the changes are not significant.
- He does not want any surprises when the Development Review Board (DRB) reviews the SAPs since there will be a SAP with the east side differing somewhat from what is indicated in the *Villebois Village Master Plan*.

The Commissioners questioned Mr. Fasano:

- Commissioner Wortman asked Mr. Fasano if he had discussed the plans to move the school site with the West Linn-Wilsonville School District. Mr. Fasano responded:
 - While he hasn't been in contact with the School District, Costa Pacific Communities has been in contact with the School District.
 - He suggested that page 6 of the *Villebois Village Concept Plan* include a statement that any site in Villebois would be acceptable to the School District as long as there is a ten-acre school site.
 - The school site is on his property and he does not want it there.
 - The site shown in the *Villebois Village Master Plan* for the school is in the wrong place for getting the Villebois project to yield a diverse community with enough housing to make it work.
 - The Master Planner has agreed to a SAP with a new school site.
- Commissioner Guyton asked Mr. Fasano to clarify why the school site does not work at the site shown in the *Villebois Village Master Plan*. Mr. Fasano responded:
 - His property is some of the best property in the Villebois Village, and is better suited for housing than for a school.
 - There is a phasing issue, as the school will not be built until the later phases of the Villebois development.
- Chair Iguchi expressed concern that the school might be located closer to the Villebois Village center, displacing higher density housing. She questioned if Mr. Fasano would be increasing the densities on his property.
 - Mr. Fasano stated that he would not be increasing the density of his property, but rather the yield of housing would increase, as he would have more lots without the school on the property.
 - Mr. Fasano suggested that Costa Pacific Communities could answer this question better. His understanding was that the school would be sited toward the perimeter of Villebois rather than toward the center of the Villebois Village.

Sheri Young, PO Box 7, Wilsonville. Ms. Young stated that she is one of multiple owners of property to the east of the Villebois development.

Ms. Young's concerns regarding the Staff Report included:

- Page 3 of 74. Ms. Young stated that the Staff Report did not help her review the *Villebois Village Master Plan* as the Staff Report, and the Implementing Directives, are not finished. The public has not been provided with a final Staff Report that could tell the public what City staff has concluded regarding the *Villebois Village Master Plan*, and what the City staff recommendations were. The public and Planning Commission did not get what they should in order to make comments and decisions.
- Page 6 of 74, subheading Chapter 3 – Parks & Open Space/Off-Street Trails & Pathways. It doesn't say how the *Villebois Village Master Plan* will meet open space requirements or the Natural Resource Plan.
- Page 7 of 74. The third paragraph states, "The Storm Water Master Plan did not include the Villebois area directly."

- * This is relevant to Ms. Young because the *Villebois Village Master Plan* states that the Villebois development is meeting the Code as established in the Stormwater Master Plan.
- * Later in the paragraph it states, "Staff will propose several Implementing Directives in its recommendations for 02PC07B." Where and what are the Implementing Directives?
- Page 11 of 74. It is unclear why the enclosed documents are included in Community Development Director Eldon Johansen's May 30, 2003 memo regarding Application Number 02PC07B, Review and Adoption of the Villebois Village Master Plan.
- Page 63 of 75. Attachment C includes several pages from the Implementing Directives of the *Villebois Village Concept Plan*. It states in these pages that the *Villebois Village Master Plan* will integrate land use, transportation, natural resource elements and other issues. She was not clear on how to use this section.

Ms. Young's comments regarding the *Villebois Village Master Plan* included:

- Page 23, Policy 6, "Naturalization and enhancement of the Coffee Lake Creek wetland complex is desirable to be achieved overtime."
 - * She continues to be deeply concerned over the specifics of implementation of the naturalization and enhancement of the Coffee Lake Creek wetland.
 - * She appreciates that language has been added to page 24, Implementation Measure 5, that states that developers have a responsibility in planning, implementing and securing funding for wetland naturalization and enhancement, it is not clear that Villebois LLC has the responsibility to be part of the funding sources.
 - * Although planning for the wetland complexes have been ongoing for a number of years, there still aren't any wetland complexes.
 - * A stronger statement needs to be made that the naturalization and enhancement will be completed concurrent with each phase of Villebois development.
- Page 24, Implementation Measure 6 states, "The *Villebois Village Master Plan* shall comply with the Significant Resource Overlay Zoned (SROZ) regulations."
 - * The standards set in the SROZ state that identification of appropriate slopes for embankments of Seely Ditch or the creek for re-contouring or for re-establishment of wetlands are idealizations and are not required by the SROZ.
 - The *Villebois Village Master Plan* says that Villebois development will comply with the SROZ if it encroaches in the SROZ, but she is concerned that if there is no encroachment into the SROZ, there will be no planning for the naturalization within that area.
 - She believes that Costa Pacific Communities will go forward with creating plans with the City, federal government and other people but she still wants to see Costa Pacific Communities' obligations to meet the standards of the Stormwater Master Plan and re-establishment of wetlands tied tightly to the *Villebois Village Master Plan*.
 - * She was hoping to see in the *Villebois Village Master Plan* a specification of the rainwater acreage for each part of the development that is going to be added back into Arrowhead Creek or into Coffee Lake Creek.
 - Villebois LLC has made it clear stormwater that used to go into those areas before the Dammasch development will be redirected into those areas. She stated that this is a good idea, but the maps are less specific than they were in the *Villebois Village Concept Plan* of how much acreage is being redirected.
- Figure 6A "Onsite Stormwater Facilities" and Figure 6B "Onsite Rainwater Management." Only onsite stormwater facilities are shown in Figure 6A, but where the stormwater will enter the natural drainageways that are impacted are not shown. The impacted offsite areas are not addressed.
 - * Figure 6B indicates the entire Villebois development area. This means that every roof and every road is a rainwater management system. Where the water is going and what is going to happen on those drainageways need to be shown.

- Villebois LLC engineers have told her that they have to wait until the Boeckman Road extension environmental study is available to indicate how to handle the water in the Ditch or in the creek on the drawings.
 - There are already issues there. She knows that there are already problems with the ditches and she wants to see a commitment from Villebois LLC in the *Villebois Village Master Plan* that they will do something about the embankments on the ditch, and about holding stormwater beyond indicating that they will handle what comes off the roofs and what will be infiltrated onsite. She is not seeing this yet.
- Page 38. Language states that Villebois will meet the conditions of the Stormwater Master Plan, yet City staff says in the Staff Report that the Stormwater Master Plan did not address this site.
- Ms. Young, after discussion with the City staff and Villebois engineers, is concerned that a requirement for phasing improvements in the Coffee Lake area and Seely Ditch is matched with the phases of the development. She suggested that Coffee Lake and Seely Ditch improvements need to be done during the first Villebois development phase in order to mitigate the impacts of the Barber Street extension.
- Page 41. Regional standards are addressed rather than the specifics of what is needed in Wilsonville.
- Ms. Young discussed the need for maintenance of Seely Ditch.
 - A tree has fallen across Seely Ditch near Montebello and is damming the Ditch. The water is approximately two feet higher between the Villebois property and the Young property than it typically is this time of year. She discussed the historical width and depth of the Ditch.
 - She is concerned that this backed up water will impact her property when a wetland delineation is done on her property.
 - This indicates that if dams cannot be removed from Seely Ditch, capacity is lost. When there is high rainfall, a flood will occur where it did not need to.
 - She was expecting to see language in the Staff Report about a maintenance policy that would commit the City to a maintenance program. She did not think that Villebois development should move forward without a clear commitment for maintenance on Seely Ditch.
- City Manager Arlene Loble had said at a City Council meeting that the City would identify the other parts of the Code that would need to be changed during the review of the *Villebois Village Master Plan*. She is not seeing this. This needs to be addressed before the *Villebois Village Master Plan* is approved.
- Page 47, Item 6. She appreciates that there will be a study of Coffee Lake Creek drainage basin, but it should indicate that pursuant to the study, measures that are identified in the study are to be implemented.

Clay Luper, 29535 SW Teton Way, Wilsonville. Mr. Luper stated that he lives three houses down from Villebois' southern boundary. He is in support of the Villebois plan, however, he was not in favor of parking on collector streets.

- His children are likely to be playing in the collector streets and parked cars will block visibility of the children playing.
- Parked cars will block the view of the street trees and other landscaping.
- Parked cars are not attractive and are detrimental to the value of the homes.
- The collector street will be the major route out of town to Sherwood.
- It is already a freeway for the "wannabe" racecar drivers and to limit their visibility further with street parking would be detrimental to the safety of the street.
- He is supportive of City staff's opinion for not allowing on-street parking on the collector streets.

Bill Horning, Western Planning Associates, 4621 SW Kelly Avenue, Portland Oregon, 97239. Mr. Horning stated that he represents Matrix Development in working on the east district of Villebois. He stated that this is the only private property in the *Villebois Village Master Plan*. His comments included:

- The east district would be the most affected by the prohibition of parking on collector streets. He was referring specifically to the Barber Street extension from Coffee Lake Drive to Villebois Drive, and along Coffee Lake Drive.
 - * Matrix Development, also, has been working to "catch-up" to make sure that all the pieces fit harmoniously.
 - * How the parking is handled on this collector street is important not only for safety, but for the visibility and entry into Villebois.
 - If parking is not allowed on the frontage streets, then there will be a "pod" design.
 - Without parking on the collector streets, there is no way to sustain home sales. \
 - "Back-loading," lots up to the collector street which will result in a hedged or fenced elevation and look for that street. This is against the design intent of making a pedestrian-friendly, well-connected community.
 - * Parking did not have to be along the entire length of Barber Street but sufficient parking could be provided to make the homes functional and saleable, and at the same time address safety issues.
 - There are enough examples in the *Villebois Village Master Plan* of things that other cities have done to facilitate on-street parking such as bulb-outs at intersections. He suggested that bulb-outs slow traffic and create pedestrian safe zones.
 - Not allowing parking on Barber Street will affect road layouts within the east district. It will require roads on both sides of the houses, which does not produce desirable home sites. The home has to be marketable within the objectives of the community.
 - All the lots are alley-loaded now, no driveways are off of Barber Street, and the people on the Barber Street side of the alley will need a place for their guests to park.
- He reiterated Mr. Fasano's comments regarding the need to remain flexible on east side, because this is the only privately-held parcel in the overall Master Plan, and the property owner is playing "catch-up" in regards to the design. There are going to be adjustments in order to get the housing product mix to meet the objectives of the development.
 - * They will need flexibility when the SAPs are done.
 - * Coffee Lake Drive has already been realigned to meet their needs. Not allowing parking along this road will impact the "catch-up" planning that is being done.
 - * Coffee Lake Drive, according to the Staff Report, is not to have parking along it. He suggested that Coffee Lake Drive is a local street, not a collector street, in the area that Mr. Fasano and his planning team are currently designing.
 - * Nobody wants to put in parking lots in neighborhoods.

The Commissioners questioned Mr. Horning regarding his testimony:

- Chair Iguchi referred to Mr. Horning's statement that Coffee Lake Drive has been realigned and asked if the SROZ has been considered during the realignment process.
 - * Mr. Horning answered that it had but it is unknown if the SAP is being reviewed by the Development Review Board or by the Planning Commission. It would be at this time that the SROZ considerations would be reviewed.
 - * Mr. Horning suggested that the *Villebois Village Master Plan* treats the SROZ edge in a series of cells or tiers of stormwater as part of the rainwater management system. How the cells or tiers balance against the natural resources has not been work out.
 - * He did not think that their revisions to the *Villebois Village Master Plan* would preclude what is in the *Villebois Village Master Plan*.
- Commissioner Wortman stated that he did not see any mention of parking restrictions on Coffee Lake Drive in the Staff Report.
 - * Mr. Horning responded that Figure 1 on page 53 of 74 does not show it, but thought that it is mentioned in the text. Commissioner Wortman referred to page 52 of 74 where the streets that are not to have parking are listed and stated that Coffee Lake Drive is not listed. Mr. Horning stated he would look through the text again. Chair Iguchi suggested that time would be allowed

for Mr. Horning to point out the pages at the end of the public testimony if he could find them. Mr. Horning stated that if he found the text, he would highlight it and submit it to the Commission.

Craig Brown, Matrix Development Inc., 12755 SW 69th, Suite 100, Portland OR 97223. Mr. Brown explained that he wanted to augment Mr. Fasano's and Mr. Horning's comments that there needed to be flexibility in the *Villebois Village Master Plan*.

- Mr. Brown suggested that Figure 1 "Villebois Urban Village Access and Parking" not be considered a "hard" document.
- Mr. Fasano and Matrix Development are proposing some changes that will be within the *Villebois Village Concept Plan* and within the verbiage of the *Villebois Village Master Plan*.
 - * He reiterated that whatever changes are made need to be within the intent of the *Villebois Village Concept Plan* and the *Villebois Village Master Plan*.
 - * *Villebois Village Master Plan*, page 7, second paragraph under the subheading "The Next Step" states that, "Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Area Plans (SAP's)."
 - * Mr. Brown read from the April 24, 2003 draft of the *Villebois Village Master Plan* (the June 5, 2003 *Villebois Village Master Plan* draft is the draft under review at this Public Hearing). Section 2.4 of *Villebois Village Master Plan*, page 10, Implementation Measure 3, states, "Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for specific areas within the *Villebois Village Master Plan* boundaries. Specific Area Plans may propose refinements to the *Villebois Village Master Plan* without requiring an amendment to the *Villebois Village Master Plan* provided that refinement is not significant. Non-significant refinements include: minor alterations to street alignments or minor changes in area or uses." Mr. Brown stated that they were in the process of making such minor changes and were acknowledging the *Villebois Village Master Plan* in regards to the major boulevards and the major components of the Plan.
 - * When a figure such as Figure 1 is included, it is too often considered as being indelible. They want to make sure that there is an ability to refine the Plan as long as they stay within the concept.
- It states in the *Villebois Village Master Plan*, page 6, "Though the *Villebois Village Master Plan* continues to illustrate the school site in the eastern portion of the plan area, the ultimate location shall be confirmed with the subsequent review stages as specified within the implementing Village Zone."
 - * Mr. Brown stated that he has talked with the Master Planner and the superintendent for the West Linn-Wilsonville School District and they have expressed that they are open to moving the school site; what they want is ten acres for the school site.
 - * They do not believe that the school will be needed at the time that this portion of the Villebois site is developed.
- He reiterated Mr. Fasano's and Mr. Horning's comments about the need for parking in residential areas.
 - * He would not want his children playing in a backyard that backs up to a collector street unless there was a fence separating the yard from the street.
 - * If parking is not allowed on the collector street, people are going to park there illegally, or there will be problems with the homes selling.

The Commissioners questioned Mr. Brown regarding his testimony.

- Commissioner Hinds asked Mr. Brown if he thought that the *Villebois Village Master Plan*, as it is written, is not flexible as his testimony was implying.
 - * Mr. Brown responded that he thought that the *Villebois Village Master Plan* was flexible, but he is concerned that Figure 1 would be looked at as being "the Plan" when it is merely an illustration

that fits the Plan. He is asking that the Plan be applied as the text reads and not as Figure 1 reads. Chair Iguchi noted that text usually overrides maps.

Tim Knapp, 11615 SW Jamaica, Wilsonville. Mr. Knapp's comments included:

- He has studied and has been involved in discussions regarding new urbanism and traditional neighborhood concepts for several years because of his development in Old Town. He is convinced that the streetscape is a "make-it or break-it" piece of how planned communities go together.
 - * Whether or not parking is to be allowed on-street is a huge part of streetscape issues.
 - * He understands City staff's concerns for safety about on-street parking but there are ways to engineer around these issues.
 - * Villebois plans include pedestrian-friendly amenities and traffic-calming devices such as bulb-outs at corners to give a visual narrowing of the street, substantial plantings, and sizeable street trees. He suggested that parked cars also give a visual narrowing of the street, which causes drivers to go slower. Mr. Knapp encouraged the Planning Commission to be willing to "go with the package" as presented in the *Villebois Village Master Plan* and not remove pieces that would be detrimental to the overall Villebois concept.
 - * Mr. Kadlub's presentation was visually effective in representing the different streetscapes if parking is or is not allowed.
 - * It is critical that that parking be allowed along any street that has residential along it to create a friendly appeal, even a collector street, as people relate to houses facing each other.
 - * He suggested that some of the study material in the packet pertained to arterial streets. He did not think that anyone would consider parking along arterial streets.
 - * The worst thing that could happen is if the collector streets in Villebois end up looking like Wilsonville Road in the Landover subdivision area where there is continuous fencing on both sides of the street. This is a poor community design.
- He expects that Mr. Stone will request the State Speed Commission to set the speeds at the lower speed range, and has confidence that the State Speed Board will do so.
- He asked that the Planning Commission have the courage to embrace the vision, and all the pieces, to make the Villebois concept work and not to chip away at that vision by chipping out important pieces.

Inger Easton, 12800 SW Daffodil Street, Sherwood, OR 97140. Ms. Easton stated that she hoped to be living in Villebois once homes are constructed. She questioned if the three-acre park that is adjacent to the school site would be moved with the school. She suggested that locating a park next to a school is important, especially for an elementary school. It is important that it be specified where the school and the park are going to be, and if they are going to be located together or if they are going to be separated.

Clay Luper, 29535 SW Teton Way, Wilsonville. Mr. Luper asked to give additional testimony. Chair Iguchi agreed.

Mr. Luper explained that he has been transportation inspector for a number of years. He has worked for the City of Newberg, City of Portland, ODOT and the Federal Highway Administration. He has found that:

- Collector streets that pass by the front of homes often become parking areas for what doesn't fit on other streets, such as parking for boats, recreational vehicles, etc. This needs to be considered.
- On-street parking further constricts the lane width on the collector streets.
- He has had personal experience with homeowners who, after moving into these types of neighborhoods, are frustrated because they find that their parking is constricted.
- He hopes that parking on the collector streets is not allowed.

Chair Iguchi closed the Public Testimony at 9:08 p.m.

Chair Iguchi explained that the Planning Commission discussion of the issues would be broken into the following categories:

- Those can be responded to tonight,
- Issues that were raised during public testimony and that City staff could respond to tonight,
- Unresolved issues
- Issues the Planning Commission may need more information before making a decision.

Ms. Collins addressed issues that can be responded to tonight.

- Implementation Measures 4.1.4.j and k is to be added as *Villebois Village Master Plan* approval criteria.
- City staff recommends that the title of Figure 3 "Specific Area Plan" be amended to: "*Conceptual Specific Area Plan Boundaries*." **There was Planning Commission consensus to amend the title of Figure 3.**
- The rewrite of Chapter 5 – Circulation is being done and will be brought back to the Planning Commission for review.
- *Villebois Village Master Plan*, page 9. City staff is proposing language for a new Implementation Measure 3 on page 9, which states, "Develop an Affordable Housing Program for each Specific Area Plan which shall contain at a minimum a desired mix and density of housing to ensure sufficient and affordable housing opportunities for households of all income levels within Villebois. Develop strategies to accomplish these desired mixes and densities and indicate how buildout of the Specific Area Plan contributes to the overall goals and policies of the *Villebois Village Master Plan*." **There was Planning Commission agreement to include a new Implementation Measure 3 with language such as what was proposed by Ms. Collins.**

Natural Resource Manager Kerry Rappold explained that he has met with Ms. Young a number of times, and also with Costa Pacific Communities regarding Ms. Young's concerns. He addressed Ms. Young's concerns.

- The concern about maintenance requirements:
 - * The City is going to have a role in the maintenance of the creek. There is a balancing act because Coffee Lake Creek and other conveyance facilities are the responsibility of the private property owner in many instances. But the City does have to ensure that we are meeting those needs in terms of a regional system.
 - * The City takes the approach of addressing the problems as they arise and tries to anticipate ones that might arise by trying to find the best solution for minimizing the impacts of removing the vegetation.
- The concern about improving the capacity of Coffee Lake Creek or any of the downstream conveyance facilities.
 - * There has to be a balance between natural resource protection and having a stormwater system that works, especially since there is an SROZ and wetlands associated with this area. He noted that there is also a regional stormwater system in this area.
- The concern that the studies are not done.
 - * Some of the information in the studies is going to be critical for making good decisions about what improvements will need to be done to a culvert, to a creek or the banks of a creek.
 - The lack of this information at this time is not inconsistent with what is done with other developments in the City in that as projects move from the Stage I to the Stage II to design review more specific information is progressively required in terms of hydrology, hydraulics or stormwater systems. The City may or may not require Villebois LLC to provide this information.

- There is an Implementation Measure in the *Villebois Village Master Plan* that addresses two policies for the maintenance of stormwater facilities and for open surface water facilities such as Coffee Lake Creek.
- The concern about the SROZ:
 - The City has indicated that Villebois shall be in compliance with City SROZ regulations.
 - There are established SROZ boundaries on the SROZ map which will have to be respected during development.
 - As indicated in the *Villebois Village Master Plan*, SROZ boundaries are for illustrative purposes only.
 - A delineation of the Coffee Lake Creek wetland on the east side of the development is being done which will provide specific information and will factor into any changes in the boundary. They will have to follow the process for changing the boundary.
 - As it stands right now, those boundaries are the ones that are in place, and will be applied to this Plan.
- Other improvements that might need to be made to the stormwater system:
 - Until more specific information is available, culvert size and what upgrades will need to be done to the channel are still unknown.
 - Some of this information is not going to be available until we see what their plans are for the specific areas.
 - The Boeckman Road extension study is going to provide a lot of information regarding the hydrology, hydraulics, and the floodplain. This information will be looked during the approval process for the SAP submittals.
- Commissioner Guyton asked if there would also be a study related to the Barber Street extension, and if so, which study would be done first. Mr. Rappold answered:
 - This would have to be looked at in terms of where Barber Street would be crossing the wetlands.
 - Just as with any other part of their development, the downstream impacts will be examined.
- Commissioner Hinds asked Mr. Rappold to recommend amending language to item 5, on page 24, to address Ms. Young's concern. Mr. Rappold explained:
 - He would have to defer the request for recommending language to Mr. Johansen.
 - There are no statutory or administrative requirements in Goal 5 that says that if you are not impacting a resource, but you are developing within a tax lot or property that contains the resource; you have to restore that resource.
 - It is important that this area be naturalized, restored or enhanced; and this will be done by in a cooperative, collective effort, on the part of Metro, the City and Villebois LLC.
- Commissioner Wortman referred to Ms. Young's concern about the impact of the out of basin transfer of stormwater. While he realizes that there is not much quantitative analysis data available now, shouldn't there be a boundary delineation for those transfers? When can more quantitative analysis be expected? Mr. Rappold explained:
 - There is the out of basin transfer that took the drainage that would have gone to Coffee Lake Creek and Arrowhead Creek and directed it to the tributary of Mill Creek. The project that is proposed in here is CLC-10, which would partially restoring the flows to Arrowhead Creek.
 - Implementation Measure 8, on page 47, of the *Villebois Village Master Plan* says, "Pending the resolution of these other studies such as Boeckman Road, that they would have to detain that water on site."
 - So Villebois LLC would not be able to return water to Coffee Lake Creek basin until the necessary studies were done.

The Planning Commission discussed the issues that could be addressed and resolved quickly.

- Whether the connecting park would move with the school site.

- * Mr. Ragsdale stated that the three-acre park would be moved with the school site. The Planning Commission has made it clear that they wanted ten acres for the school site and the park combined. The park will be a minimum of three acres and will be dedicated to open field uses.
- * Chair Iguchi questioned about whether there were plans for an east side park, if the park that was to be located on the east side is moved with the school.
 - Mr. Ragsdale responded that Villebois LLC has not addressed the issue of whether there is a requirement to maintain a three-acre park on the east side or not, but he thinks that there is a recommendation from the Parks and Recreation Advisory Board about this issue.
 - Planning Associate Chris Neamtzu reported that the Parks and Recreation Advisory Board suggested that there is a desire for additional community fields; they felt strongly that there still be a park at the east side location in the project area if the school is moved. This issue was discussed at length at last night's Parks and Recreation Advisory Board meeting and the project team pointed out that in order to pick up an additional three-acre park, something else would be lost. The Parks and Recreation Advisory Board was unable to articulate what they would want to trade off for an additional three-acre park.
- * Mr. Fasano's concern about when Figure 1 of the *Villebois Village Master Plan* would require an amendment and if the school site could be accommodated in the SAPs. Ms. Collins discussed:
 - * City staff believes that there is a way to write a policy to address this concern.
 - * The question is how to make sure that the components of the land use pattern presented in Chapter 2 of the *Villebois Village Master Plan* that provides for 2300 housing units, park space and the civic center area are all included in the SAPs as they come forward one at a time, through time.
 - * Ms. Collins suggesting amending the *Villebois Village Master Plan* text on page 7, second paragraph under the Subheading, "The Next Steps," so that it outlines a better process for SAPs and revisions to Figure 1. She asked for flexibility in amending this language. **There was Planning Commission agreement that City staff is to come back with language that better outlines the refinement process.**
 - * Ms. Collins recommended amending Implementation Measure 1 on the *Villebois Village Master Plan's* page 11, to include a second sentence that states, "Revise Figure 1 to reflect the selected site." This would require the Master Planner to revise Figure 1 once the school site has been identified. **There was Planning Commission consensus to add this language to Implementation Measure 1 on page 11 of the *Villebois Village Master Plan*.**
- * Assistant City Attorney Paul Lee referred to the *Villebois Village Master Plan*, page 8, Implementation Measure 3, "Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for the Specific Area Plans."
 - * Mr. Lee explained that implicit in this statement is the understanding that Application No. 02PC08, the proposal for the Village Zone text, will provided a distinction between refinements and amendments to the *Villebois Village Master Plan*.
 - Refinements can be accommodated in SAPs and amendments to the *Villebois Village Master Plan*, and must come back to the Planning Commission for approval.
 - Mr. Lee suggested adding express language as a second sentence to Implementation Measure 3 stating, "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 will be defined in the Village Zone text and may include, but are not limited to, minor alterations to street alignments or minor changes in the area or uses. Disagreement about whether a refinement is significant or non-significant shall be resolved by a process provided in the Village Zone text."
 - * Mr. Lee explained that the Planning Commission would define what is to be considered as "significant" in the Village Zone text, and those significant changes would be brought back to the Planning Commission as an amendment to the *Villebois Village Master Plan*.

- * **There was Planning Commission consensus to amend Implementation Measure 3 on page 8 of the *Villebois Village Master Plan* to include Mr. Lee's suggested language.**

Ms. Collins listed and discussed the unresolved issues as listed in the Staff Report on page 8 of 74.

- Ms. Collins noted that the unresolved issue regarding stormwater management is not listed in the Staff Report.

Chair Iguchi asked the Commissioners if there were any concerns or issues with Chapter 1 "Purpose and Scope of Villebois Village Master Plan." The Commissioners indicated that they did not have any issues with Chapter 1.

Chair Iguchi expressed concern that the *Villebois Village Master Plan* did not seem call out where the neighborhoods are.

- She stated that she did not want it interpreted that LEC is a neighborhood. She suggested Figure 3 "Specific Area Plan" could include the word, "Neighborhood" after North, East, and South to clarify that the neighborhoods are separate from LEC.
 - * Text would have to be amended to clarify the neighborhood concept because text overrides maps.
 - * She asked that this issue be put on the list of additional information to be provided to the Planning Commission.
- Ms. Collins explained that there is a description of LEC and its role, and its requirements to master plan for the LEC area.
 - * Ms. Collins suggested that the relationship between Chapter 1 which ties back to the *Villebois Village Concept Plan* concepts and Chapter 2 "Land Use" is too vague and could be better connected.
 - * Chair Iguchi asked that it be made clear that LEC is not a neighborhood.
 - * Mr. Ragsdale suggested amending the first paragraph under the subheading, "The Neighborhoods of Villebois Village" on page 5 of Chapter 1, by adding a sentence making the neighborhood delineations clearer, and also adding a sentence about LEC that could meet Chair Iguchi's concern. Chair Iguchi suggested that such language would be helpful.
- Chair Iguchi noted that the *Villebois Village Concept Plan* included the concept of cluster homes and questioned why this concept was not in the *Villebois Village Master Plan*.
 - * Lee Iverson of Villebois LLC responded that the plan to include cluster homes has not been dropped but would be defined in the Village Zone text (Application No. 02PC08).
- Chair Iguchi stated that she was uncomfortable with the language of Policy 9, on page 9. She suggested amending the language to, "...as expressed in the Villebois Village Concept Plan and the *policies and implementation measures of the Villebois Village Master Plan*." Mr. Ragsdale agreed with this language amendment.
- Page 10, Policy 6. Chair Iguchi noted that several studies have been done to determine whether the Dammasch Hospital building could be renovated, and asked if the studies have been completed.
 - * Mr. Ragsdale answered that the preliminary assessments of the building and the preliminary reports have stated that the hospital building could be restored, but an actual study has not been conducted yet. He suggested that marketing of the building would not be feasible until a good portion of Villebois has been built.
- Page 6, seventh bulleted item. Commissioner Guyton suggested that the example of uses is so broad that it doesn't "fit." Ms. Collins suggested that Villebois LLC return with language that better describes this use category.
 - * Mr. Ragsdale stated that the language could be amended or it could be better pointed out that these are examples. He noted that the Planning Commission would be looking at what the uses will be.

Information still needed in order for the Planning Commission to make a decision regarding the *Villebois Village Master Plan*:

- Page 46, Implementation Measure 2. Chair Iguchi stated that she is uncomfortable with the language, "Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality, detention, infiltration into the site's natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system." She suggested there needed to be language that gives more definition as to when the Rainwater Management Program is going to happen.
 - * She noted that Mr. Rappold testified tonight that some of this information is not available, but she would like City staff or the applicant to propose language that delineates how the Rainwater Management Program is going to happen and that these issues need to be addressed.
 - * She suggested that the Rainwater Management Program seems to be the "backbone" of Villebois' sustainability program, and that the *Villebois Village Master Plan* needs to describe it better. There needs to be a more definitive idea of what a Rainwater Management Program means in terms of appropriate onsite and offsite detention.
 - * Jim Lange, of Alpha Engineering Inc. (a member of the Villebois LLC team), referred to page 37, and explained that an important distinction that needs to be made in that much of the *Villebois Village Master Plan* has to do with contrasting the *Villebois Village Master Plan* to the City's infrastructure master plans. Items 1 and 2 under the subheading, "4.3.1 Introduction/Proposal" are those elements in the City's Stormwater Master Plan that pertain to this site. He explained:
 - The only specific project that is identified in the Stormwater Master Plan for the Villebois area was Project CLC-10.
 - Villebois LLC has added a third component as part of the sustainability effort; the Rainwater System. Mr. Lange explained the concept of the Rainwater Management System.
 - Villebois LLC has the normal obligation to do 2 – 25 year detention, and the Rainwater Management Program goes beyond City policies to minimize the impact from development from the smaller storms.
 - There was a series of illustrations of the Rainwater Management Program in the *Villebois Village Concept Plan*. He held up Figure 8 "Conceptual Rainwater Systems Plan" in the *Villebois Village Concept Plan*.
 - Mr. Lange suggested that the specifics of the Rainwater Management System go far beyond the scope of the Master Plan and is more appropriate for inclusion with the SAP application
 - * Mr. Ragsdale stated that descriptive language regarding rainwater management would be added in the *Villebois Village Master Plan*, stating that that it is a requirement for the SAP applications. Chair Iguchi stated that she would be comfortable about doing this.

Commissioner Wortman stated that he had numerous concerns, and that he would provide a list of his concerns in writing before the next meeting in order to give City staff time to respond to them. One of his major concerns pertains to Grahams Ferry Road access issues. Ms. Collins noted that this was one of the unresolved issues.

Commissioner Hinds concerns included:

- It was indicated at the last Planning Commission work session that the utilities plan had a detention pond on the Metro/Wilsonville Tract, but this detention pond is not shown on Figure 6 "Composite Utilities Plan." She questioned if the plans for a detention pond on the Metro/Wilsonville Tract had been dropped, or if the pond is to be on the Wilsonville Tract, then she needs more information as to where it would be.
 - * Mr. Lange explained that Implementation Measure 12, on page 47, lists additional studies that have to be done to evaluate the range of options to deal with the diversion of water from Arrowhead Creek. He reviewed the options listed in Implementation Measure 12.

- * Mr. Lange explained that the detention pond on the Metro Tract is a piece of Option B, and City staff has asked that just Project CLC-10 be shown on the drawings and that the descriptions for Options A and B be in the text.
- * Commissioner Hinds stated that of the two options, she prefers Option A. She questioned if there were a City Implementation Measure about keeping or storing water on a development. Mr. Lange explained that the standard in the Stormwater Master Plan for the 25-year storm event is that it be onsite. Detention is to happen throughout the Villebois open space as indicated by the blue areas on Figure 6A "Onsite Stormwater Facilities." It is an integral part of Villebois.
- * Commissioner Hinds stated that she would like more information from Metro about the wetlands and how much water detention there could be on the Metro Tract. Mr. Lange explained that they have had a series of meetings with Metro, with the City and with the Army Corps of Engineers regarding this issue. He suggested that the Army Corps of Engineers are interested in assisting in a project to correct this diversion of water. It will take time to resolve the opportunities there. He listed the constraints and concerns of this area and gave general suggestions as to how the stormwater runoff could be handled.
- * Chair Iguchi reiterated her question about how on-street parking might affect the speed limits in Villebois.

It was suggested that the unresolved issues could be addressed at the special Planning Commission meeting scheduled for June 25, 2003.

Commissioner Wortman moved to continue the Public Hearing and Deliberations for 02PC07B Villebois Village Master Plan to June 25, 2003. Commissioner Pruitt seconded the motion.

Discussion:

- * Commissioner Wortman suggested that the Commissioners get their questions and issues to City staff by next Monday to give City staff time to respond to them. Ms. Collins stated that City staff would provide a "rolling log" of the items that the Commissioners have agreed to, and of the issues and concerns that need to be resolved. **There was Planning Commission consensus to do this.**
- * Chair Iguchi reminded that Chapter 5 would have to be rewritten to take into account some of the unresolved issues.

The motion carried 5 to 0.

It was suggested that the June 25, 2003 Special Planning Commission start at 6:00 p.m.

Mr. Fasano asked if he could present his Plan Map with his suggested changes at the June 25, 2003 meeting. Chair Iguchi stated that he could.

IV. PUBLIC HEARING

Application No: 02PC07B

Request: Review and Adoption of the Villebois Village
Master Plan

Location: Approximately 520 acres bounded on the north
by Tooze Road, west by Grahams Ferry Road,
south by the Metro Urban Growth Boundary at
Brown and Evergreen, and east to the current
City western boundary.

Applicant: Costa Pacific Communities

June 11, 2003

Planning Commission Meeting

City of

WILSONVILLE
in OREGON



Attachment G

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
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WILSONVILLE PLANNING DIVISION Wilsonville Planning Commission STAFF REPORT

HEARING DATE: June 11, 2003

DATE OF REPORT: June 4, 2003

APPLICATION NO.: 02PC07B

REQUEST: Adoption of the draft *Villebois Village Master Plan*, which directs creation of a phased development generally described as a mixed-use urban village (residential/commercial) that integrates land use, transportation, and natural resource elements, providing approximately 2300 housing units. The proposed *Master Plan* is an implementing document of the *Villebois Village Concept Plan* (File No. 02PC06).

LOCATION: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City limits.

LAND USE DESIGNATIONS: Wilsonville Comprehensive Plan Map
Designations: "Residential-Village", "Industrial";
Clackamas County Comprehensive Plan Map
Designation: "Agricultural"

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: "Public Facilities," "Residential-Agricultural Holding";
Clackamas County Zone Map Classification:
"Exclusive Farm Use"

APPLICANT: Costa Pacific Communities

STAFF REVIEWERS: Barbara Coles, Maggie Collins, Paul Lee, Eldon Johansen, Mike Stone, Chris Neamtzu, Kerry Rappold, Mike Kohlhoff, Dan Hoyt



provides a detailed analysis of the framework systems identified in the *Concept Plan*, including the land use program, parks and open space system, utilities framework, and transportation circulation system. The *Master Plan* is intended to demonstrate consistency of these elements with the relevant City system master plans. In general, City staff agrees with this approach.

Chapter 2 – Land Use

Chapter 2 provides an implementation plan that includes goals, policies and measures for the general land use plan, residential neighborhood housing, the Village Center, and the school. It differs very little from what was proposed in the *Villebois Village Concept Plan*: the Living Enrichment Center is recognized as a key element of the *Master Plan* that will be required to submit its own Specific Area Plan; figures have been added showing the proposed Specific Area Plans and anticipated sequence of development; the “planning area” is reduced by approximately 39 acres from that shown in the *Concept Plan*; and minor adjustments have been made to open space allocations. In general, City staff agrees with this approach.

Findings need to be made based on compliance with applicable City Comprehensive Plan and Development Code sections, other land use standards such as the Metro Urban Growth Management Functional Plan, Statewide Planning Goals, and applicable Oregon Revised Statutes.

Chapter 3 – Parks & Open Space/Off-Street Trails & Pathways

Chapter 3 identifies areas to be used for parks and open spaces in Villebois and provides implementation that includes goals, policies, and implementing measures. A justification for the range and type of parks is offered, using the City’s 1994 Parks and Recreation Master Plan (PRMP) as a guide. The PRMP had not envisioned residential development in the Dammasch area. As a result, the PRMP becomes a guideline, not a set of requirements, to be used when evaluating the *Villebois Village Master Plan*. This chapter proposes parks and open spaces comparable to categories listed in the PRMP but introduces several new categories of parks facilities: 1) the proposed parks categories of urban plaza, linear green, and pocket parks have been evaluated as “neighborhood” parks; 2) the proposed Eastside Park (associated with the proposed school site) is comparable to a “community” park; and 3) the proposed Villebois Greenway is considered in the “regional” parks category.

Staff feels that the *Villebois Village Master Plan* generally satisfies the recommended standards of the PRMP for several categories of parks. The categories where the recommended standards are not being completely satisfied onsite can be addressed through an update to the PRMP. Several Implementing Directives are anticipated as part of the Staff recommendation on 02PC07B. The development of Villebois does not require an amendment to the PRMP in order to be implemented.

Chapter 4 – Utilities

Chapter 4 is broken into three sections: sanitary sewer, water, and storm drainage. Each section provides a description of the proposal, a technical analysis of the proposal’s

management and energy conservation. Perhaps the most visible example of Villebois's commitment to sustainability is the presence of green spaces and natural areas. There are approximately 170 acres of open space including parks, trails and natural areas envisioned within the Villebois area. State-of-the-art rainwater management techniques will manage rainwater naturally by reducing runoff, increasing infiltration, and minimizing the effects of heat absorption by hard surfaces.

Key Elements of the Villebois Village Concept Plan

(Definitions of land use types and unique terminology can be found in the Glossary on page 22)

Villebois consists of the following major elements that are described in detail below:

- Neighborhoods
- Village Center
- Elementary School
- Commercial Development and Employment
- Parks and Open Spaces
- Rainwater Systems
- Environmental Programs
- Connectivity

Neighborhoods

The neighborhood forms the basic building block of all good urban development and is the organizing principle for Villebois. The Concept Plan provides three distinct neighborhoods, each within a quarter-mile radius of the Village Center (see Figure 2 – Conceptual Neighborhood/Greenway Diagram). The extensions of Boeckman Road and Barber Street form the internal edges of these neighborhoods. A Neighborhood Commons with convenient retail, transit stop and public open space defines the center of each neighborhood. It is about a five-minute walk from each Neighborhood Commons to the Village Center - forming a very human-scale, pedestrian-oriented environment.

Convenient retail uses at the Neighborhood Commons 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 commercial development within the Village Center.

Each of the three neighborhoods in Villebois will have a different personality based on topography and tree cover, site location, and relationship to natural or structured open space. The size of each neighborhood will be about a one-quarter mile radius (five-minute walk) with a convenience retail/transit commons and adjacent open space near its

center. Neighborhood residents will have convenient pedestrian access to the Village Center from the Commons without having to cross major collector streets.

Villebois will have an average density of over 11 units per net acre (see Figure 3 – Concept Composite Land Use Plan). Each neighborhood will include a mix of housing types, including large, medium and small single-family lots; ancillary dwellings; cluster housing and townhomes. Market segments will include market rate for-sale and rental homes, affordable and senior housing, and community housing per ORS.426.508.

The larger single-family lots will be located adjacent to existing single-family homes along Brown and Evergreen roads to the south, Living Enrichment Center (LEC) to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed edge view drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft, pleasant transition between the built and the natural environment (see Figure 3 - Concept Composite Land Use Plan). The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center

Village Center

The Village Center, with its heart at the intersection of the Boeckman and Barber extensions, occupies about 77 acres at the center of Villebois. It is characterized by higher density development that includes, but is not limited to, multi-family residential and mixed-use development such as ground level retail, commercial, and “flex-space” with commercial and multi-family residential units above. A loop road surrounding the Village Center provides excellent connectivity to the three neighborhoods, whether by foot or bicycle, and as well as transit connections. The Village Center’s infrastructure is designed to create opportunities for both immediate and long-term growth in commercial development, employment and changing residential markets.

Net residential density in the Village Center ranges from less than 16 dwelling units per acre to 50 or more dwelling units per acre and includes single-family detached houses, flex-space in mixed-use buildings, freestanding condominiums and apartments, and apartments above commercial space. Individual buildings will range in height from one to four or more stories. The Village Center is defined by the natural greenway to the west and is organized around the following primary elements (*note: the specific names of these elements, e.g., Hill Top Park, may change as plans evolve for Villebois*):

Plaza

The Plaza is at the intersection of Villebois’s two main cross streets and is located on about half an acre. It represents the most “urban” public open space in Villebois and is bordered by three- and four-story buildings that will house restaurants, shops and civic spaces on the ground level with residential dwellings above. The Plaza, which includes both hard and “softscaped” areas, is intended to support activities such as a public market, street fairs, outdoor dining, holiday celebrations and performances.

City of

WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

ENGINEERING DEPARTMENT STAFF REPORT

Date: June 4, 2003
To: Planning Commission
From: Michael A. Stone P.E., City Engineer *MA*
Subject: Application Number 02PC07B, Review and Adoption of the
Villebois Village Master Plan- AASHTO, TSP Discussions

Background

Over the years the issue of on-street parking has been the source of a good deal of inquiries/complaints received by Staff especially within residential neighborhoods. It seems that while individual property owners enjoy the prospect of having an 'extra' space for their individual use, they are very quick to bring to Staff's attention issues associated with safety. The most common being sight distance, children playing in the street, spill over parking from adjacent land uses (such as apartment complexes and schools) and any sort of commercial/industrial vehicle traffic.

The current system of collector/arterial streets within Wilsonville has been constructed without on-street parking except for a very small portion of Boones Ferry Road fronting Mr. Knapp's 'Old Town Development'. Except for developments within a commercial area, where large amounts of pedestrian and parking maneuvers are expected, it has been Staff's belief that on-street parking should be restricted in residential areas from both a safety and a level-of-service perspective. It appears that the parking restriction along current collectors/arterials is working as the number of accidents (vehicular, pedestrian and bicycle) along the system is remarkably low, given the number of associated trips.

Design Guidelines

Transportation Master Plan

The former Transportation Master Plan (TMP), under which the vast majority of the current system improvements have been constructed, did not envision any on-street parking along any collector/arterial section. Examples of collectors/arterials that have been constructed without on-street parking include:

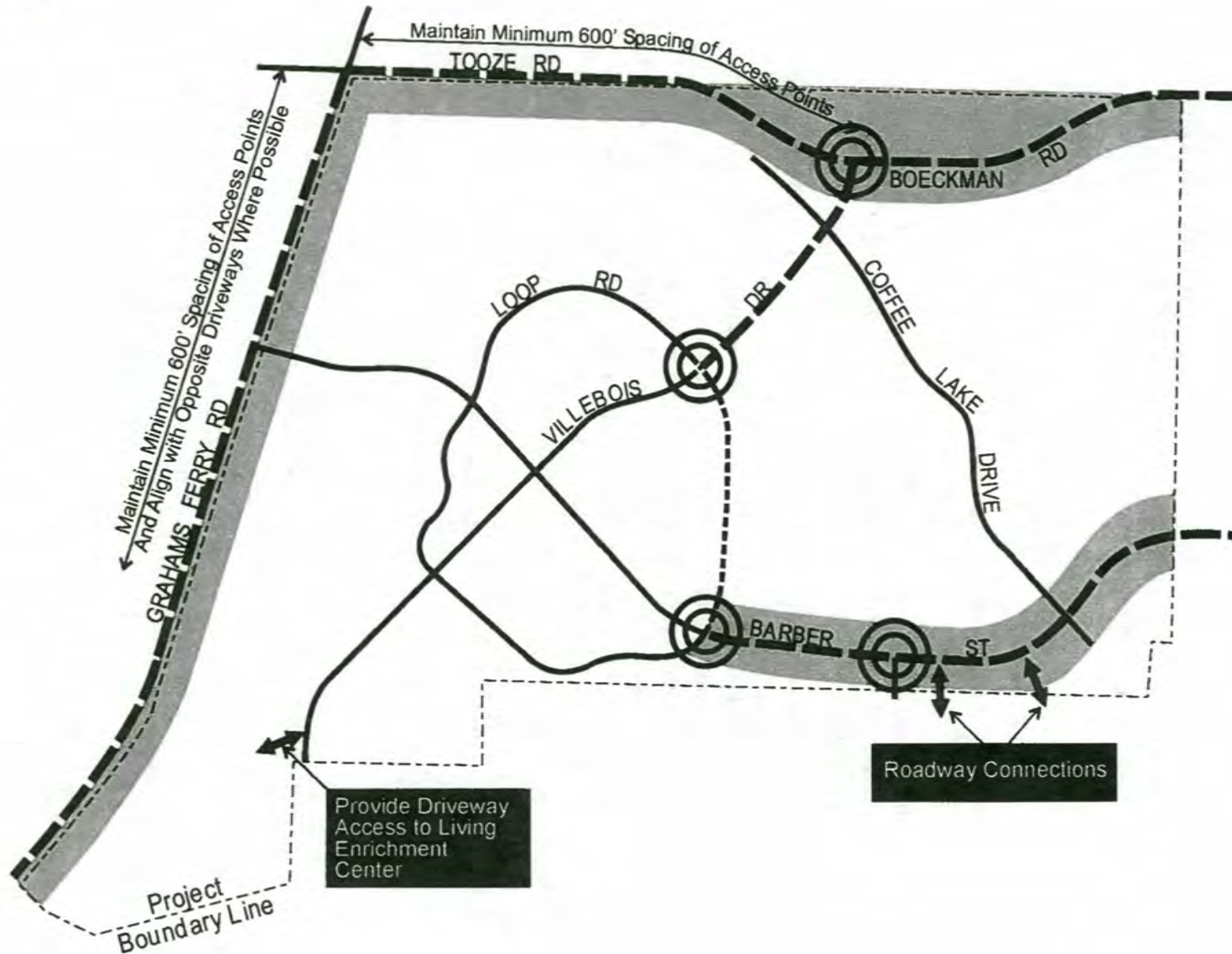
- Canyon Creek North
- Boeckman Road (fronting the Mentor Graphics facility and the Arbor Crossing subdivision)



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530674



LEGEND

- No Parking
- Limited Parking (Provide curb extensions with 20' tangent sections at intersections)
- No Driveway Access on Barber Street, Grahams Ferry Road, Tooze Road or Boeckman Road
- No Parking within 100' of Roundabout Edge

Figure 1 *
Villebois Urban Village
ACCESS AND PARKING

* Update to January 13, 2003, Figure 2

Attachment C

Villebois Village Concept Plan Implementation

The following is an analysis of the Implementation Goals, Policies and Directives of the *Villebois Village Concept Plan* (City File 02PC06A).

Implementation Goal 1.0 The *Villebois Village Concept Plan* and Implementing Goals, Policies, and Directives shall be used to guide development of the *Villebois Village Master Plan* and supporting Comprehensive Plan and Plan sub-element amendments required for future urbanization.

Implementation Policy 1.1 The *Villebois Village Concept Plan* shall be developed with the following legislative actions:

- B) Adopt a *Villebois Village Master Plan* as an Implementation Guide to the *Concept Plan*.

RESPONSE: In refining elements of the Concept Plan and in providing further implementation measures, the Villebois Village Master Plan (City File 02PC07B) serves to implement the Villebois Village Concept Plan (City File 02PC06A).

Implementation Goal 2.0 In accordance with the Memorandum of Understanding between the City of Wilsonville and Villebois, LLC, the Villebois Village shall be master planned as a complete community that integrates land use, transportation, and natural resource elements. A complete community will have a mixed-use Village Center that incorporates transit oriented development; residential housing stock that supports a wide range of income levels and housing choices including for-sale and rental options; pedestrian-friendly multi-modal transportation choices that incorporate transit-oriented development to reduce total vehicle trips; and opportunities for employment, recreation, access to open space, civic activities and other uses which foster a sense of community.

Implementation Policy 2.1 The *Villebois Village Master Plan* shall provide for approximately 2,300 dwelling units at the time of full build-out.

RESPONSE: The Villebois Village Master Plan provides for approximately 2,300 dwelling units at the time of full build-out with Residential Neighborhood Housing Policy 4.

Implementation Policy 2.2 The *Villebois Village Master Plan* shall provide for community housing consistent with Oregon Revised Statute 426.508.

RESPONSE: The Villebois Village Master Plan provides for community housing consistent with Oregon Revised Statute 426.508 through Residential Neighborhood Housing Policy 6. Further details on community housing will be worked out with subsequent review stages in terms consistent with the State's guidelines and Federal requirements.

Implementation Policy 2.3 The *Villebois Village Master Plan* shall include redevelopment of the former Dammasch Hospital building provided that it does not create conflicts with the overall development plan.

RESPONSE: The Villebois Village Master Plan provides a policy (Village Center Policy 6) for redevelopment of the former Dammasch Hospital building provided that it does not create conflicts with the overall development plan.

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areas are **conceptually** identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. **SAP boundaries will be refined with the adoption of SAPs.** Specific Area Plan's Plans will include a pattern book and community elements plan, as well as other items as specified in the implementing Village zone. The pattern book will be an illustrative document that depicts the architectural character of the Specific Area Plan. The Community Elements Plan will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.

- Amend Implementation Measure #2.2.3 on page 8 as follows:
 1. 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.**
- Amend General – Land Use Plan Policy 2.2.2 on page 8 as follows:
 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 Living Enrichment Center (LEC) 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*.**
- Add Implementation Measure #3 to Page 9 as follows:
 3. Develop an Affordable Housing Program for each Specific Area Plan, which shall contain, at a minimum, a desired mix and density of housing that will ensure an efficient and affordable housing opportunities for households of all income levels within Villebois. Develop strategies to accomplish those desired mixes and densities, and indicate how buildout of the Specific Area Plan contributes to the overall Goals and Policies of the *Villebois Village Master Plan*.
- Amend Residential Neighborhood Housing Policy #9 on page 9 to read as follows:
 9. High 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*.**

ATTACHMENT 2

FROM RANDY WORTMAN TO CITY PLANNING STAFF 6/16/03

Follow-up comments and questions Villebois Village Master Plan (VVMP)

Criteria

1. Why were Comp Plan Criteria 4.1.4 e,g,h,i,j,k,u and v not deemed relevant criteria?
Staff Response:
 - (e) No City targets have been addressed, (except the 2300 dwelling units of Villebois), so no compliance finding can be made.
 - (g) No inventory of social-economic needs has been established, so no compliance finding can be made.
 - (h) This is covered by development agreements at DRB level—not a criterion for Master Plan adoption.
 - (i) This denotes a concurrency finding must be made—see package of findings for Master Plan.
 - (j) This has been done.
 - (k) Re-written as a proposed implementation measure (Attachment 1).
 - (u) Addressed in current Code language—not a criterion for Master Plan adoption.
 - (v) Applicable at later stage, using Village zone standards.

2. What standing does the *Memorandum of Understanding between Villebois LLC and the City of Wilsonville* have in regards to (a) criteria, or (b) issues to be addressed, in the VVMP?
Staff Response:
 In general, a memorandum of understanding (MOU) is a separate action that a government entity can enter into with another agency or party, whereby actions, procedures, etc. are spelled out. The Villebois MOU is under the jurisdiction of the City Council. MOUs are not required by law, are not land use documents per se, and aren't adopted by ordinance. Parties involved may cancel a MOU. While in effect, however, the Villebois MOU proposes guidelines for cooperative work between the Master Planner who signs the MOU and the City. The Villebois MOU is not a criterion for Master Plan adoption. Its provisions are not mandatory to be addressed.

3. The MOU includes a number of goals, objectives and agreements, many specifically referencing the Villebois Master Plan, including but not limited to:
...a community consistent with the Governor's Quality Development Objectives [found in the glossary of the VVMP, but I don't find a reference] *and the Governor's Livability Initiative* [not found in glossary or referenced in the VVMP]. Issues of concern from the MOU:

Staff Response:

The Governor's Quality Development Objectives and the Governor's Livability Initiative were addressed as part of the findings for approval of the Villebois Village Concept Plan. They were not carried through as specific criteria for Master Plan approval. See Implementation Policy #7 on page 9 of the Master Plan.

- a. From MOU: "Villebois LLC has entered into a cooperative development agreement with the Living Enrichment Center (LEC)." We had a question at an earlier public hearing about any City agreements with the LEC. Would it be prudent to disclose the aforementioned development agreement as part of the VVMP process?

Staff Response:

There is not requirement to do so; this is not a criterion for approval. The master planner may enter into as many agreements with other parties as he or she feels may be necessary. These agreements are not subject to public scrutiny unless there is an approval criterion to that effect.

- b. From MOU: "The City and Villebois LC will be reimbursed for the master plan effort. As part of the master plan process, the appropriate reimbursement formula and mechanism will be identified and implemented." This does not appear to be included or addressed in VVMP.

Staff Response:

This is not an approval criterion. See a. above.

- c. From MOU: "The Master Planning work effort will include... economic assessment including evaluation of financing alternative for off-site infrastructure..." This does not appear to be included or addressed in VVMP.

Staff Response:

This is not an approval criterion. The City continues to evaluate various ways to bring off-site infrastructure to fruition. One option is the proposed Urban Renewal District that is being sent to the voters.

- d. From MOU: "On-site infrastructure costs will be prepared by the LLC as part of the Master Plan process." This does not appear to be included or addressed in VVMP.

Staff Response:

This is not an approval criterion. On-site infrastructure costs will be presented at the development review stage. Final approval of a proposed development will include a development agreement between the applicant and the City, wherein the calculated cost of infrastructure will be laid out.

- e. From MOU: "Transit Connections: The City and LLC agree to pursue development of feasible transit connections from Villebois to the proposed commuter rail, Town Center, and other attractors in Wilsonville." This does not appear to be included or addressed in VVMP.

Staff Response:

This is not an approval criterion. This indicates a topic within which the City and the Master Planner will work.

DRAFT

Attachment 1
Proposed Amendments to File 02PC07B
June 18, 2003

General

- Add Implementation Measures 4.1.4.j and k as criteria for *Villebois Village Master Plan* approval criteria as follows:
 - Implementation Measure 4.1.4.j The City shall have a diverse range of housing types available within its City limits.
 - Implementation Measure 4.1.4.k The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville.
- Shade area along Grahams Ferry Road on Figures 1 and 7 to reflect the need for careful attention to access management, per the Implementation Measures of the *Villebois Village Master Plan* and the requirements of the Village (V) Zone.
- Amend Figure 2 to show the Central SAP boundary, including location of Loop Drive.

Chapter 2

- Amend the title of Figure 3 as follows:
“Conceptual Specific Area Plan Boundaries”
- Amend figure 3 map as follows:
“North Neighborhood,” “East Neighborhood,” “South Neighborhood”
- Amend the following bullet on page 6 as follows:
 - *Light Manufacturing/Research and Development:* ~~research and development, computer, technology.~~
 - Amend the paragraph on page 7 as follows:
 Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Areas Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area Plan’s **Plans** will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are **conceptually** identified within the *Villebois Village*

Master Plan as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. **SAP boundaries will be refined with the adoption of SAPs.** Specific Area Plan's Plans will include a pattern book and community elements plan, as well as other items as specified in the implementing Village zone. The pattern book will be an illustrative document that depicts the architectural character of the Specific Area Plan. The Community Elements Plan will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.

- Amend Implementation Measure #2.2.3 on page 8 as follows:
 1. 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.**
- Amend General – Land Use Plan Policy 2.2.2 on page 8 as follows:
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- Add Implementation Measure #3 to Page 9 as follows:
 3. Develop an Affordable Housing Program for each Specific Area Plan, which shall contain, at a minimum, a desired mix and density of housing that will ensure an efficient and affordable housing opportunities for households of all income levels within Villebois. Develop strategies to accomplish those desired mixes and densities, and indicate how buildout of the Specific Area Plan contributes to the overall Goals and Policies of the *Villebois Village Master Plan*.
- Amend Residential Neighborhood Housing Policy #9 on page 9 to read as follows:
 9. High 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*

ATTACHMENT 2

FROM RANDY WORTMAN TO CITY PLANNING STAFF 6/16/03

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...a community consistent with the Governor's Quality Development Objectives [found in the glossary of the VVMP, but I don't find a reference] *and the Governor's Livability Initiative* [not found in glossary or referenced in the VVMP]. Issues of concern from the MOU:

Staff Response:

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Staff Response:

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- e. From MOU: "Transit Connections: The City and LLC agree to pursue development of feasible transit connections from Villebois to the proposed commuter rail, Town Center, and other attractors in Wilsonville." This does not appear to be included or addressed in VVMP.

Staff Response:

This is not an approval criterion. This indicates a topic within which the City and the Master Planner will work.

- f. From MOU: "Wilsonville Finance: The City will consider public financing for infrastructure improvements including but not limited to:

DRAFT

ATTACHMENT 3
Proposed Amendments to File 02PC07B
July 2, 2003

General

- Add Implementation Measures 4.1.4.j and k as criteria for *Villebois Village Master Plan* approval criteria as follows:
Implementation Measure 4.1.4.j The City shall have a diverse range of housing types available within its City limits.

Implementation Measure 4.1.4.k The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville.
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- Amend Figure 2 to show the Central SAP boundary, including location of Loop Drive.

Chapter 2

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- Add Implementation Measure #3 to Page 9 as follows:
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- Amend Residential Neighborhood Housing Policy #9 on page 9 to read as follows:
 9. High 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*.**
- Amend School Policy #1 as follows:

The plan for Villebois Village shall ~~consider provision of~~ **provide** an elementary school **site** in a location that provides safe and convenient access and complements the surrounding neighborhood.

PLANNING COMMISSION

**Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon**

July 23, 2003

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Iguchi called the meeting to order at 7:00 p.m. Those present:

Planning Commission: Debra Iguchi, Mary Hinds, Craig Faiman, Susan Guyton, Joe Maybee, Mark Pruitt, and Randy Wortman were present. Commissioner Guyton arrived shortly after roll call. City Council Liaison John Helser was not present.

City Staff: Maggie Collins, Paul Lee, Dan Hoyt, Eldon Johansen, Arlene Loble, Mike Stone, and Linda Straessle. Barbara Coles of Coles Environmental Consulting was also present.

III. CONTINUED PUBLIC HEARING

Application No: 02PC07B

Request: Review and Adoption of the Villebois Village Master Plan

Location: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City western boundary.

Applicant: Costa Pacific Communities

This items was continued from the July 9, 2003 Planning Commission meeting.

The following was distributed at the beginning of the meeting. It was noted that some of the documents had been emailed to the Commissioners earlier in the day.

- Staff Report Addendum July 17, 2003 for the July 23, 2003 Special Planning Commission Meeting, Revised July 23, 2003. (Replaces the Staff Report in the meeting packet)

Attachment 13: "Conforming Amendments," July 22, 2003.

Attachment 12: Figure 2A – "Village Center Boundary and Land Use Plan," with explanation for inclusion, July 22, 2003.

Attachment 11: Revised Chapter 2 – Land Use, text revised July 22, 2003 and Figure 2 "Neighborhood Concept Plan Diagram," July 22, 2003.

Attachment 10: "Replacement Land Use Plan" text and Figure 1A, July 22, 2003

Exhibit 16: A letter dated July 15, 2003, from Taft Mitchell of Valley Christian Church.

Exhibit 15: A letter dated July 10, 2003, from Louis Fasano, regarding 02PC07B

Chair Iguchi opened the public hearing for 02PC07B *Villebois Village Master Plan* at 7:03 p.m. She read the Legislative Hearing Procedure for the record.

Chair Iguchi asked City staff to quickly review the changes that had been made in updated information that was distributed tonight. Planning Director Ms. Collins explained that the purpose of the new material tonight was to address issues raised by the Planning Commission at their July 9, 2003 meeting. The five issues are listed on page 2 of the July 23, 2003 revised Staff Report Addendum. Ms. Collins read the list. She noted that because of the short time between meetings to prepare the documents, only Chapter 5 Rewrite (Attachment 9) had been prepared in time to be included in the meeting packet.

Ms. Collins identified the changes that were made to the Staff Report Addendum in the meeting packet as written in the July 23, 2003 Revised Staff Report Addendum that was distributed at the meeting.

- Attachment 8.
 - * Page 8 of 21 of the Staff Report Addendum includes new language for the Eastside Neighborhood Park concept.
- Attachment 9: No changes were made to Attachment 9.
- Attachment 10, Amending text and Figure 1A, includes the following changes:
 - * Add new Figure 1A "Replacement Land Use Plan" which addresses the findings for Conditions of Approval 5 and 6 by identifying the new locations for the school site and the new neighborhood park for the Eastside.
 - * The findings relating to the proposed changes for density and consistency with Wilsonville's master plans are not done at this time. Proposed new Implementation Measure #6 on page 2 of 2 of Attachment 10 specifies that the Master Planner is to submit the analysis for the proposed changes for Planning Commission review within 180 days for Planning Commission action on the changes. The intent is to streamline the process and retain Planning Commission authority to review legislative changes to the City's Comprehensive Plan.
 - * There are differences in the densities.
 - The Eastside Master Plan, as presented in the July 9, 2003 meeting packet, included 789 dwelling units in the Eastside Master Plan area. It has been entered into the record that the Eastside Master Plan creates an opportunity for 500 to 789 dwelling units within the eastside area.
 - There is no cap on density maximums.
 - * Staff believes that Attachment 10 addresses the two key issues:
 - Where the school is to be located.
 - How the increased density will configure into Figure 1.
 - * City staff is recommending that Figure 1A and related text, including the new Implementation Measure 6, be approved and adopted into the Villebois Village Master Plan.
- Attachment 11 is a rewrite of Chapter 2 – Land Use and Attachment 12, revised Figure 2 "Village Center Boundary and Land Use Plan," and new Figure 2A "Neighborhood Concept Diagram."
 - * An edited copy has been provided showing the edits.
 - * Attachment 11 includes the Planning Commission direction to make sure that the neighborhood planning principles were not lost.
 - * Figure 2A show how the SAPs overlay the neighborhoods in the Village Center.
 - * City staff is recommending that Attachment 11 and Attachment 12 be adopted replacing Chapter 2 in the Villebois Village Master Plan.
- Attachment 13 lists conforming amendments that would have to be made.

Ms. Collins addressed concerns raised by the Commissioners at the July 9, 2003 meeting:

- The street standards in Figure 9A "Street and Trail Sections – A" and Figure 9B "Street and Trail Sections – B."
 - * The question was raised as to why some street cross-sections include five-foot wide bike lanes and other streets have six-foot bike lines. Ms. Collins explained that the Master Planner revised the cross-sections so that they would fit the standards in the Transportation Systems Plan (TSP).
- Whether there are enough park areas of the right size and categories.
 - * Because Villebois is outside the City limits, the Parks and Recreation Master Plan is being used as a "guidance" document.
 - * The Parks and Recreation Master Plan is a guide for the P-1 and P-2 park categories. Early on it was determined that Villebois LLC uses different park names for the equivalent of P-1 parks and P-2 parks. The *Villebois Village Concept Plan* Findings included a chart that compared the Villebois proposed park categories in Figure 5 "Parks and Open Space Plan" to the park categories in the Parks and Recreation Master Plan.
 - * Ms. Collins listed the other types of parks and open space that are proposed in the *Villebois Village Master Plan*.
 - * The question is whether four P-1 parks and three or four P-2 parks enough. The findings indicate that there is adequate park space to serve the needs of the Villebois area; and if the Parks and Recreation Master Plan were in effect, the parks and open space in Villebois would satisfy the Parks and Recreation Master Plan standards.
 - * The question about whether there should be more park area came up when the school site and its connecting park was moved out of the Eastside area. There is to be a one to three-acre Eastside park, which staff is recommending to be a P-1 Neighborhood Park.
 - * The Parks and Recreation Advisory Board will be working on revising the Parks and Recreation Master Plan this fiscal year.
- There were questions regarding Community Centers.
 - * Staff is recommending the Parks and Recreation Advisory Board's language on page 2 of the Staff Report Supplemental to Staff Report Addendum, July 2, 2003, that was distributed at the July 9, 2003 Planning Commission meeting.
 - * No one on the Parks and Recreation Advisory Board felt strongly that Villebois should be required to furnish a Community Center to the City. Staff concurs with this.

The Planning Commission took a break at this time to review the material that was distributed at the beginning of the meeting.

Chair Iguchi opened the hearing to Public Testimony. She limited the Public Testimony to testimony and evidence concerning the proposed alternative Figures 1A, 2, and 2A for the *Villebois Village Master Plan*. She limited testimony to three minutes.

Marty Peets, 4820 SW Scholls Ferry Road, Portland, OR 97225. Mr. Peets stated that he represents two of the three property owners who own approximately 150 acres on the east side of 110th Avenue. His comments included:

- The property owners concur with Ms. Collin's comments.
- They have presented proposed changes for the east side of 110th Avenue to the Master Planner. The changes were incorporated into the Plan.
- The proposed 720 units planned for the east side of 110th Avenue is acceptable to them.
- They meet the Metro guidelines.

- The density they are proposing with their changes is less than the Villebois area density per acre overall, but they believe that the 720 units is an acceptable, professional plan that is very livable and developable.
- They think that the 180-day process for completing the findings is a continuation of this approval process and that they can meet the time limitations.
- He is representing the Picullels, and the Bishoff/Lund family. They own the southern and northern two large parcels on the east side of 110th Avenue.

Chair Iguchi closed the public testimony at 7:50 p.m.

Planning Commission deliberation regarding 02PC07B *Villebois Village Master Plan* included:

Commissioner Pruitt:

- The Staff Report and its attachments answered most of his questions, which had been about:
 - * The proposed location for the school.
 - * Better definition of the neighborhoods in the *Villebois Village Master Plan*.
 - * Clarification on the process that will use the 180 days process.
- He thought that there are still some loose ends within the *Villebois Village Master Plan*, but he did not have any other questions at this time.

Commissioner Hinds:

- Asked for clarification regarding the density in the East SAP. She suggested that Figure 1A does not show any apartments.
 - * Ms. Collins stated the density for the former school site is still unknown until the analysis is done.

Commissioner Maybee:

- His concerns were the same as those raised by Commissioner Pruitt regarding the 180-day process. He would like to find out more about the 180-day process at a later time.

Commissioner Guyton:

- Most of the Planning Commissioners' concerns seemed to be addressed in the Staff Report Addendum, revised July 23, 2003, and its attachments.
- She liked the looks of Figure 1A compared to what was presented at the last meeting.

Commissioner Faiman:

- He is satisfied that the school and park issues have been worked out; his major issues have been resolved.

Commissioner Wortman:

- He thought that the Parks and Recreation Master Plan was to have been applied to Villebois. He expressed concern that Ms. Collins is saying that it does not apply.
 - * Ms. Collins explained that the Villebois area was not part of the Parks and Recreation Master Plan when it was adopted in 1994 and does not apply to the Villebois area; the Findings state that the Parks and Recreation Master Plan is being used as a guide for Villebois parks.
 - * Ms. Collins questioned if the Planning Commission thought that there were enough total park space for the Villebois area according to Parks and Recreation Master Plan guidelines. She referred to Figure 5 "Parks and Open Space Plan" in the *Villebois Village Master Plan* and noted the categories of parks and open spaces. The locations of the different park types were pointed out on the map.

- Commissioner Wortman suggested that it was difficult to determine if there is enough park area.
 - The neighborhood commons are indicated on Figure 1A "Replacement Land Use Plan."
- Commissioner Wortman expressed concern that the only community park, with active recreation, is the park that is connected to the school.
 - Ms. Collins noted that Figure 1A includes a probable location of a 1 to 3-acre neighborhood park, as specified by the Planning Commission at the last meeting.
 - Commissioner Wortman suggested that the Parks and Recreation Master Plan guidelines call for 50 acres of park space for the expected population of Villebois.
 - Ms. Collins discussed the differences between active versus passive parks.
 - Barbara Coles, of Coles Environmental Consulting, referred to page 12 of the *Villebois Village Master Plan*, the bulleted items listing the features of P-1 Neighborhood Parks, and noted that the last bullet states that P-1 parks are primarily passive recreation areas. She suggested that this does not exclude the possibility of having active uses in neighborhood parks.
 - Ms. Coles referred to Figure 5 and noted that it says that the North Neighborhood Park would include active recreation uses. She suggested that 2.3-acre North Neighborhood Park and the 3.7-acre Pathway Neighborhood parks could include sports play fields.
 - Ms. Collins explained that there are a total of 43.9 acres of park area in Villebois, and 109 acres of open space for a total 153 acres. While not all of the area is designated for play fields, recreation centers or community parks, altogether this land is reserved for a wide array of parks. The exact numbers do not quite fit the Parks and Recreation Master Plan guidelines but City staff is satisfied that the standards are close enough, the neighborhood park area for each of the neighborhoods is adequate, and the design of the parks is good enough that it sets the stage for all the other park activities.
 - The Findings and Conclusions state that there is enough parkland.
 - Commissioner Faiman suggested that community parks are typically connected to schools.
- Commissioner Wortman expressed concern that it is stated that the Major Limited-Use Recreation Centers and Major Multi-Use Recreation Centers would be done if economically feasible. He questioned if System Development Charges (SDCs) would be used for developing these centers.
 - Ms. Collins responded that there has never been a target specifying the type and acreage of parks, centers, open space, etc., which has led to some flexibility for the Master Planner to provide open space and possible park areas for a number of uses beyond what might have been possible before.
 - Ms. Collins stated that it is City staff's position that as there is no City directive, the City cannot require the property owners to provide land and money to build a City community center on the Villebois property. The Parks and Recreation Advisory Board has asked that, if at all possible, that the Dammasch Hospital facilities be turned into a community center; but they did not require it.
 - Kerry Rappold, Natural Resource Program Manager, referred to page 23 of the *Villebois Village Master Plan*, Implementation Measure #1, and suggested that this Implementation Measure addresses Commissioner Wortman's issues in terms of what will need to be done during the update of the Parks and Recreation Master Plan. The Implementation Measure lists the park categories that will have to be examined for deficiencies, especially for the Villebois area.
 - Commissioner Wortman suggested that the Parks and Recreation Master Plan states that the parks shall be required based on population, and are not required by site-

specific locations. Mr. Rappold reiterated Ms. Collins' and Ms. Coles' statements that the Villebois area is out of the City limits and the requirements of the Parks and Recreation Master Plan cannot be applied to Villebois; rather, the Parks and Recreation Master Plan is being used as a guide for park and open space planning.

- Mr. Rappold explained that many of the park and open space categories in the *Villebois Village Master Plan* do not fit with the standards and categorizations in the Parks and Recreation Master Plan. There are numerical standards within the Parks and Recreation Master Plan, but it is the Plan's goals and guidance that are being applied to this area.
- Mr. Rappold stated that an analysis was done which indicated that in some categories, such as the neighborhood parks, Villebois LLC has gone beyond what is required. The complete package of parks and open space has to be looked at.
- Commissioner Wortman suggested that while there is more open space in the *Villebois Village Master Plan* than what is seen with a typical development, there is a deficiency in recreation centers.
- Mr. Rappold suggested that the school and the connecting park will fulfill one of the recreation center categories, and if economically feasible, there might be some reuse of an existing Dammasch building to meet one of the recreation center categories.
- Commissioner Wortman questioned if Villebois LLC doesn't build the park, could they be conditioned to pay SDCs to build the parks. He asked that the way that the City handles SDCs for parks and recreation infrastructure be explained. Eldon Johansen, Community Development Director, explained:
 - Collecting SDCs for this area differs from the usual way that SDCs are calculated because Villebois LLC will be meeting all of the trail requirements and neighborhood parks requirements, and will be given SDC credits for meeting these requirements as well as meeting part of the regional park requirement.
 - The methodology used to collect park SDCs did not include the Villebois area. As soon as the Parks and Recreation Master Plan is updated, the SDCs will be re-evaluated. City Attorney will have to give direction as to whether SDCs could be applied to an area that is not included in the calculations.
 - The other SDCs types have included the Villebois area in their calculations except for stormwater SDCs. It is not his intent to exclude Villebois from paying park SDCs; he will be revising the rates.
 - Whether it is better to do to a separate SDC rate for the Villebois area is an issue to be examined.
- Commissioner Wortman asked if there was a reason why Figure 1A is a replacement land use plan rather than just replacing Figure 1 with Figure 1A and revising the language throughout the plan to reflect the language in Exhibit 10.
 - Ms. Collins explained that there has not been enough time to analyze the impacts of proposed changes in Attachment 10. This is why City staff is recommending that the Planning Commission ask that the property owners bring a more refined analysis within 180 days.
 - The reason for retaining Figure 1 is in case Figure 1A is not adopted.
 - Figure 1 has the legal justification for moving 02PC07B forward.
 - A better-detailed Figure 1A is to be brought back to the Planning Commission for review of the Findings and Recommendations for Figure 1A within 180 days.
 - There could be a better discrimination between Figure 1 language and Figure 1A.
 - Commissioner Pruitt suggested the clarification that where it states Figure 1, assume that it means Figure 1 or Figure 1A until the 180-day clock runs out.
 - **Ms. Collins is to include language in the beginning of Chapter 2 – Land Use (Attachment 11) to make it clear that Figure 1A and related text are to replace**

Figure 1 and its related text if the Planning Commission so approves the replacement within 180 days of the adoption of the *Villebois Village Master Plan*.

- Attachment 11, page 1 of 8, third paragraph from the bottom of the page, the sentence, "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 was clarified that a Neighborhood Commons is different than a neighborhood park.
- **Attachment 11, page 6 of 8, Item 6.**
 - * **The Planning Commission had asked that this Policy be amended to include an explanation of ORS 426.508. There was Planning Commission consensus to include this as Item 3 in Attachment 13.**
- Exhibit 16, a letter dated July 15, 2003, from Taft Mitchell of Valley Christian Church.
 - * Commissioner Wortman noted that there had been testimony on a previous Villebois application regarding a desire for equal and open access for the development of churches and communities of spiritual support within the *Villebois Village Master Plan*.
 - * Assistant City Attorney Paul Lee explained that the Village Zone text would treat churches in the Villebois Village the same as they are treated citywide; as conditional uses. Code language will be brought to the Planning Commission for consideration that will include churches and other religious institutions. Churches are permitted outright only in certain zones such as in Public Facilities (PF) Zone. He noted that the Living Enrichment Center (LEC) is currently in a PF Zone.
 - * Commissioner Wortman asked that language be included in the *Villebois Village Master Plan* that states that Wilsonville supports a variety of different opportunities for spiritual support, if it were appropriate.
 - * Commissioner Pruitt asked if LEC must get a conditional use permit for their church when its property is rezoned. Mr. Lee responded that LEC has a request before the City, which will be an issue for the Planning Commission to decide; whether LEC will be a conditional use or a permitted use in the Specific Area Plan (SAP) comprised by the LEC.
 - * Mr. Lee suggested that this issue would be more appropriately discussed during the Planning Commission review of the 02PC08, the Code amendments for Villebois.
- It was noted that at the July 9, 2003 meeting, the Planning Commission decided, by motion, to accept Figure 7 "Street Plan" as presented in the *Villebois Village Master Plan*, allowing on-street parking on collector streets.
 - * Commissioner Wortman referred to Figure 4.18 "Major Collector Street Standards" and Figure 4.19 "Major Collector with On-Street Parking Standards" in the *Transportation Systems Plan* (TSP), and noted that Figure 4.19 has a footnote that states "(8.) The Major Collector with On-Street Parking Street Standard is a special case by case application and may only be used with prior approval from the Development Review Board and the City Engineer." He asked City Engineer Mike Stone to explain why these types of roads should be treated differently than other designs. He noted that there is previous testimony from three other city engineers expressing concern with the design that was presented.
 - Mr. Stone explained that the difference between Figure 4.18 and Figure 4.19 is the provision for on-street parallel parking. Figure 4.18, without on-street parking, is typically used in the City for collector streets. Figure 4.19 was included as a special provision where a major collector was specified, mostly in commercial areas and in industrial areas; not in residential areas. He noted that this was not clarified well in the TSP. Mr. Stone suggested that the Figure 4.19 street standard could be used for the Old Town area where commercial development is expected to occur. Application

of the Figure 4.19 street standard would have to be approved by the DRB, upon recommendation by the City Engineer.

- The City Engineer and the Community Development Director are on record as being opposed to on-street parking on collector streets. Their recommendations and concerns have not changed.

Chair Iguchi:

- Asked if the applicant was in agreement to the 180-day time frame for bringing more detailed analysis for Figure 1A and related text to the Planning Commission. Mr. Ragsdale answered that they were.
- Asked Mr. Ragsdale to confirm that the density of the Villebois area would be maintained with the changes being proposed for the eastside. She understood that this issue has not been reviewed in detail yet.
 - * Mr. Ragsdale responded that there is an understanding that the entire Villebois area will have a minimum of 2300 housing units regardless of the SAP procedures. The approximately 700 units in the Eastside SAP is consistent with the densities that were in the Plan previously. The details of the changes will be reviewed during the 180-day period to make sure that all the requirements of the *Villebois Village Concept Plan* and the *Villebois Village Master Plan* have been met.

Commissioner Wortman:

- July 9, 2003 revised Staff Report Addendum, Page 16 of 21, Table 5 "Street Cross-Section Standards Comparison."
 - * Commissioner Wortman suggested that according to Table 5 and the text on page 20 of 21 of the July 9, 2003 revised Staff Report Addendum (Implementation Measure #2), Villebois is proposing street cross-sections different from what is indicated in the TSP. He noted that Table 5 compares the standards that are in the TSP to the alternative standards proposed in the *Villebois Village Master Plan*.
 - * He noted that Villebois is proposing to add to the planter strip and median widths, with a total of four feet being added to the street cross-section. He stated that he would rather see some of the added width used for health and safety considerations rather than for landscaped aesthetics.

Commissioner Wortman moved that the center median width for Major Collector w/Median street standards, as listed in Table 5 "Street Cross-Section Standards Comparison (VVMP Section D)," as proposed in Attachment 9 "Chapter 5 Circulation," be reduced to 14 feet, and the planter strip width be 7 ½ feet; and the two feet gained by these reductions be used to increase the bike lane width to 6 feet, similar to the bike lane widths used predominately through the Transportation Systems Plan. Commissioner Hinds seconded the motion.

Discussion:

- Commissioner Hinds suggested amending the motion to state that two feet are to be added to the bike lanes and let the applicant decide how to adjust the other parts of the street cross-section.
 - * Commissioner Hinds asked the applicant to respond to the issue that safety for bicyclists with on-street parking is more important than medians and planting strips. Mr. Ragsdale responded that the six-foot bike lanes with a seven-foot parking strip were adopted by the Planning Commission at their last meeting.
 - * Mr. Ragsdale explained that he was opposed to reducing the width of the planter strip because it is a key part of the Rainwater Management System.

- Commissioner Wortman suggested that the text stated that the wider planter strips were to accommodate larger trees. Mr. Ragsdale responded that larger trees are also part of managing the rainwater.
- Commissioner Hinds asked Commissioner Wortman if he would consider a friendly amendment to change the bike lane width to six feet on the Major Collector with On-Street Parking. Commissioner Wortman stated that he would agree to it.
- Ms. Collins noted that the Planning Commission at the July 9, 2003 meeting, by motion, had accepted Figure 7 "Street Plan" as presented by the applicant. She suggested that by voting on Commissioner Wortman's motion, the Planning Commission would also be making design changes for a cross-section shown in Figure 9A "Street and Trail Sections – A" and/or Figure 9B "Street and Trail Sections – B."

Commissioner Wortman revised his motion to change the eight-foot parking and five-foot bike lanes to seven-foot wide parking strips and six-foot bicycle lanes on Major Collector with On-Street Parking Street, as shown in Figure 9A, "D. Major Collector with Median" and "E. Minor Collector Standard," in the *Villebois Village Master Plan*.

Discussion:

- Chair Iguchi suggested that this motion will make the parking width narrower than what is specified in the TSP. Commissioner Wortman stated that this would be okay.

The motion carried 6 to 0 to 1 with Commissioner Maybee abstaining.

Commissioner Wortman questioned the City's position regarding Recreation Centers and SDCs as the Parks and Recreation Advisory Board recommended that Recreation Centers be considered and he understands City staff recommendation as saying that Recreation Centers are not to be mentioned in the *Villebois Village Master Plan*. Ms. Collins stated that this is incorrect. Chair Iguchi stated that it has been added.

- Ms. Collins referred to the Staff Report Supplemental to Staff Report Addendum, July 2, 2003" (distributed at the July 9, 2003 Planning Commission meeting), page 9, and stated that City staff recommended in the Staff Report Supplemental, July 2, 2003, that the statement from the Parks and Recreation Advisory Board be added to the *Villebois Village Master Plan* as an Implementation Measure. Commissioner Wortman stated that it was the paragraph following the Parks and Recreation Advisory Board's recommendation that was of concern to him.
- Ms. Collins explained that the language is a recommendation, not a requirement, giving direction that through time the updated Parks and Recreation Master Plan and the needs of the City are to be considered for this kind of recreational facility need. City staff is recommending that Implementation Measure 1 be added to the *Villebois Village Master Plan*.
- Commissioner Wortman read from the next paragraph, "The conclusion is that one of each of the three types of facilities should occur in the Villebois study area." Ms. Collins stated that City staff does not disagree with this assessment, but are recommending Implementation Measure 1, which states that during the update of the Parks and Recreation Master Plan that the need for five different park categories be considered. She noted that Villebois will be a ten to twelve year development and each of the SAPs have to be in compliance with the *Villebois Village Master Plan* and the *Villebois Village Concept Plan*, therefore, once the Parks and Recreation Master Plan is updated, and with Implementation Measure 1, the need for these parks will have been identified.

Commissioner Pruitt moved that based upon Conclusionary Findings in Attachment 6 of the Staff Report, the Planning Commission recommends the City Council adopt the June 4,

2003 draft of the Villebois Village Master Plan with the amendments detailed in Staff Report attachments 8 through 13, including and subject to amended conditions 5 and 6 in the Staff Report dated July 17, 2003, revised July 23, 2003, and as stated in Resolution No. 02PC07B. Commissioner Maybee seconded the motion.

Discussion:

- Commissioner Hinds asked that the Parks and Recreation Advisory Board statement in the Staff Report Supplemental to Staff Report Addendum, July 2, 2003, be added to the motion.

Commissioner Hinds moved to amend the motion to include the Parks and Recreation Advisory Board's recommendation as stated on page 2 of the Staff Report Supplemental to Staff Report Addendum, July 2, 2003, which states, "The Parks and Recreation Advisory Board recommends the development of a community center beyond the school site that is sized to support at a minimum, the incoming population of Villebois. It is highly recommended that the development take advantage of existing facilities to utilize them as a community center with full sized basketball court, multipurpose room, meeting rooms, kitchen facilities and consideration of indoor/outdoor water feature and adjacent fields. The Board would encourage the developer to explore partnerships to make these facilities available to local residents."

Commissioner Wortman seconded the amending motion, which carried 6 to 1 to 0 with Commissioner Faiman opposing.

Discussion of the amended motion:

- Commissioner Hinds suggested that the Parks and Recreation Master Plan states that for livability there is to be eight acres per 1000 residents for community parks providing services and organized play.
 - * Recently there has been a perceived need in this community for play fields. She is comfortable with leaving it up to the developer to determine if having more playfields would be beneficial to the development to reduce transportation needs. Additional community parks will be an enhancement to Villebois.
- Commissioner Faiman noted that he recently served on the Parks and Recreation Advisory Board, and stated he is aware of how the decision to add playfields is made. He suggested that it is a de facto policy of the City to provide sufficient playfields for youth sports organizations. The Parks and Recreation Advisory Board tries to stay in contact with those organizations, and the Board includes members of the youth sports organizations. The Board is kept aware of any need for additional fields.
 - * The Parks and Recreation Advisory Board recently responded immediately to a need for more playfields by recommending that the fields be built. City Council immediately allocated the funds to build the fields. The process went through just the way it is supposed to work.
 - * The rate in the Parks and Recreation Master Plan is arbitrary compared to the specific process the Parks and Recreation Advisory Board uses to determine how many playfields are needed. The City does not overbuild fields.

The main motion was restated:

Based upon Conclusionary Findings in Attachment 6 of the Staff Report, the Planning Commission recommends the City Council adopt the June 4, 2003 draft of the Villebois Village Master Plan with the amendments detailed in Staff Report attachments 8 through 13, including and subject to amended conditions 5 and 6 in

the Staff Report dated July 17, 2003, revised July 23, 2003, and as stated in Resolution No. 02PC07B.

The Parks and Recreation Advisory Board's recommendation as stated on page 2 of the Staff Report Supplemental to Staff Report Addendum, July 2, 2003 is to be included: "The Parks and Recreation Advisory Board recommends the development of a community center beyond the school site that is sized to support at a minimum, the incoming population of Villebois. It is highly recommended that the development take advantage of existing facilities to utilize them as a community center with full sized basketball court, multipurpose room, meeting rooms, kitchen facilities and consideration of indoor/outdoor water feature and adjacent fields. The Board would encourage the developer to explore partnerships to make these facilities available to local residents."

The main motion carried 6 to 1 to 0 with Commissioner Wortman opposing.

WILSONVILLE PLANNING DIVISION
Wilsonville Planning Commission
STAFF REPORT ADDENDUM

HEARING DATE: July 23, 2003

DATE OF REPORT: July 17, 2003

APPLICATION NO.: 02PC07B

REQUEST: Adoption of the draft *Villebois Village Master Plan*, which directs creation of a phased development generally described as a mixed-use urban village (residential/commercial) that integrates land use, transportation, and natural resource elements, providing approximately 2300 housing units. The proposed *Master Plan* is an implementing document of the *Villebois Village Concept Plan* (File No. 02PC06).

LOCATION: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City limits.

LAND USE DESIGNATIONS: Wilsonville Comprehensive Plan Map Designations: "Residential-Village", "Industrial"; Clackamas County Comprehensive Plan Map Designation: "Agricultural"

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: "Public Facilities," "Residential-Agricultural Holding"; Clackamas County Zone Map Classification: "Exclusive Farm Use"

APPLICANT: Costa Pacific Communities

STAFF REVIEWERS: Barbara Coles, Maggie Collins, Paul Lee, Eldon Johansen, Mike Stone, Chris Neamtzu, Kerry Rappold, Mike Kohlhoff, Dan Hoyt,

DRAFT
ATTACHMENT 8
Proposed Amendments to File 02PC07B
July 17, 2003

GENERAL

- Add Implementation Measures 4.1.4.j and k as criteria for *Villebois Village Master Plan* approval criteria as follows:
Implementation Measure 4.1.4.j The City shall have a diverse range of housing types available within its City limits.

Implementation Measure 4.1.4.k The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville.
- Shade area along Grahams Ferry Road on Figures 1 and 7 to reflect the need for careful attention to access management, per the Implementation Measures of the *Villebois Village Master Plan* and the requirements of the Village (V) Zone.
- Amend Figure 2 to show the Central SAP boundary, including location of Loop Drive.
- Add to Page 9 an explanation of ORS 426.508 and what it requires.

CHAPTER 2

- Amend the title of Figure 3 as follows:
"Conceptual Specific Area Plan Boundaries"
- Amend the following bullet on page 6 as follows:
 - *Light Manufacturing/Research and Development: ~~research and development, computer, technology.~~*
- Amend the text on page 6 as follows:
 "The School District has indicated to the Master Planner that any location within one of the residential neighborhoods in the *Villebois Village Master Plan* would be acceptable. Though the *Villebois Village Master Plan* continues to illustrate the school site in the eastern portion of the plan area, the ultimate location **of the school shall be west of 110th Street** and shall be confirmed with the subsequent review stages as specified within the implementing Village zone." ~~Land uses displaced by relocation of the school site shall be relocated to the currently proposed school location as commensurately as practicable. The planning team and the West Linn-Wilsonville School district currently are discussing the programming and requirements for the site."~~

- Amend the paragraph on page 7 as follows:
 Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Areas Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area ~~Plan's~~ **Plans** will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are **conceptually** identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. **SAP boundaries will be refined with the adoption of SAPs.** Specific Area ~~Plan's~~ **Plans** will include a pattern book and community elements plan, as well as other items as specified in the implementing Village zone. The pattern book will be an illustrative document that depicts the architectural character of the Specific Area Plan. The Community Elements Plan will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.
- Amend Implementation Measure #2.2.3 on page 8 as follows:
 1. 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.**
- Amend General – Land Use Plan Policy 2.2.2 on page 8 as follows:
 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 Living Enrichment Center (LEC) 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*.**
- Add Implementation Measure #3 to Page 9 as follows:
 3. **Develop Affordable Housing objectives for each Specific Area Plan, which shall contain, at a minimum, a desired mix and density of housing that will ensure an efficient and affordable housing opportunities for households of all income levels that live and work in the City of Wilsonville. Develop strategies to accomplish those desired mixes and**

ATTACHMENT 11

CHAPTER 2 – LAND USE

2.1 INTRODUCTION / PROPOSAL

Figure 1 – Land Use Plan identifies the proposed land uses to be developed at Villebois to create a complete community with a vibrant Village Center. At build-out, Villebois will be an urban village of at least 2,300 residential units surrounding a mixed-use Village Center comprised of residential, office, retail and/or related employment uses. The development of the land use design relied heavily upon the three guiding principles of connectivity, diversity and sustainability described in the *Villebois Village Concept Plan* and discussed in the previous chapter. The *Concept Plan* also identified the following key design elements, which represent the principle building blocks upon which the Villebois Village is to be developed:

- Neighborhoods
- Village Center
- Commercial Development and Employment
- Elementary School
- Parks and Open Spaces
- Rainwater Systems
- Environmental Programs
- Connectivity

The Villebois Village Master Plan also recognizes the inclusion of the Living Enrichment Center (LEC), which represents approximately 8% of the total acreage of the Residential – Village area.

This chapter focuses on the first four design elements and the LEC. 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.

Each neighborhood will include a mix of housing types, including estate lots (average 9,600 square feet), large (average 7,150 square feet), standard (5,500 square feet), medium (3,600

square feet) and small single-family lots (2,500 square feet); ancillary dwellings; cluster housing and row houses. Market segments will include market rate for-sale and rental homes, affordable housing, and community housing per ORS.426.508.

The larger single-family lots will be located adjacent to existing single-family homes along Brown and Evergreen roads to the south, LEC to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed Coffee Lake Drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft transition between the built and the natural environment. The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center.

The Village Center

The Village Center, with its heart at the intersection of Villebois Drive and the Barber Street extension, occupies about 34 acres at the center of Villebois (*see Figure 2A – Village Center Boundary & Land Use Plan*). Design elements, which characterize the Village Center include:

- Higher-density residential housing,
- Mixed-use development,
- A location inside a loop road connecting with three neighborhoods,
- Opportunities for office/commercial/light industrial/civic uses,
- Easy access to multi-modal transportation opportunities,
- Inclusion of parks and greenway features, and
- Adaptation of former Dammasch State Hospital buildings, as feasible.

Higher density development in the Village Center includes, but is not limited to, multi-family residential and mixed-use development such as ground level retail or office and “flex-space” uses with office or multi-family residential units above.

The Village Center is intended to create the opportunity for the core area of Villebois to have a higher concentration of employment uses than may be allowed with the underlying Village zone. This area is designated for mixed-use (residential, retail, civic, and office development) and related employment uses. The transportation framework - including the Barber Street extension, Villebois Drive, the Loop Road and transit stops - provides access for cars, pedestrians and bicyclists in this high-density area. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

- *Consumer Goods:* bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
- *Food and Sundries:* bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
- *General Office:* professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- *Service Commercial:* bank, day care center, photo processing, telecommunications, upholstery shop.
- *Lifestyle and Recreation:* hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- *Hospitality:* hotel, bed and breakfast, conference center.
- *Light Manufacturing/Research and Development.*
- *Civic/Institutional:* meeting hall, library, museum, churches, farmer’s market, community center.
- *Residential:* condominiums, apartments, and townhouses.

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

At the recommendation and request of the West Linn/Wilsonville School District, a site has been included for a 550-student grade school.. The School District has indicated that a 10-acre site is needed. The Master Planner will coordinate with the School District throughout the planning stages of Villebois Village to address siting of the school. An implementation measure is included to prescribe a 10-acre school site.

The School District has indicated to the Master Planner that any location within one of the residential neighborhoods in the *Villebois Village Master Plan* would be acceptable. Though the *Villebois Village Master Plan* continues to illustrate the school site in the eastern portion of the plan area (*Figure 1 – Land Use Plan*), the ultimate location of the school shall be west of 110th Street as shown in *Figure 1A – Replacement Land Use Plan* and shall be confirmed through the approval process for *Figure 1A* and as specified within the implementing Village zone. Upon selection of the site, *Figure 1 – Land Use Plan* and/or *Figure 1A – Replacement Land Use Plan* for the *Villebois Village Master Plan* will be revised to reflect the chosen location.

Living Enrichment Center (LEC)

Per the City's approval of City Files 02PC07A and 02PC07C, the Living Enrichment Center (LEC) has been included in the area to be designated Residential – Village on the Comprehensive Plan Land Use Map. LEC is located on a parcel that is approximately 42.8 acres in area. Approximately 23.2 acres are located within the City's Significant Resource Overlay Zone (SROZ) overlay leaving approximately 19.6 acres outside of the SROZ boundaries.

Representatives of LEC have provided testimony on the proposed future uses of the LEC campus. In their March 31, 2003 letter, a representative of LEC proposed the following uses (which include expansion of some or all current uses):

- New sanctuary;
- New teen center;
- Chapel; and
- Expansion of the retreat center, including additional overnight lodging facilities and senior housing and care facilities.

The *Villebois Village Master Plan* recognizes LEC as part of the Residential – Village Comprehensive Plan land use designation and illustrates LEC within the boundaries of the Master Plan. Full analysis of LEC's compliance with the City's Comprehensive Plan and its various sub-elements is not included in this document (City File 02PC07B). LEC will be required to submit a Specific Area Plan (SAP) for their property (see Specific Area Plan description below). As a part of LEC's Specific Area Plan approval, they shall be required to 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. LEC shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

The Next Step

Prior to or concurrent with approval of this *Villebois Village Master Plan*, the City of Wilsonville Comprehensive Plan text will be amended to include the Residential-Village (R-V) land use designation (City File 02PC07A) and the Comprehensive Plan Map will be revised to designate the *Villebois Village Master Plan* area Residential-Village (City File 02PC07C). The uses and systems envisioned by the *Villebois Village Master Plan* within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08).

Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Area Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area Plans will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are conceptually identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. SAP boundaries will be refined with the adoption of SAPs. Specific Area Plans will include a pattern book and community elements plan, as well as other items as specified in the implementing Village zone. The pattern book will depict the architectural character of the Specific Area Plan. The Community Elements Plan will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.

Villebois will be developed over a period of 7 to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of utilities and infrastructure, and timing of road improvement approval and funding (see *Figure 4 – Sequence of Development*).

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 Living Enrichment Center (LEC) Specific Area Plan shall be those identified in the *Villebois Village Concept Plan*, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.
3. The Villebois Village shall provide civic, recreational, educational and open space opportunities.

4. The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.
5. Development of Villebois shall be guided by a Finance Plan and the City's Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below).

Implementation Measures

1. Allow for unique planning and regulatory tools that are needed to realize the *Villebois Village Master Plan*. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Plans.
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 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 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) for LEC 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. LEC 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.



Valley Christian Church

July 15, 2003

Debra Iguchi
8445 SW Eligsen Road
Wilsonville, OR 97070

Dear Ms. Iguchi

I wish to indicate to the planning commission my growing sense of discomfort with the sanctioned relationship between the Living Enrichment Center and the developing plan for Villebois Village. I learned at last evening's meeting of the DRB panels and the Planning Commission that LEC is now one of the 5 SAPs in the planning process. My concerns are three in number:

1. The LEC, as an integral part of the Villebois development, has the appearance of being the sanctioned religious body for Villebois Village. While I know that there is no real sanction, the appearance of being so still exists.
2. While Villebois Village presents itself as a complete community with a full and integrated living experience, I note that there is no provision made in its plan for churches or for meeting places of a spiritual nature, save for the connection with LEC and the possibility of meeting room in the projected grade school which will be among the last of the additions to the community.
3. As the pastor of a church in Wilsonville, and as a citizen of the community, I believe that there should be equal and open access for the development of churches and communities of spiritual support within the Villebois plan.

Wilsonville is a wonderful place to live. I would hope that the developed village would be encouraged to integrate with the rest of the community in order to share in the many opportunities and diversity within the community as a whole. When fully developed Villebois Village will add thousands of people to Wilsonville. I believe that the village should not be closed to the nurturing influence of a variety of churches, either in appearance or in fact.

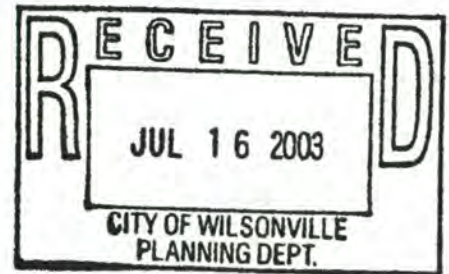
I appreciate your consideration of this matter.

Sincerely,


Laft L. Mitchell

Attachment G

Exhibit 16



DRAFT

ATTACHMENT 8
Proposed Amendments to File 02PC07B
July 17, 2003

GENERAL

- Add Implementation Measures 4.1.4.j and k as criteria for *Villebois Village Master Plan* approval criteria as follows:
Implementation Measure 4.1.4.j The City shall have a diverse range of housing types available within its City limits.

Implementation Measure 4.1.4.k The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville.
- Shade area along Grahams Ferry Road on Figures 1 and 7 to reflect the need for careful attention to access management, per the Implementation Measures of the *Villebois Village Master Plan* and the requirements of the Village (V) Zone.
- Amend Figure 2 to show the Central SAP boundary, including location of Loop Drive.
- Add to Page 9 an explanation of ORS 426.508 and what it requires.

CHAPTER 2

- Amend the title of Figure 3 as follows:
"Conceptual Specific Area Plan Boundaries"
- Amend the following bullet on page 6 as follows:
 - *Light Manufacturing/Research and Development:* ~~research and development, computer, technology.~~
- Amend the text on page 6 as follows:
"The School District has indicated to the Master Planner that any location within one of the residential neighborhoods in the Villebois Village Master Plan would be acceptable. Though the Villebois Village Master Plan continues to illustrate the school site in the eastern portion of the plan area, the ultimate location **of the school shall be west of 110th Street** and shall be confirmed with the subsequent review stages as specified within the implementing Village zone." ~~Land uses displaced by relocation of the school site shall be relocated to the currently proposed school location as commensurately as practicable. The planning team and the West Linn-Wilsonville School district currently are discussing the programming and requirements for the site."~~

- Amend the paragraph on page 7 as follows:
 Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Areas Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area ~~Plan's~~ **Plans** will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are **conceptually** identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. **SAP boundaries will be refined with the adoption of SAPs.** Specific Area ~~Plan's~~ **Plans** will include a pattern book and community elements plan, as well as other items as specified in the implementing Village zone. The pattern book will be an illustrative document that depicts the architectural character of the Specific Area Plan. The Community Elements Plan will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.
- Amend Implementation Measure #2.2.3 on page 8 as follows:
 1. 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.**
- Amend General – Land Use Plan Policy 2.2.2 on page 8 as follows:
 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 Living Enrichment Center (LEC) 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*.**

Selected pages from the following Planning Commission Villebois documents related to the Living Enrichment Center/Future Study Area:

4. 02PC07C - Comprehensive Plan Map Amendments for Compliance with Villebois Village Concept Plan

- April 9, 2003 Planning Commission Public Hearing

City of Wilsonville

PLANNING COMMISSION

Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon

April 9, 2003

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Iguchi called the meeting to order at 7:33 p.m. Those present:

Planning Commission: Debra Iguchi, Mary Hinds, Craig Faiman, Susan Guyton, John Ludlow, Mark Pruitt and Randy Wortman were present. City Council Liaison John Helser was also present.

City Staff: Maggie Collins, Paul Lee, Danielle Cowan, Dan Hoyt, Blaise Edmonds, and Linda Straessle. Barbara Coles of Coles Environmental Consulting was also present.

V. PUBLIC HEARING (CONTINUED FROM FEBRUARY 20, 2003)

Application No: 02PC07C

Request: Amend the Comprehensive Plan Map by Creating a New Map Designation of "Residential-Village," Said Designation to Apply to Approximately 439 Acres

Location: Approximately 439 acres within the Villebois Village Concept Plan area, which is bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City western boundary.

Applicant: Villebois, LLC

Distributed at the beginning of the meeting:

- A memorandum dated April 9, 2003, from Maggie Collins, regarding Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03 (Exhibit 5).

- A letter dated April 3, 2003, from Jim Desmond of Metro, regarding Proposed Amendment to Wilsonville Comprehensive Plan to Create Residential Village District (Exhibit 4).
- A letter dated March 31, 2003, from Rev. Dr. Mary Manin Morrissey of the Living Enrichment Center (Exhibit 3).

Chair Iguchi declared the public hearing for 02PC07C open at 10:06 p.m. She read the Legislative Hearing Procedure for the record. The staff report was called for.

Ms. Collins stated that 02PC07C, Comprehensive Plan Map amendments for the implementation of the Villebois Village Concept Plan is being made on behalf of Villebois, LLC, for the property owners shown in Attachment 1 to the staff report, page 11 of 11.

- There is a total of 438.46 acres proposed for application of the "Residential-Village" Plan Map designation as shown on Exhibit A. The property owners of the 438.46 acres have agreed to have this request being considered by the Planning Commission applied to their properties.
- In the previous public hearing for 02PC07A, it was pointed out that the City of Wilsonville Tax Lot T3SR-31W14B-00801 was to have the Plan Map designation even though it is not contiguous to those properties being considered for the new Map designation.
- The Findings are listed in the staff report and the City staff recommendation for this application is for the approval of Exhibit A amending the Wilsonville Comprehensive Plan Map.
- The Living Enrichment Center (LEC), which is currently designated as public lands on the Comprehensive Plan Map, has asked that their 42.75 acres be included in the "Residential-Village" Plan Map designation.
 - * Staff has responded to this request with a four-page memo, dated April 9, 2003, from Maggie Collins, regarding Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03 (Exhibit 5 to 02PC07A).
 - * Staff has no objection if the Planning Commission agrees to this request.

The Commissioners' questioned about LEC's request to be included in the "Residential-Village Comprehensive Plan Map amendment request.

- Commissioner Ludlow asked if the LEC were to be designated as "Residential Village" on the Comprehensive Plan Map, would LEC be master planning at the same time as Villebois, LLC?
 - * Ms. Collins responded that LEC would be required to do everything that the other properties are required to do. Her understanding is that they would be master planning at the same time as Villebois, LLC.
 - * Commissioner Wortman asked if LEC would be included in Villebois, LLC's master plan? Ms. Collins answered that this is not clear and suggested that a Villebois, LLC representative could answer this question.
- Chair Iguchi referred to the three bulleted items on page 4 of Ms. Collins's April 9, 2003 memo regarding Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center" (Exhibit 5), and asked about the implications of these bulleted options on LEC's being part of the master planning effort, and the zoning and use issues in the future
 - * Ms. Collins responded that these are choices LEC can make if they are included in the Villebois planning.

- Ms. Collins stated that the question before the Planning Commission in regards to LEC is whether it is appropriate for LEC to ask for the "Village-Residential" Comprehensive Plan Map designation.
- Commissioner Faiman questioned why LEC would need to master plan at the same time. He suggested that this is an unrelated issue.
 - Ms. Collins responded that there would be some efficiency of effort and analysis, and cost sharing, if the entire area is master planned at the same time.
 - Commissioner Ludlow suggested that there is no requirement to immediately master plan an area with a Comprehensive Plan Map change request. This is simply a request to apply a Comprehensive Plan Map designation. He asked Ms. Collins to confirm that LEC can choose to wait to do their master planning. Ms. Collins answered that this is correct.
- Commissioner Wortman questioned what the trigger was for requiring a developer to master plan his property.
 - Ms. Collins responded that time periods have not been specified, but the 02PCo7A language that the Planning Commission just recommended to the City Council suggested that a master plan and the right zoning is needed for a development permit. The difference from what is currently required by City Code is that properties in the Villebois area will have to master plan according to the design standards that are set out in the Villebois Village Concept Plan and the other documents pertaining to Villebois development.
 - Ms. Collins explained that LEC has a master plan on their property right now and could get another development permit based on their current DRB approval of their Stage II approval. They would not be able to develop according to the Villebois plans until they get the zoning changed on their property.
- Commissioner Ludlow suggested that churches are a conditional use in any zone in the City of Wilsonville and not an outright permitted use.
 - Ms. Collins referred to her memo (Exhibit 5), page 2, item 6, and responded that churches are permitted outright in Public Facilities Zones, which is what LEC is currently zoned.
 - Commissioner Ludlow suggested that if LEC's Public Facilities Zone is change to a different zone, then this is no longer applicable. Ms. Collins agreed and stated that this is why LEC is going to have to work with the master planner regarding this issue.
 - Ms. Collins explained that changing the Comprehensive Plan Map designation on a property is just the first step of several complicated steps that have to be taken before the properties in the Villebois area can be developed according to the Villebois Village Concept Plan.
- Commissioner Guyton referred to Ms. Collins memo (Exhibit 5) and suggested that the memo lists a myriad of uses. She stated that she is reluctant at this time to include LEC in 02PCo7C.
 - She stated that she would like to hear more from LEC about this issue.
 - She asked what the impact would be of not including LEC in 02PCo7C at this time.

APPLICANT TESTIMONY:

Mike Ragsdale, Costa Pacific Communities, 28801 SW 110th, Wilsonville. Mr. Ragsdale stated that Costa Pacific Communities is in complete agreement with City staff and the staff report. He stated that he would answer any questions regarding the LEC issue.

The Commissioners questioned Mr. Ragsdale regarding LEC issues.

- Commissioner Ludlow suggested that LEC has become a conference center in the northwest; it advertises itself as such. He expressed concern how such a large-scale development and its uses will affect the Wilsonville Tract. Thus far, the Wilsonville Tract is surrounded by symbiotic uses. He is concerned that LEC, as a Villebois, LLC "add-on" would become a larger convention center in an area that has deficient roads and deficient access, and has a significant amount of SROZ. LEC representatives have testified at least twice before the Planning Commission that LEC would like to expand their facilities. He asked Mr. Ragsdale for his recommendation regarding this issue.
- Mr. Ragsdale responded that, initially, Villebois, LLC suggested to all the property owners that Villebois, LLC, as master planners for the Dammasch area, would be happy to cooperate with them in addressing their properties. At that time, LEC was not sure what they wanted to do and Villebois, LLC proceeded without LEC. Subsequently, LEC came forward to the City and to Villebois, LLC and asked to be included in the master planning process. Villebois, LLC has indicated that they are agreeable to including LEC in the master planning but there were a couple of conditions that Villebois, LLC, as the master planners, wanted met.
 1. Villebois, LLC has communicated to LEC that Villebois, LLC, as the master planners, would master plan their property in accordance to the policies regarding the SROZs.
 2. Issues such as trail connections and the way the edges between the residential development and the church property should be handled were not being addressed without LEC being in the master planning. Also the impacts of their traffic issues were not calculated, they are not part of the Villebois, LLC traffic calculations.
- As recently as today, Mr. Ragsdale stated that LEC had backed down on the long laundry list of possible uses that they were proposing for the future. More specifically, if Villebois, LLC does the master planning for LEC, they will include only the four core uses they desire the most as stated in their letter. We clearly understood from our meeting today with LEC and the City that if the Planning Commission includes LEC in 02PC07C, this doesn't mean that they would be in the master plan, but rather that they have the opportunity to be in the *Villebois Village Master Plan*. If there are complications that make it impossible to integrate LEC's needs with the Villebois Village Master Plan, then the Planning Commission will see a master plan that does not include the LEC, though it is his expectation though that the Villebois Village Master Plan would show LEC's current uses with some opportunity for expansion integrated into the Villebois development.

PUBLIC TESTIMONY

Tim Knapp, 11615 SW Jamaica, Wilsonville. Mr. Knapp's concerns included:

- Mr. Knapp referred to the letter dated March 31, 2003, from Rev. Dr. Mary Manin Morrissey of the Living Enrichment Center (Exhibit 3), page 6, which lists uses that LEC wants to do in the future, and stated that as this range of options is similar to the range of options that Villebois, LLC is asking to be able to do, the City is better off including LEC in the Villebois Village Master Plan.
- He encouraged the Planning Commission to include LEC in the master plan and to give LEC the opportunity to pursue their desired uses in a coordinated manner as joint planning would lead to a better result.

- 02PCo7C introduces a "Residential-Village" Comprehensive Plan Map designation. Mr. Knapp referred to the soon to be proposed "Village Zone" district and questioned if "Residential-Village" equates to the "Village Zone" district, and if so why isn't consistent wording being used so that this is clear?"
- Staff report for 02PCo7C (in the meeting packet), page 5 of 11, Finding A-9, the sentence stating, "Exhibit A of this application depicts those changes to be applied to the properties listed in Attachment 1."
 - * Mr. Knapp suggested that this sentence does not state that the change "may" be applied; it says "to be applied" which sounds definite.
- Attachment 1 (on page 11 of 11 of the staff report) does not make it clear which properties are being included in 02PCo7C and which properties are not included in the Villebois planning at this time. He suggested that the table needed to be better labeled.
- 02PCo7C staff report, page 9 of 11, Finding D-4, the sentences stating, "This area was to become known as "Area of Special Concern B" in the City's Comprehensive Plan in 1996. Any development with Area B was required to conform to DATELUP as it may be amended."
 - * Mr. Knapp suggested that development in Area B would be required to conform to the modifications in the Villebois Village Concept Plan and 02PCo7A. This creates difficulties for those property owners who don't want to be included in the Villebois planning because this Finding does not say that they can be excluded.
- Mr. Knapp suggested that the Comprehensive Plan Map amendment language needs to be clear; the language needs to stand on its own and not require verbal explanation so that there is no ambiguity that can be misinterpreted in the future.

The Commissioners questioned Mr. Knapp regarding his testimony.

- Commissioner Hinds referred to Exhibit A, the proposed amended Comprehensive Plan Map, and suggested that the shown tax lot numbers indicate which properties are to be included in the Villebois planning.
 - * Mr. Knapp stated that even with the tax lots indicated on the Comprehensive Plan Map, there is still ambiguity on Attachment 1. He suggested that the table needed to be better labeled.
 - * Mr. Knapp suggested that Exhibit A could also be more clearly labeled – the acreage numbers could be listed for the shaded areas.
 - * The Commissioners instructed City staff to include appropriate labels to Attachment 1.

Rev. Scott Awbrey, Living Enrichment Center, 29500 SW Grahams Ferry Road, Wilsonville and Ed Murphy, a land use planner and member of LEC, 9875 SW Murdock Street, Tigard OR 97224.

Mr. Awbrey referred to their "laundry list" (page 6 of Exhibit 3, Rev. Dr. Mary Manin Morrissey's letter dated March 31, 2003) and stated that LEC was attempting to convey LEC's possible long term uses of the property to the Commissioner.

- The key components of LEC's current operations and near future use of the property are stated on page 5 of Rev. Morrissey's letter which include the:
 - * Sanctuary
 - * Youth center
 - * Retreat center
 - * Chapel
- Mr. Awbrey stated that LEC is "backing off" from the list on page 6.

- Some of the uses are driving LEC to request a Residential-Village Comprehensive Plan Map designation.

The Commissioners questioned Mr. Awbrey and Mr. Murphy:

- Commissioner Ludlow suggested that LEC's operations have been time sensitive in terms of traffic in part because of LEC's conditions of approval for earlier development permits. There doesn't seem to be any improvement in the access to LEC through Villebois. Commissioner Ludlow expressed concern that the list of suggested uses for LEC on page 6 of Rev. Morrissey's letter transcends the church use and gets into uses that are more affected by traffic. He asked if LEC anticipates addressing specific traffic concerns if they become part of the Villebois development.
 - Rev. Awbrey answered that one reason that LEC desires to be a part of the Villebois master planning is to be able to participate when the transportation issues are being addressed through the Villebois process.
 - Commissioner Ludlow stated that he understands that LEC has "backed off" from this list, but if LEC becomes part of Villebois planning, uses will be allowed in Villebois that can't be done in any other part of the City. He expressed concern about usage to the extent of how much traffic will be generated given LEC's distance from the freeway and the lack of connectivity.
 - Mr. Murphy explained that the letter from Rev Morrissey includes two recommendations on page 3.
 - Ms. Collins, in her memo (Exhibit 5) has agreed with the second recommendation, which is to include LEC in the Residential-Village designation on the amended Comprehensive Plan Map.
 - Ms. Collins disagreed with the first recommendation because she believes that this request is premature and this request should come forward during the Villebois Village Master Plan application. He noted that this letter had been written prior to knowing what the Villebois Village Master Plan application is going to include. LEC will bring this request forward during the Villebois Village Master Plan application public hearings.
 - Mr. Murphy stated that he had generated the list of possible LEC uses. He explained that:
 - The LEC building is a state-constructed building that is similar to Dammasch State Hospital. He suggested that the Planning Commission has suggested that numerous uses be allowed for the Dammasch Hospital uses such as office, commercial, residential, etc. LEC already has numerous uses already onsite including a coffee shop and a bookstore. Mr. Murphy listed other uses that occur in the LEC building.
 - LEC had requested to locate a school onsite in 1995 but the City did not allow it because LEC was not permitted to do a school. The City told LEC that they would have go through a process in order to get permission for a school onsite.
 - He was trying to create a list of uses that could happen, but probably won't happen. None of the items on the list are on the "radar screen" at this time, but they did not want to preclude them for the future. The list is too broad, but LEC is basically saying that some sort of offices should be allowed in the building and different uses that probably would not be allowed as a separate building.
 - LEC is really only looking at the sanctuary, a teen center, expansion of the conference center and the chapel, and maybe sometime in the future, a senior residential facility.

- Commissioner Faiman questioned if it is acceptable to LEC to master plan their property simultaneously with Villebois, LLC. Mr. Murphy and Mr. Awbrey indicated that it was acceptable.

Ms. Collins entered the exhibits that were distributed at the beginning of the meeting and added:

- Resolution 02PC07C

Commissioner Wortman moved that Attachment 1 on page 11 of 11 of the staff report be revised to move the Living Enrichment Center property to the listing of properties participating in the Villebois development. The two listings in the table are to be labeled as being DATELUP properties eligible for Residential-Village designation and the second listing to being DATELUP properties maintaining current Comprehensive Plan Map designation. Commissioner Guyton seconded the motion.

Chair Iguchi moved to amend the motion to state Villebois Village Concept Plan rather than DATELUP. Commissioner Wortman seconded the amending motion.

Discussion:

- Commissioner Wortman suggested that the reason that all these properties are included in the Attachment 1 table is because all these properties are listed in DATELUP.
- Chair Iguchi suggested that DATELUP was replaced by the Villebois Village Concept Plan.
- Ms. Collins stated that Commissioner Wortman's reasoning is fine.

The amendment to the main motion failed 0 to 7.

The main motion carried 7 to 0.

Commissioner Guyton moved that the Comprehensive Plan Map of the Villebois Area (Exhibit A to the Staff Report) be changed to reflect the change that was made to Attachment 1 in the previous motion). Commissioner Pruitt seconded the motion which passed 7 to 0.

Chair Iguchi referred to the earlier discussion regarding City of Wilsonville property and asked if a Commission wanted to make a motion to reflect that discussion. There was no response.

Chair Iguchi moved to adopt Resolution 02PC07C along with the associated findings and changes made by tonight by the Planning Commission. Commissioner Faiman seconded the motion.

Discussion:

- Commissioner Ludlow noted that the Planning Commission had just received a lengthy letter from LEC (Exhibit 3) and staff's response to that letter (Exhibit 5) tonight and the Commissioners had not read the exhibits, and yet the Commissioners were making a decision on this application and on exhibits they had not read.


- * Chair Iguchi offered to allow time for the Commissioners to read the exhibits.
- * Commissioner Faiman asked that future documents be emailed to the Commissioners ahead of the meetings. He noted that he had read the exhibits earlier tonight.
- * Ms. Collins explained that a resolution to the issues raised in LEC's letter was not reached until late today, and there had not been time to forward the exhibits to the Planning Commission. She apologized to the Commissioners for the late distribution of the exhibits.
- * Commissioner Hinds noted that if she does not have time to read new material that is distributed at the Planning Commission meetings, she would just vote no on something that she feels she does not know enough about to be voting on.
- * Commissioner Wortman stated he would not be able to open and read email sent on the same day as the meetings.

The motion carried 6 to 1 with Commissioner Ludlow opposing.

**CITY OF WILSONVILLE
PLANNING DIVISION**

MEMO TO: Planning Commission

Exhibit 5

FROM:  Maggie Collins, Planning Director

SUBJECT: Response to Letter from Dr. Mary Manin Morrissey, Living Enrichment Center, Dated 3/31/03
Planning Files 02PC07A and 02PC07C

DATE: April 9, 2003

LEC has two requests:

1. Add language titled "Vision of Living Enrichment Center" (Exhibit 2 in Letter) to the Comprehensive Plan Text (02PC07A); and
2. Change the Comprehensive Plan Map from "Public Lands" to "Residential-Village" (02PC07A) for Tax Lot 2800.

RESPONSE:

Staff has no objection to LEC's Request #2. The rationale for the request is contained on pages 2 and 3 of the 3/31/03 letter. As a legislative land use set of actions, the LEC property is within the Villebois Village Concept Plan area. The Planning Commission has previously agreed that a description of the current uses of the LEC property is appropriate and should be added to the Concept Plan. With a recommended Plan Map Designation change, no use changes can occur until such point as master planning, zone changes and other City requirements are met.

Staff does not recommend favorable action on Request #1. This statement includes more detail than is typically given other properties and their uses within the Comprehensive Plan. At this point in time, this language includes uses not yet perhaps contemplated or described in the proposed Villebois Village Concept Plan (02PC06A). At the last meeting the Planning Commission recommended more general text be added to describe the existing uses on LEC. The next point at which discussions about LEC's future land uses and their integration with the Villebois Village Concept Plan would occur at the development of the Villebois Village Master Plan (File No. 02PC07B), currently underway under the auspices of the Villebois master planner.

Other clarifications:

1. The Planning Commission acted to incorporate the description of LEC into the Villebois Village Concept Plan only; thus the reference to Zoning in the first paragraph, first page was not agreed to by the City (see City letter of March 19, 2003 to Howard Busse).

2. Clarification of the term "co-applicant." Applications 02PC06, 02PC07 and 02PC08 do not show LEC as a co-applicant. The option for LEC to apply on its own for a Comprehensive Plan Map and/or Zone Map change(s) is still an option. Such an application would be treated as a quasi-judicial application, and would require any outstanding fees or bills owing to be settled prior to application processing (City Ordinance #796).
3. Staff continues to state that changes to SROZ areas are very complicated and involve several jurisdictions. At the Villebois Village Concept Plan and Comprehensive Plan Text and Map Changes stages, SROZ matters do not stand out. At Villebois Village Master Plan stage, however, these become important to evaluate and to resolve courses of future action. My previous letter of March 19 recognizes this fact.
4. Second page, top of the page: The letter lists several historical similarities between LEC and Dammasch, but it should be noted that at the present time, one institution has become private, non-profit and one is defunct-public; the latter having initiated a process by the State of Oregon to assure redevelopment of the defunct-public property. No such State Statute exists for LEC.
5. Staff is not recommending that the two historical public properties "part company." It has been the responsibility of the identified master planner for the 520-acre Villebois area to develop the Concept Plan and accompanying documents, and for all the property owners within the Villebois area to make their decisions and provide their input into that process. If LEC wishes to become a more active participant in the on-going Villebois process, now is the time.
6. City Zoning Ordinance. Section 4.136(.01) PF-Public Facility Zone, states that, "The PF zone is intended to be applied to existing public lands and facilities; including quasi-public lands and facilities which serve and benefit the community and its citizens. Typical uses permitted in the PF Zone are schools, churches, public buildings, hospitals, parks and public utilities. Not all of the uses permitted in this zone are expected to be publicly owned. Sub-section .02 lists churches as an outright permitted use. Section 4.122 Residential Zone, does not list churches as a principal permitted use and the zone does not allow for conditional uses. Section 4.124(.04), Standards Applying to All Planned Development Residential Zones, lists churches as a conditionally permitted use. A developer would, of course, have more latitude as an outright permitted use than as a conditionally permitted use, so the PF zone probably made more sense at the time. I can't speak to the zoning, or how it has been applied to the other churches in the City, but I would guess that there are very few, if any, with extensive campuses such as LEC.
7. Current LEC Land Use Approval. The Callahan Center (now the LEC) and Dammasch state Hospital were annexed to the City in 1991. Comprehensive Plan Map and Zone Map designations were given to the property in 1993 ("Public

Lands" and "Public Facilities" respectively.) In 1993, LEC had applied to the City (File No. 93PC36) for approval of stage II Final Plan to allow its use of the Callahan Center as a church (LEC had purchased and operated the Callahan Center as the LEC under a one-year temporary use permit at the time of the Stage II application). This request was granted. No zone change request was processed. Since then, there have been differences of opinion with LEC and City staff as to the uses that were approved as part of that application. However, the City has not prevented LEC's use of the property for church activities despite the development of a school and conference center on the property that were not approved as part of the 1993 land use request. The Public Facilities Zone allows church use as an outright permitted use. The City is not suggesting that LEC curtail use of the property as a church, nor has the City prevented LEC from applying for land use approval to accommodate changes to its operation. A re-examination of zone uses is, however, necessary if LEC is to function in the future as suggested in the Vision statement attached to its March 31, 2003 letter.

8. In 1993, the Stage II approval included a portion of LEC property designated as Primary and Secondary Open Space on the City's Comprehensive Plan Map. LEC recognized these resources and planned accordingly to protect them as part of their Stage II Final Plan. The City's Natural Resources Plan, adopted June 7, 2001, was developed to meet the City's Statewide Planning Goal 5 and Urban Growth Management Functional Plan Title 3 regulatory requirements to protect natural resources within the City. As part of this Plan, the City adopted a Citywide Significant Resource Overlay Zone (SROZ) Map that identified using state and regional standards, significant resources through the City that are subject to the protection of the Natural Resources Plan. The Primary and Secondary Open Space designations were removed from the Comprehensive Plan Map as a part of the adoption of the Natural Resources Plan.

Numerous public hearings were held at both Planning Commission and City Council levels regarding the formation and adoption of this Plan. Public hearing notices were sent to all affected property owners, including LEC, before each public hearing.

Having applied an SROZ designation to LEC property is not in itself an issue. The concern appears to center around the SROZ impact of LEC's ability to plan for future expansion. For example, currently the ability to transfer density from SROZ to other areas of a site is allowed only in Planned Development zones. The Public Facilities zone does not establish a minimum or maximum density and the uses permitted within the zone do not lend themselves to density calculations, like residential uses do. It should be noted, however, that regardless of what planning efforts are undertaken to include LEC in the Villebois Village planning processes, the City would continue to fully enforce its SROZ regulations.

9. Current zoning and future options. The challenge will be to develop and/or apply Comprehensive Plan Map and Zone Map designations to LEC property that accommodate its future, respect SROZ requirements and are integrated with the Villebois Village Concept Plan and accompanying refinement plans. Here are some further options to consider:

- Creation of a subset of the proposed "Village" zone (08) that would ultimately incorporate LEC's proposed future uses; that is compatible with the Villebois Village Master Plan; and that is consistent with the Villebois Village Concept Plan, and other applicable refinement documents.
- Creation of a subset of the existing Public Facilities zone (Public Facilities—Church Complex) that would encompass LEC's proposed future uses.
- Comprehensive Plan Map and Zone Map changes that would place LEC in a residential zone (Planned Development Residential, Residential, or Residential agricultural-Holding).



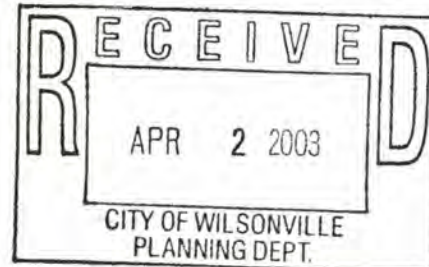
LIVING ENRICHMENT CENTER

Healing lives and building dreams

Exhibit 3

March 31, 2003

Wilsonville Planning Commission
ATTN: Linda Straessle
30000 SW Town Center Loop E
Wilsonville, Oregon 97070



RE: Comprehensive Plan Map

Dear Ms. Collins, Chairperson Iguchi, and Wilsonville Planning Commission members:

Thank you for this opportunity to comment on the proposed Comprehensive Plan amendments related to the Villebois Concept Plan. To review, at the last Planning Commission hearing on March 12, 2003, we requested language be adopted for our inclusion in the Village Zoning designation, to which the City of Wilsonville agreed. Since then, we have met with the Master Planner for the Villebois Village project, Costa Pacific, and are jointly advancing a master plan for the property, which includes LEC.

Living Enrichment Center has expressed its general support for the Villebois Village Concept Plan. Indeed, LEC was a co-applicant. But the importance of LEC being included in the Villebois Master Plan cannot be overstated. Our support of the project has always been predicated on the understanding that LEC and its needs for future potential uses would be addressed in the process. If we came to believe, however, that the City of Wilsonville does not intend to include LEC in the Villebois Comprehensive Master Plan, we feel we would have no choice but to withdraw our support for the plan and to take all appropriate action to protect our rights including, if necessary, legal action.

Moreover, the matter of the SROZ on our property and its extremely detrimental effect on the church must be addressed. We understand the desire of the City of Wilsonville to postpone these discussions and resulting action. We will delay this matter for a time, but we will not have the matter excluded.

The following comments focus on the proposed Comprehensive Plan map amendment, and why we believe that the LEC property should be designated "Residential Village" on the Plan map.

Background

Living Enrichment Center (LEC) owns just under 44-acres of land within the 520-acre Villebois Concept Plan area. The staff recommendation is to amend the Comprehensive Plan map to re-designate 440-acres out of the original 520 acres within the Villebois Concept Plan area to a new district called "Residential Village". Those 440 acres do not include Living Enrichment Center's property. We respectfully disagree with the staff recommendation, and ask the Planning Commission to include the 43.75-acre Living Enrichment Center property in the "Residential Village" district.

The Dammasch property and the Living Enrichment Center property, formerly known as the Callahan Center, have much in common. They were brought into the Urban Growth Boundary, and then annexed to the City of Wilsonville, together in 1991. Both were changed from Exclusive Farm Use zoning to "Public Facilities" shortly thereafter. Both are currently designated "Public Lands" on the Comprehensive

Plan map, and more particularly, are located within an "Area of Special Concern B". Both properties have very large governmental-type buildings on them that have been or will be adaptively re-utilized.

Now, however, staff is recommending that the two properties part company, and that the Dammasch property be re-designated to a new "Residential Village" Comprehensive Plan district, while the Living Enrichment Center property would remain designated "Public Lands". Living Enrichment Center did not ask to be excluded from the new Residential Village Comprehensive Plan Map designation. In fact, in our letter to the Planning Commission dated March 6, 2003, we requested that the Planning Commission "consider including the LEC property in the proposed mixed-use zoning district that will be used for the Villebois Village project." To be included in that zone, the LEC property would first have to be designed "Residential Village" on the Comprehensive Plan map.

Specific Comments

- The Comprehensive Plan map currently shows the Dammasch and the LEC parcels as "Public Lands".
- The Comprehensive Plan does not have any description of "Public Lands".
- The Comprehensive Plan text does not mention Living Enrichment Center or the Callahan Center directly, but shows the property as a part of "Area B" on the Plan Map.
- The Comprehensive Plan does have a description of Area B, attached to this letter as Exhibit 1.
- That description clearly does not apply to Living Enrichment Center. Our understanding is that "Area B" was essentially replaced by the DATELUP plan, which has now been replaced by the Villebois Concept Plan.
- The "Public Lands" designation was applied to the property in 1993. That designation was appropriate at that time because that was what the Dammasch property was designated, both parcels had been used for public uses, and both properties had large public buildings on them. But is "Public Lands" still the most appropriate Plan designation? We do not believe so.
- Although the Comprehensive Plan does not describe the "Public Lands" designation, it does describe similar terms. The Plan refers to "public uses", and "primary facilities and services", "complimentary facilities and services", and "semi-public utilities" in several places. Complimentary facilities and services listed are schools and educational services, parks/recreation/open space, and solid waste. "Semi-public utilities" include electricity, natural gas and telephone services. "City Administration" and "Health and Social Services" are also mentioned. Churches are not included in any of those descriptions. There is no indication that the Comprehensive Plan meant church properties to be designated as "Public Lands" or included as any type of public facility or service. This is further evidenced by the fact that no other church in the City falls under the "Public Lands" designation.
- If the description of Area B is removed from the Comprehensive Plan, Living Enrichment Center will just be designated as "Public Lands", without any corresponding description of what that designation means in terms of allowed uses, development regulations or special considerations. While that may be a suitable designation for public schools and government facilities that are obviously "public lands", it does not seem so suitable for "private lands" and non-governmental land uses, such as LEC.
- The designation of Public Lands prevents Living Enrichment Center from being re-zoned to a residential zone, such as the proposed new "Village" zone. As we noted in last letter to the Commission dated March 6, 2003, LEC is therefore unable to transfer density from the SROZ area to the non-SROZ area of the property, and is unable to develop any residential facilities. This is unusual. Most if not all of the other churches in Wilsonville are zoned residential, and can develop residential uses. Further, if their properties are encumbered with SROZ restrictions, they can transfer density

from the SROZ area to the non-SROZ area of their property. LEC should have the same opportunity as other churches in Wilsonville.

- Staff is recommending that the Dammasch parcel be changed to "Residential Village" on the Plan Map. This District will be implemented with zoning that will allow: 1). A broad range of residential development types; 2). Transfer of density from the SROZ portion of the property to the non-SROZ portion; 3). Office and commercial uses; and 4). Adaptive re-use of a large governmental building for commercial office and retail spaces, education, and housing, and technology-based employment. The former Callaghan Center, on the other hand, is proposed to stay "Public Lands", which will presumably continue to be implemented through the "Public Facilities" zone district. That district allows libraries, schools, government buildings, parks, public marinas, sewage and water treatment plants, military bases, zoos, and similar public uses. We believe that the two properties should be treated similarly, with the Callahan/LEC property having many of the same types of permitted land uses available to it as the Dammasch/Villebois property does.

We cannot think of a single reason *not* to designate Living Enrichment Center's property "Residential Village" on the Comprehensive Plan map, or any reason not to amend the Comprehensive Plan map for the LEC property *now*, at the same time that the Plan map is amended for the Dammasch/Villebois property. The Dammasch property and the Callaghan Center were brought into the City together in 1991, and have been tied together ever since in many ways. **We want to see the properties stay together under the same Comprehensive Plan designation.**

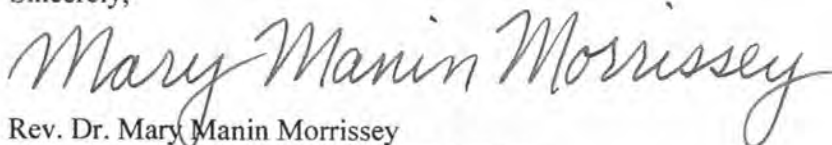
Recommendations

We respectfully request that File 07A be amended to include:

1. Language that allows the potential future uses on the Living Enrichment Center campus. These future uses will involve an expansion of some or all of the current uses. We would like language allowing a new sanctuary, a new teen center, a chapel, and an expansion of the retreat center including additional overnight lodging facilities, and senior housing and care facilities. We have attached a more complete and detailed description as Exhibit 2.
2. Include the Living Enrichment Center property in the proposed "Residential Village" Comprehensive Plan Map designation. We are currently working with Costa Pacific Communities to prepare map and text updates to accomplish these objectives. They will soon be submitted to you for your review and comment. Such a designation on the Comprehensive Plan map would allow the property to be zoned "Village", which is a more appropriate zone for the church than the current "Public Facilities" zone.

Thank you for your consideration of these comments and requests.

Sincerely,



Rev. Dr. Mary Manin Morrissey
Senior Minister, Living Enrichment Center

copy: Howard Busse, Chairman of the Board
Rev. Scott Awbrey, Executive Director
Jill Gelineau, Schwabe, Williamson, & Wyatt
Mike Ragsdale, Costa Pacific Communities

Areas of Special Concern

AREA B

NOTE: the previous Areas 2 and 10 have been replaced with Area B, dealing with the Dammasch Area Transportation-Efficient Land Use Plan. The Dammasch planning area includes more than 500 acres around the old State hospital site. Prepared in 1996, the Master Plan for the Dammasch area envisions a new urban village with approximately 2,300 housing units, a commercial center, four parks, a public school site, an inter-connected trail system, and more than 100 acres designated as open space (some of which is in the Coffee Lake Creek and Seely Ditch flood plains).

Access to and through the Dammasch area, and the viability of the planned commercial center of the development, will be important considerations in making the urban village a reality. The potential for a new freeway interchange at Boeckman Road (Area of Special Concern 'J') will have a significant effect on the urban village development plan.

Although some updates to the Master Plan will be needed, the City, Metro, and the State all remain committed to the basic concept of the urban village. The selection of a qualified developer, and the preparation of a development agreement for all of the affected properties, will be critical to the successful redevelopment of the Dammasch site and adjoining properties.

The importance of the Coffee Lake Creek area for wildlife habitat, storm drainage, and attractive open space must also be considered. It may be possible to add or enhance wetlands in this area to mitigate wetland losses at other locations.

Due to the importance of the Dammasch area for the future growth and development of the community, any development within the Dammasch planning area will be required to conform to the Dammasch Area Transportation-Efficient Land Use Plan, as may be amended.

(From page 83 of the Wilsonville Comprehensive Plan)

Vision of Living Enrichment Center (April 2003)

Living Enrichment Center will continue to serve as a non-denominational church and retreat/conference center for the foreseeable future. Living Enrichment Center will continue to improve the existing 88,594 square feet main building, and will eventually add a new sanctuary that can accommodate up to 1500 people per service. This new sanctuary building containing approximately 30,000 square feet will include a foyer, back stage area, choir room, "green" room, sound/video booth and studio, and storage areas. The existing sanctuary will then be available to expand the Namaste Retreat and Conference Center facilities and activities discussed in more detail below. Like the existing sanctuary, the new sanctuary will be directly connected to the visitors' center, bookstore, espresso bar, and social hall within the main campus building.

Within its main building, Living Enrichment Center will continue to provide a variety of services and facilities that are accessory to its primary use, including child care, commercial kitchen, dining hall, meeting and banquet rooms, bookstore, swimming pool with locker rooms, recreational facilities, counseling offices, community support group meeting space, youth and adult classrooms, seminar meeting rooms, and space for a variety of other social activities. The main building will also continue to be used as the administrative headquarters, including the classrooms, employee kitchen, loading dock, print shop, shipping and receiving and warehouse/storage areas.

A new teen center of approximately 10,000 square feet will be added that will include classrooms, a multi-media learning center, a gymnasium, game areas and a refreshment bar. The existing "Children's Village" will expand into space within the main building. The plans call for the teen center to be developed on the south end of the existing building, close to other classrooms, activity centers and the dining hall.

The 4,255 square foot Namaste Retreat and Conference Center is located due east of the main building and is connected by a covered walkway. Namesté Retreat Center will continue to host a variety of ecumenical events, and will gradually increase the number of retreats and conferences it hosts annually from 50 to 70. The 20 housing units currently on the property will be replaced with full service overnight lodging facilities with 100-150 rooms, each containing a private bath and some with galley kitchens. A majority of retreat participants will continue to use the existing meeting rooms, kitchen, and dining hall in the main building. Namaste fills an important niche in the local and regional conference and retreat industry with venue targeted mainly to ecumenical education, extended learning and family health and well being issues.

In addition to a new sanctuary and overnight lodging facilities, Living Enrichment Center will add a small "Chapel In the Woods" of approximately 6,000 square feet, with seating capacity for 200-250 people and complete sound and video capabilities. Other components of this chapel include a foyer, coat-check room, bride's and groom's rooms. The chapel will be used for prayer and meditation, and small-scale ceremonies like weddings, christenings and funerals. The chapel will be located in a forest setting with close proximity to existing kitchen and dining facilities.

A memorial garden will be established next to the chapel in a garden setting mausoleum. The Memorial Garden will include fountain(s), paths, a meditation garden, and small amphitheater for outdoor services.

Over the longer term, Living Enrichment Center will develop an independent senior retirement community for approximately 120 persons and a 100-unit assisted living or residential care facility for older congregates and other seniors. These residential facilities will be located north of the existing main building where the storage buildings are now, near the Villebois development.

Parking: LEC currently provides parking in two primary parking areas totally approximately 700 spaces excluding double lane isle parking during major holiday celebrations and special annual events. The parking lots are typically filled during each of three Sunday services. The expansion of the Sanctuary, Teen Center and Namaste lodging facilities will increase parking demand to a total of approximately 900 spaces. Residential facilities will require another 200 spaces.

Other potential land uses

Although Living Enrichment Center has no current long-term plans to expand into endeavors beyond the ones listed above, the zoning of the property should permit uses that are compatible with the other uses on the Living Enrichment Center campus and within the larger Villebois village neighborhood. Living Enrichment Center intends to remain the property owner, but it is conceivable that it would lease property or building space to other public, non-profit, or private businesses that were complimentary to the mission of the church. These uses could include but not be limited to the following:

- Child day care
- Public or private clubs, lodges, meeting halls
- Community centers
- Medical clinics
- Elementary schools
- Studios, galleries, museums, performing arts and cultural facilities
- Technical, vocational and professional business schools
- Farmer's markets
- Health and fitness clubs
- Indoor entertainment and recreational facilities, including theaters
- Broadcasting and recording studios
- Libraries
- Offices
- Supportive retail, such as eating and drinking establishments, coffee shops, and bookstores
- Park-and-Ride facilities.

The exact mix, location and size of these various uses will be detailed in a Master Plan for the Living Enrichment Center campus.

###

Selected pages from the following Planning Commission Villebois documents related to the Living Enrichment Center/Future Study Area:

5. 02PC08 – Villebois Development Code Text Amendment

- July 14, 2003 Planning Commission & Development Review Board Work Session
- August 13, 2003 Planning Commission Public Hearing

**PLANNING COMMISSION
DEVELOPMENT REVIEW BOARD
PANEL A AND B**

Work Session

**Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon**

July 14, 2003

Notes

Chair Iguchi called the Work Session to order at 6:08 p.m. Those present:

Planning Commission:	Debra Iguchi, Mary Hinds, and Mark Pruitt
Development Review Board	
Panel A:	Diane Seeley, Taft Mitchell, Bryan Smith, Dave Carey and Tim Knapp
Panel B:	Bill George, Michelle Ripple, and Dave Lucas
City Council Liaison:	Alan Kirk
City Staff:	Maggie Collins, Blaise Edmonds, Mike Wheeler, Chris Neamtzu and Linda Straessle.
Villebois LLC:	Mike Ragsdale of Costa Pacific Communities; Tom McConnell, Stacy Connery, Jim Lange and Jerry Palmer of Alpha Engineering Inc.; Robert Hoffman of Fletcher Farr Ayotte; and Mike Zilis of Walker Macy.

Tom McConnell of Alpha Engineering Inc. explained that Costa Pacific Communities and their team of consultants form Villebois LLC.

Mike Ragsdale of Costa Pacific Communities explained:

- The history of the Dammasch Area Transportation-Efficient Land Use Plan (DATELUP) and how the Villebois Village plans have to conform to DATELUP.
- The Oregon State Statute relating to the development of the former Dammasch Hospital property.
- 200 of the 500 Villebois acres belong to the State.
- Villebois development is a collaborative process between Costa Pacific Communities and the City of Wilsonville. The City was a co-applicant for 02PC06 *Villebois Village Concept Plan*.

Mr. McConnell reviewed the DATELUP land use map, Figure 1, "Site Context" of the *Villebois Village Concept Plan*, and Figure 1 "Land Use Plan" of the *Villebois Village Master Plan*. He explained:

- The Villebois Specific Area Plans (SAPs) will give the Development Review Boards opportunity to work with the Master Planner before the Stage II applications.
- The SAPs allow the City to work with the Master Planner for finer detail.

Jim Lange of Alpha Engineering Inc, described the SAPs:

- There will be five SAPs for the Villebois area.

- Each SAP will include five elements. He explained two of the five elements:
 - * Volume I: Project Narrative will include:
 - Property Descriptions
 - Linkage back to the *Villebois Village Concept Plan* and the *Villebois Village Master Plan*.
 - Linkage to the Stage II application.
 - * Volume II: SAP drawings, including:
 - Existing condition maps
 - Aerial maps
 - Land Use Plan for each block, and range of density for each block.
 - Street Circulation Plan
 - Open Space Plan (may not be included in every SAP)
 - Street Tree Plan
 - Tree Protection Plan
 - Grading Plan
 - Utility Plan
 - Phasing Plan

Mr. McConnell redistributed the handouts from the July 9, 2003 Planning Commission/DRB Work Session. Jim Lange of Alpha Engineering Inc. reviewed the handouts which were examples of what is to be included in the:

- *Villebois Community Elements Plan*
- *Villebois Pattern Book*
- Villebois street layout and cross-sections.

Bob Hoffman of Fletcher Farr Ayotte discussed the SAP Volume III, the *Villebois Pattern Book*:

- Each SAP is to have a Pattern Book that include the architecture and landscape architecture standards of an SAP. Developers will be required to follow what the Master Planner laid out in the Book.
- It will include examples of what the SAP should look like by providing:
 - * The framework for the SAP.
 - * Details for the styles.
 - * Architectural scales and proportions
 - * Some flexibility for the developers.

Mike Zilis of Walker Macy explained about the Community Elements Plan volume of the SAP:

- The Community Elements Plan will identify the public spaces.
 - * It will provide continuity of the pathways, trails, and street system throughout the SAP.
- The street design will include:
 - * Pedestrian circulation
 - * Street trees
 - * Street furnishings
 - * Tree protection. The intent is to try to develop around the existing trees. There will be an arborist report for each SAP submittal.
 - * Plant list; there is to be visual variety within an SAP.

Mr. Lange discussed the Rainwater Management Plan volume of the SAP.

- It will have criteria for water quality and retention.
- The Rainwater Management Plan will address the "drizzles."
 - * The "lower" storms are not addressed in the Stormwater Management Plan.
 - * The Rainwater Management Plan will try to mimic what nature does.
 - * There will be a series of facilities and programs to educate people as to what the Rainwater Management Program is trying to do.

- * The Rainwater Management Program will be a visual element of the community and will be included in the open spaces where buildings are not appropriate.
- * It will include a listing of performance standards and different approaches for different uses.
- * A list of best management practices will be included in the Plan.

Mr. McConnell suggested that the SAPs would give the DRB opportunity to work with the Master Planner.

The Commissioners and Board members questioned the Villebois LLC members with these issues being addressed:

- The LEC SAP will be different than the other four SAPs.
 - * LEC wants to be a part of the Villebois Village planning, and all parties involved felt that it is appropriate that they are; it made good sense to integrate LEC into the Villebois plans.
 - * There was some concern expressed as to how LEC, as a religious entity, would be incorporated into Villebois.
- The Villebois streetscapes are to meet City standards.
- There was a discussion regarding street connectivity through Villebois to points outside of the area.
 - * Routes to Sherwood, as they would travel through Villebois, were pointed out on a map.
- Costa Pacific Communities has been keeping the other 19 property owners informed of the Villebois plans.
 - * When the property owners develop their properties, they will have to comply with the SAP and its Pattern Book for their area.
- The private alleys will provide access to the garages.
- The phasing of the Villebois development will be market driven.
 - * The higher densities will be in the Villebois Village Center, which will be the last phase to develop due to market conditions.
 - * Villebois LLC may have to return to the Planning Commission and City Council to amend the plans if the phasing has to be changed due to changing market conditions.
- There was a discussion regarding the proposed roads leading into Villebois per the adopted Transportation Systems Plan (TSP) including:
 - * The timing of the Boeckman Road extension into Villebois.
 - * The commuter rail station.
 - * The routing of Barber Street.
- The school site has been moved from the east side.
 - * It is to be located west of 110th.
 - * Ten acres, which will include a park, are being allocated for the school.
 - * It will probably be the last structure to be built in Villebois.
- The intent is to develop a "world-class" wetland.
 - * The wetlands area is included in the environmental study for the Boeckman Road extension.
- There is no absolute requirement as to when all the SAPs are to be done. The intent is to bring them to the DRB in a timely fashion.
- There was a discussion of how the Villebois process is using different terminology from what has been used for planning applications in Wilsonville.
 - * The SAP is the same as Stage I.
 - * The Preliminary Development Plans are to be done by the property owners and are the same as Stage II applications.
 - * The Final Development Plans are the same as Site Design Reviews.

A third work session to introduce the SAP process to the Planning Commission and DRB is scheduled for July 28, 2003.

Planning Associate Mike Wheeler distributed draft Development Code text for the implementation of the *Villebois Village Concept Plan* and *Villebois Village Master Plan* (11 x 17 copies). Time will be allowed to answer any questions there may be about the Development Code amendments at the July 28 meeting.

The Work Session adjourned at 7:02 p.m.

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PLANNING COMMISSION

**Wednesday
August 13, 2003
7:00 P.M.**

**Wilsonville Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon**

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Iguchi called the meeting to order at 7:05 p.m. Those present:

Planning Commission: Debra Iguchi, Mary Hinds, Craig Faiman, Joe Maybee, and Randy Wortman were present. Susan Guyton arrived shortly after roll call. Councilor Helser was also present.

City Staff: Maggie Collins, Paul Lee, Mike Wheeler, Eldon Johansen, Danielle Cowen, Blaise Edmonds, and Linda Straessle. Barbara Coles of Coles Environmental Consulting was also present.

V. PUBLIC HEARING

Application No. 02PC08

Applicant: Costa Pacific Communities

Request: Amend the Wilsonville Code's Chapter 4, the Planning and Land Development Code, Adding a "Village Zone."

Location: Approximately 520 acres bounded on the north by Tooze Road, west by Grahams Ferry Road, south by the Metro Urban Growth Boundary at Brown and Evergreen, and east to the current City western boundary.

Chair Iguchi read the Legislative Hearing Procedure for the record and opened the Public Hearing for 02PC08 at 7:10 p.m. She called for the Staff Report.

Planning Director Maggie Collins explained that the proposal was to add new Section 4.125 Village Zone to the Wilsonville Development Code. She reviewed her staff report as presented in the meeting packet. She referred to Exhibit D, "Proposed Revisions Planning File 02PC08, August 8, 2003," that was distributed at the beginning of the meeting, and reviewed the list of revisions that City staff is recommending be made to the proposed Section 4.125 language. She explained that Exhibit D also included requests for changes by Tom McConnell of Alpha Engineering, Inc. She noted which of the requested changes that City staff concurs with, as noted in Exhibit D.

Ms. Collins explained:

- City staff members Assistant City Attorney Paul Lee, Manager of Current Planning Blaise Edmonds, and Associate Planner Mike Wheeler have taken the lead in developing this new Code language.
- Page 22 of 71, Section 4.125(.04)(D.).
 - LEC's existing use and any Stage II approvals in the PF zone will be "grandfathered" into future activities. Anything beyond what is there now is to go through the processes outlined in the Village ("V") Zone. LEC does not go "backwards" because of the adoption of this Zone. This is a way to "equalize" LEC's Public Facilities ("PF") Zone with the rest of the area.
 - She explained Wilsonville's two-tier system: the Comprehensive Plan Map designation and the zoning designation, and how that applies to the Villebois development area.
 - Property owners in the Villebois area will have to change the zoning of their properties in order to develop their property for any other use other than what their current uses are.
- Mr. Wheeler amended:
 - The language of the Staff Comment to, "Retained as CU, consistent with all other areas of the City. With the adoption of the Residential Village Comprehensive Plan designation, the *existing use remains a conforming use is no longer allowed in the PF (Public Facilities) zone, and will remain so in the "V" Zone per Section 4.189(.01)(C.). The reference is to the non-conforming uses provision.*
 - New Subsection 4.125 (.18)(D.)(2.)(m.) A signage and wayfinding plan.
- Ms. Collins added new Subsection 4.125(.18)(D.)(2.)(n.) A rainwater management program.

The Commissioners questioned about the Staff Report and other issues regarding Villebois:

- Commissioner Wortman referred to Section 4.125(.04)(D.), and questioned about LEC's existing use being "grandfathered in" and if this would give LEC an advantage that other churches, sited as a conditional use, would not have. He asked what the restriction differences would be between siting a church as a conditional use versus allowing LEC outright. City staff responded:
 - Ms. Collins responded that the restrictions would be equivalent.
 - Mr. Lee explained that for LEC to do anything different that what they already have been approved to do, they will have to submit a Specific Area Plan (SAP) application and go through the approval process for the SAP. He suggested that the SAP approval process and a conditional use approval process that other religious institutions would have to do are similar.
 - Commissioner Wortman questioned about density transfers in relation to LEC.
 - Ms. Collins explained that the density transfer for LEC would happen in either the "PF" Zone or the "V" Zone due to the Significant Resource Overlay Zone (SROZ) that impacts the LEC property.
- Ms. Collins explained that there would be opportunity for additional citizen input regarding 02PC08, after the Planning Commission public hearing, at the City Council public hearing tentatively scheduled for September 4.

The Commissioners questioned City staff:

- Commissioner Hinds noted that the Code amendments relating to the Transportation Systems Plan (TSP) have not yet come forward. She questioned how the TSP would apply to the SAPs.
 - Ms. Collins explained that the TSP is an ancillary document to the Comprehensive Plan, and is a stand-alone document. Its standards are applicable to the SAPs.
- Commissioner Hinds noted that the proposed Section 4.125 includes several Code section references that have been left blank. She questioned how this would be resolved if the Planning Commission makes a recommendation on 02PC08 tonight.

- * Mr. Wheeler explained that he was currently working on filling in the blanks. The blank areas refer to Code sections internal and external to Section 4.125. He stated that he could provide the Code section references orally.
- It was noted that there were several notations in the Staff's Comments column that stated that global changes were to be made. Staff was asked to explain this notation.
 - * Ms. Collins stated that the global changes would not be made; the staff comments would not be adopted with Section 4.125.
 - * Commissioner Wortman noted that Mr. Wheeler had proposed amended language for one of the Staff comments. He questioned why the amendment was made if Staff's comments were to be ignored. Mr. Wheeler explained that Staff's notes were to be used as guidance during the review of the proposed Code language.
- Chair Iguchi asked that the two-tier system that Wilsonville uses be explained further.
 - * Ms. Collins explained that the property owners would have to request and get approvals for Comprehensive Plan Map and Zone Map changes before they could develop their properties according to the *Villebois Village Concept Plan* and *Villebois Village Master Plan*.

APPLICANT TESTIMONY:

Mike Ragsdale, Costa Pacific Communities, 28801 SW 110th, Wilsonville. Mr. Ragsdale stated that Villebois LLC supports the City staff recommendation.

PUBLIC TESTIMONY:

Bill Horning, Western Planning Associates, Inc., 4621 SW Kelly Avenue, Portland, OR 97239. Mr. Horning explained that he represents the eastside property owners and was working with Matrix Development Corp. Mr. Horning's comments and questions included:

- Were the SAP boundaries the same as the neighborhood boundaries?
 - * Chair Iguchi explained that the neighborhoods and the SAPs were two different things and there was no connection between the neighborhood and SAP boundaries.
 - * The concept of the SAPs, and that Villebois LLC as the master planner would be submitting the SAP, was discussed.
 - * Mr. Wheeler explained the application process for the SAP, Preliminary Development Plan (PDP), Pattern Book, and Final Development Plan (FDP).
 - There would not be a Pattern Book exclusively for the Village Center. There will be one for the Central SAP in which the Village Center is located.
 - Mr. Wheeler explained that the Village Center is proposed to be a uniquely designed architectural entity, sweeping in its inclusion of a plaza, with landscaping that focuses on pedestrian and vehicular access ways. The Village Center will not include single-family detached row houses or duplexes, but will include housing types that would be unique to the Village Center and would not be easily subject to a Pattern Book.
- Mr. Horning suggested that there were several standards in the "V" Zone that were subject to multiple interpretations.
 - * Page 35 of 71, Section 4.125(.14)(A.)(2.)(h.). Mr. Horning asked for clarification of the intent of this standard, and as to how it would be administered.
 - Mr. Wheeler explained that elevations for block complexes will be submitted and would be subject to the definition of "Block Complex." The elevation of the entire block face will be compared to the elevation of the next block, and could not be repeated if there is repetition of appearance (texture, frequency of lines) between the two blocks.
 - Ms. Collins explained that the elevations are to be submitted as part of the Pattern Book, which should have flexibility in the architecture design so that there is enough variation in blocks of buildings for interest and appearances.

- Page 35 of 71, Section 4.125(.14)(A.). Mr. Horning stated that he did not know what Northwest architecture was and he has been a planner in this area for 25 years. He suggested that subjective items such as this needed to be clarified.
 - Ms. Collins explained that the SAP process would clarify the array of choices for architectural styles. City staff has tried to be as flexible as possible for the SAP submittal.
 - Mr. Wheeler referred to the end of the sentence in the proposed Code text, "The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, *but are not intended to mandate a particular style or fashion*" (italics added) and explained that the purpose regarding "Northwest residential traditions" is not a forceful one.
- Page 39 of 71, Section (.18) Village Zone Development Permit Process. Mr. Horning suggested that the eastside property owners think that the process outlined in this Section to be overly complex and would like it to be simplified.
- Page 39 of 71, Section (.18)(B.)(2.). Mr. Horning asked for clarification regarding the last sentence of this subsection, "The SAP and a PDP may be reviewed simultaneously when a common ownership exists."
 - The sequence of the Villebois approval processes, including the process for the SAPs, PDPs and FDPs, and which steps could be combined or skipped based on the circumstances, were discussed. It was noted that the process is also specified in Section 4.030(.01)(A.)(4.) and Section 4.420 on page 18 of 71.
 - Chair Iguchi suggested that the process was being "front-loaded" so that everything is clear upfront, and that the subsequent applications could easily move through the approval processes.
 - Mr. Wheeler explained that Pattern Books are intended to affect architectural types and could be used as a checklist.
- There was a discussion about the annexation of the Villebois area that is outside of the City limits.
 - It was noted that half of the Costa Pacific Communities property is not yet within the City.
 - Mr. Wheeler suggested that annexations would likely occur incrementally.
- Mr. Horning suggested that it would be helpful if there were effective and constructive cooperation between the land owners, the master planner and the City to assure that the master planner deals with the priorities of the other property owners in as timely of a fashion as the master planner deals with its own ownership priorities. He is looking for direction from the City and the City Council to keep things shared. He suggested that this could be done on a basis of time allocation on net developable acres, on a percentage of units, or by some other method.

The Commissioners questioned Mr. Horning regarding his testimony:

- Commissioner Hinds referred to Mr. Horning's comments about Northwest architecture and to proposed Section 4.125(.13)(A.)(5.) on page 33 of 71, and asked if Mr. Horning had any concerns about the Code including "regional" architectural character and building practices language. Mr. Horning stated that he did not have a problem with "regional" character but did not know what "northwest" style was.
- Commissioner Hinds, in response to Mr. Horning's request for cooperation between the master planner, City and City Council, stated that Planning Commission is a citizen board, and suggested that since the City is a partner with Villebois, the people that could help Mr. Horning with his concerns about cooperation would be the City Council or the City Manager.

Marty Peets, The Piculell Group, 3734 SW 58th Drive, Portland, Oregon 97221. Mr. Peets explained that he represents the property owners of 100 acres, east of 110th Avenue; about 20% of the

Villebois land. He stated that the property owners are concerned about the process of getting their projects approved. His concerns included:

- There could be a redundancy in the process steps.
- Page 33 of 71, Section 4.125(.13) Design Principles Applying to the Village Zone. Are the design criteria clear enough so that the property owners could easily bring their applications forward? Mr. Peets listed the subsections that he believes are not clear and objective:
 - * Section 4.125(.13)(A.)(1.). "Celebrated" character is too subjective.
 - * Section 4.125(.13)(A.)(2.). There is not much specificity or objectivity in this subsection.
 - * Section 4.125 (.13)(A.)(3.). "...functionally related to adjacent open space..." needs to be clarified.
 - * Section 4.125(.13)(A.)(4.). This subsection is too subjective.
 - * Mr. Peets suggested that that the City is trying to be involved in the architectural design of the product in Villebois. It will be difficult for owners and consultants to move forward without having more specific direction as to what the City wants.
 - * Mr. Peets suggested that these principles are too subjective. City development codes in Oregon are required to be clear and objective so that applicants might move through the process. In the absence of clear and objective standards, applicants can be subjected to significant delays and a high level of frustration.
- He and the property owners are objecting to the master planner doing the SAP; that the property owners will not be allowed to do their own SAPs.
 - * They have concerns about whether they could be successful if they have to go through the master planner.
 - * This is counter to what they believe are the State land use laws.

The Commissioners responded to Mr. Peets testimony:

- Commissioner Fairman suggested that the DRB and Planning Commission are sensitive to the effect of delays on applicants.
 - * Mr. Peets suggested that the level of detail in the proposed Code language is significantly greater than what has been done in Wilsonville before.
- It was suggested to Mr. Peets that he submit his testimony regarding property owners' objections to not being able to do their own SAPs to the City Council at their public hearing on this matter, which is tentative scheduled for September 4. Ms. Collins suggested that it would be helpful if he submitted his specific concerns in writing.

Tim Knapp, 11615 SW Jamaica, Wilsonville. Mr. Knapp's concerns included:

- Page 21 of 71, Section 4.125(.02)(C.). Where are the standards for duplexes? The editor's comment refers to Table V-2, and Table V-2 is about off-street parking requirements.
- Page 28 of 71, Section (.07)(B)(4.)(b.). Apartment complexes always seem to have a shortage of parking; he questions the wisdom of removing parking spaces in favor of bicycle parking, as this may result in severe parking congestion levels at multi-family complexes.
- Page 31 of 71, Section 4.125(.09)(A.)(1.)(a.)(2.). Part of the Villebois concept was to do green streets that did not have curbs. He would like Staff to comment as to whether green streets that do not have curbs could be done considering the language of this subsection.
- Page 33 of 71, Section 4.125(.13) Design Principles Applying to the Village Zone. Will these principles be applied as criteria to a specific application; is the DRB expected to use Subsections (1.) – (9.) to weigh applications?
- Page 34 of 71, Section 4.125(.14)(A.)(2.)(b.). From a DRB standpoint, having to go to multiple documents to find the criteria with which to judge an application is a hide-and-seek game; where do we go to find the rules to judge an application? This needs to be more specific.
- Page 35 of 71, Section 4.125(.14)(A.)(2.)(k.). "Vehicles" needs to be defined. This could refer to three motorcycles; the intent needs to be specified.
- Page 36 of 71, Table V-3 "Permitted Materials and Configurations." Mr. Knapp referred to the permitted materials for windows and doors and suggested that there are numerous situations

where it is desirable to use a significant amount of glass on a building which will cause a lot of heat buildup.

- Low-E glass does not deal with the heat buildup adequately.
- Lightly tinted windows that cut down a significant amount of heat gain and still do not look reflective from the outside of the building should be considered.
- Page 38 of 71, Section 4.125(.15) Village Center Design Principle and Section 4.125(.16) Village Center Design Standards. Are these intended to be specific criteria that the DRB weighs an application against? He suggested that it would be difficult for the DRB to use these principles as criteria.
- Page 42 of 71, Section 4.125(.18)(D.)(2.)(l.). This requires that a traffic report at what is equivalent to a Stage I in our current Code; currently a traffic report is required at Stage II. Section 4.125(.18)(G.)(2.)(j.) states that the traffic report would be required for the PDP application which is the equivalent of a Stage II application. Is a traffic report being required for both applications?
- Page 42 of 71, Section 4.125(.18)(D.)(3.). Mr. Wheeler indicated earlier that an SAP could be submitted with just one type of building considered, but this would be unwise and a waste of time and effort. He would like to see a requirement stating that this could not be done; that there has to be a broader selection of choices in the Pattern Book in order to meet the broad goals of mix of uses and mix of buildings that the overall design principles suggest.
- Page 43 of 71, Section 4.125(.18)(D.)(5.) Since this is a subcategory of the SAP submittal requirements, it appears that the Village Center design still requires a Pattern Book.
 - This is contrary to what Mr. Wheeler said earlier.
 - He thought that the Village Center should have a Pattern Book; he does not see an advantage to exempting the Village Center SAP from that requirement.
- Page 45 of 71, Section 4.125(.18)(E.)(1.)(b.)(2.). Upon what criteria does the DRB decide it would or would not allow a development's phasing to exceed five years? There are no guidelines about this.
- Page 46 of 71, Section 4.125(.18)(F.)(1.)(a.)(4.). This is where the DRB is allowed to make refinements to the *Villebois Village Master Plan*. A smaller piece of an SAP might come forward to the DRB, and if so, then how does the DRB know whether the ultimate mix of land uses is going to be significantly altered.
- Page 46 of 71, Section 4.125(.18)(F.)(1.)(a.)(5.). How can the DRB judge whether the proposed density change might or might not result in fewer than 2300 dwelling units in Villebois? A definitive statement as to whether this is true cannot be made until the very last SAP.
- Page 46 of 71, Section 4.125(.18)(F.)(1.)(a.)(6.). Mr. Knapp suggested that this needed to say "...substantially improve the function of collector or minor arterial roadways." because it could be argued that even a little change was going to improve the function and, therefore, needs to be approved.
- Page 50 of 71, Section 4.125(.18)(K.)(2.). What is the criterion that would give the DRB a basis to allow or not allow an extended development schedule?

The Commissioners responded to Mr. Knapp's testimony:

- Commissioner Faيمان suggested that there were "clean-up" issues in the proposed Code language. He suggested that City staff could bring their recommendations for how these issues could be addressed to the City Council.
- Commissioner Hinds referred to Mr. Knapp's comments about an apparent contradiction as to whether a Pattern Book would be necessary for the Village Center; and noted that Section 4.125(.18)(D.)(5.) is a subcategory of the SAP submittal requirements, not a subcategory of the Pattern Book requirements. Mr. Knapp agreed that Commissioner Hinds was probably right.

Craig Brown, Matrix Development Corp, 12755 SW 69th, Portland, OR 97223. Mr. Brown stated that he appreciated Mr. Knapp's comments because of his own concern that there is confusion and the amount of subjective interpretation that this process lends itself to. His concerns included:

- He referred to Mr. Wheeler's earlier comments that the annexations would be done incrementally and asked if this was by design.
 - * Mr. Wheeler explained that the issue of annexation was under the direction of City Manager Arlene Loble. Several property owners have made a single application for annexation.
 - * Mr. Lee explained that the Financial Plan would determine the sequencing of the annexations.
- Mr. Brown explained that Matrix Development Corp. is intending to purchase a significant portion of property in the Villebois area.
- Page 34 of 71, Section 4.125(.14)(A.)(1.) Generally. Mr. Brown questioned if this means that generally flag lots and the items listed in the subsections under Section 4.125(.14)(A.)(1.) won't be permitted, or does it mean flag lots would not be allowed?
- Mr. Brown questioned whether the first SAP would have to be entirely developed before the second SAP to be approved could move forward with construction. He expressed concern about concurrency of infrastructure and services in that the first SAP may use up all that is available and the second SAP would have to wait until additional infrastructure is built. A lengthy discussion followed:
 - * Ms. Collins explained that final currency would be determined with the PDP applications, but concurrency has to be looked at during the SAP review.
 - * This issue was discussed in terms of how the SAP and PDP process and phasing are expected to occur. Community Development Director Eldon Johansen explained that all of the SAP approvals were originally expected to occur within one year.
- Page 42 of 71, Section 4.125(.18)(D.)(3.). Mr. Brown suggested that styles that are fashionable and desirable today might not be fashionable tomorrow. He is concerned about an SAP and Pattern Book that goes on indefinitely. He hopes that the processes for changing the SAP and Pattern Book are flexible.
- Mr. Brown stated that he did not like the continuing role that the master planner has on the process; that their plans have to be submitted to the master planner. He questioned if anyone else could submit an SAP other than the master planner. Is there a provision as to who assumes the master planner role if the master planner bows out.
 - * Mr. Lee explained that the Planning Commission, DRB, or the City Council as well as the master planner could initiate the SAP.
 - The master planner has been charged by State law and by the City to develop the area.
 - The property owners are the ultimate developers of the property.
- Mr. Brown noted that about 20% of the property that Matrix Development Corp. is interested in is going to be in the North SAP. He asked if a partial SAP could be brought forward; how do the SAP boundaries fit with Figure 1A in the *Villebois Village Master Plan*?
- Mr. Brown stated that he thought this Code lends to a long-drawn out, expensive and subjective process for the planning community.

The Commissioners responded to Mr. Brown's testimony.

- * Commissioner Wortman asked where in the proposed Code does it say that the Planning Commission, DRB and City Council could initiate an SAP application. Ms. Collins referred to page 41 of 71, Section 4.125(.18)(C.)(2.), and explained that the *Villebois Village Master Plan* is an adopted ancillary document to the Comprehensive Plan. In the event that Costa Pacific Communities goes away, it would be up to the City Council to either select a new master planner, or assume the role themselves.

The public testimony was closed at 9:15 p.m. It was noted that the meeting agenda indicated that the next agenda item was to be taken up at 9:20 p.m. There was a consensus to continue with the deliberations on 02PC08.

City staff responded to issues raised during the public testimony.

- Page 34 of 71, Section 4.125(.14)(A.)(1.). Mr. Wheeler suggested amending the subsection title to: "Generally *Provisions*". He stated that "General" and "Generally" may appear in other titles in Section 4.125 and that they also be amended to "General Provisions."
- Ms. Collins suggested that Mr. Knapp offered well-taken comments and that they could be added to Exhibit D and forwarded to the City Council with recommendations as to how his concerns could be addressed.
- Ms. Collins suggested that many of the comments offered by those testifying did not apply to the Code language in 02PC08.
- City staff responded to the concerns regarding Design Principles and Design Standards; whether Section 4.125(.15) Village Center Design Principles and Section 4.125 (.16) Village Center Design Standards could be interpreted as design criteria by the DRB and if the design standards were clear and objective.
 - Ms. Collins suggested that there is a plentitude of criteria that are specific enough to be standards by the "clear and objective measurement" for an applicant to do a successful development.
 - The clear and objective criteria are found in Tables V-1 through V-4, Section 4.125(.13) Design Principles Applying to the Village Zone, and several other parts of this Code.
 - She suggested that the Planning Commission does not have any requests to delete or change the design principles, and City staff is recommending that they be retained.
 - Mr. Lee referred to the definition of "Design Principle" as stated in the definitions section. The last sentence was emphasized, "Design Principles are implemented through conformance with the Design Standards." As such, Design Principles do not exist as a independent set of criteria; it is the Design Standards that DRB will look to applying to a proposal.
 - Mr. Wheeler explained that the standards implement the principles.
 - Commissioner Wortman noted that the definitions for "Design Standards, Village Center" and "Design Standards, Village Zone" both stated that the criteria are to "guide" the selection and arrangement of building elements. He suggested this language needs to be made stronger if the standards implement the principles.
 - There was a consensus to amend the language for these two definitions, " to *guide determine* the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product."
 - Commissioner Maybee questioned if this language change would make it an absolute requirement. Mr. Lee stated that it would.

The Commissioners questioned City staff:

- Chair Iguchi questioned if the yellow, enlarged copies of Table V-1, Table V-2, Table V-3 and Table V-4 (distributed at the beginning of the meeting) included any changes from the tables that were included in the meeting packet. Mr. Wheeler answered that they were exact duplicates but had been enlarged for better readability.
- Commissioner Maybee referred to the Staff Comments that were noted throughout the proposed Code and stated that the comments seemed to be at odds with the text. Ms. Collins stated that the Staff Comments are to be ignored, they are not what the Planning Commission will be acting on.
- It was noted that the Comprehensive Plan Policies and Implementation Measures listed in the Findings, starting on page 4 of 71, were part of 02PC07A, Comprehensive Plan Text

Amendments for implementation of the Villebois Development, and adopted by Ordinance No. 554, but have not yet been incorporated in the Comprehensive Plan.

- Chair Iguchi referred to page 7 of 71 of the staff report and questioned why Finding A-8 states that the Implementation Measure can be met while the other say that the Implementation Measures has been met. Ms. Collins stated that City staff has not seen the Pattern Books yet, but believe that once they are approved by the DRB, this Implementation Measure will be met.
- Chair Iguchi referred to page 4 and 5 of 71 and asked why the *Villebois Village Master Plan* is not called out in Implementation Measure 4.1.6.a. Ms. Collins stated that this is the exact language of the Implementation Measure. It would take a separate Comprehensive Plan amendment to include it in the Implementation Measure. Chair Iguchi suggested that the Planning Commission could take such an action in the future.

Commissioner discussion:

Commissioner Maybee:

- Expressed concern that the Commission had been told to ignore the staff comments, but yet a change to one of the comments had been made by Mr. Wheeler at the beginning of the meeting.

Commissioner Faiman:

- Suggested that two main issues had been raised during the public testimony:
 1. Confusion about the proceedings
 2. Unhappiness about the lack of specificity in the Code and too much specificity in the SAP. He suggested that this all "washes out."
- Suggested that if the testifiers had a concern about delays in the process when they bring their applications forward, they need to say so. He suggested that they would be heard as the citizens on the Boards and Commission will make every effort to keep the process moving.
- Suggested that there needed to be a number of "tweaks" made but he did not see any major problems. He suggested that the Planning Commission could make a recommendation to the City Council tonight regarding 02PC08 with recommendations regarding the tweaks.

Commissioner Guyton:

- Concurred with the comments made by Commission Faiman and Commissioner Maybee.
- Suggested that this document could proceed to City Council and that the Planning Commission could rely on City staff to make recommendations to City Council based on tonight's comments.
- Asked that "flag lots" be defined. Flag lots were described and there was a brief discussion as to whether flag lots should be allowed in Villebois.

Commissioner Hinds:

- Page 28 of 71, Section 4.125(.07)(D)(4.)(b.). This text goes to transportation efficiency. She cited the Oregon Transportation Planning Rule (TPR) strategies to reduce car parking and add bicycle parking.
 - * She sees a problem if City staff is going to make a recommendation based on Mr. Knapp's comment about the shortage of apartment parking spaces; she would like this language kept in as she doesn't see Mr. Knapp's issue as a problem.
 - * Adequacy of parking at multi-family housing is an issue that would be reviewed by the DRB.

- Referred to testimony heard during the 02PC06 Villebois Village Concept Plan public hearing regarding light pollution, and stated that she does not see any standards encouraging or enforcing the concept of reduction of light pollution.
- Page 37 of 71, Table V-3. Agreed with Mr. Knapp that the specification for the window glass is too narrow. She suggested that one of the tenets of Villebois is sustainability and low energy use. She would like to see options for efficient glass that is better than Low-E glass.
- Page 33 of 71, Section 4.125(.13)(A.)(1.). Suggested that the Planning Commission delete the word "celebrated" as this is something that happens after development.
- Page 33 of 71, Section 4.125(.13)(A.)(3.). The language, "buildings shall functionally relate to adjacent open space." needs to be clarified.
- She is disappointed that the developer and property owners didn't understand the SAP and PDP processes. She recommended that the master planner meet with those who they will be working with and work out their issues. She suggested that this is a complicated process and that it is going to take everyone working together to make sure that the overall view of what Villebois is supposed to be accomplishing does not get lost.
- Page 33 of 71, Section 4.125(.14). Agreed with Mr. Knapp that it would be difficult for the DRB to apply some of the design standards.
- Page 45 of 71, Section 4.125(.18)(F.)(1.)(a.)(1.). Suggested that this subsection not be for the DRB's use as a definition for refinement. She would rather include this language under Section 4.125(.18)(F.)(3.) so that it states: " Amendments are defined as changes to elements of the Master Plan not constituting a refinement. Amendments to the Master Plan must follow the same procedures applicable to adoption of the Master Plan itself *and changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.*"
 - She referred to the bike lanes that were eliminated in Argyle Square, and suggested that a determination for such an issue as this should be made by the Planning Commission or someone more familiar with the TSP, and not by the DRB.
 - She suggested that the DRB would not be able to determine whether a slight reduction in the circulation system like eliminating bicycle lanes would comply with the concepts in the TSP and TPR.
 - She suggested moving subsection to the amendment subsection be done by motion.

Commissioner Wortman:

- Page 20 of 71, Section 4.125(.01) Purpose. What is the Residential Village District? Mr. Wheeler explained that the word "District" is to be deleted wherever it may appear in this Code language.
- Section 4.125(.02) Permitted Uses. Noted that a couple of the permitted uses could be interpreted as allowing adult businesses. He asked if language could be included that would not be so permissive. Mr. Lee explained:
 - An Oregon Supreme Court decision pertaining to this issue and explained that such language could not be included in the Code.
 - A nuisance ordinance is the only way a jurisdiction can control adult businesses. Wilsonville has a Nuisance Ordinance.
- Page 22 of 71, Section 4.125(.03) Permitted Accessory Uses and Section 4.125(.04) Conditional Uses. Asked what the difference was between Home Occupations and Home Business. Mr. Wheeler stated that there is a definition for both terms in the current Code, and that there is a definition for both in this proposed Code language.
 - Commissioner Wortman noted that the editor's note in the definition section states that this definition will be different than for other areas of Wilsonville. He asked if the Planning Commission wanted this to be different than for the rest of the City.
 - Mr. Wheeler stated that the editor's note should be disregarded. He explained that wherever there would be a difference that would be specifically purposeful in the Villebois program, the definition that would have two parts; one part that is

- applicable to Villebois and the other part that is not. Most of the changes that were suggested were streamlining of language rather than any substantive changes.
- Asked what the difference was between "outdoor living area" and "open space." It was explained that the definition for both terms are in the definitions section.
 - Page 25 of 71, Section 4.125(.05)(E.)(1.)(c.)(i.). Suggested that if there cannot be less than 1000 square feet, then the "100 square feet per unit" for 10 or fewer units would never be applied.
 - * The language of this subsection is to be amended to: "For ten (10) or fewer dwelling units, ~~100 square feet per unit~~, but not less than 1,000 square feet;"
 - * Chair Iguchi questioned why current Code Section 4.113(.01)(A.)(4.)(a.), (b.) and (c.) could not just be referred to here as this seems to be identical to existing Code. Mr. Wheeler explained that Section 4.133(.01)(A.)(4.)(a.), (b.) and (c.) is not the only place in the Code with this type of language and each place is slightly different. It could cause confusion.
 - Page 27 of 71, Section 4.125(.06)(A.)(3.). This would not allow drive-through banks or any other drive-through business. He finds this troublesome.
 - * Mr. Wheeler agreed that this text would not allow any drive-through service in the Village Zone. He explained that the reason for this provision is that the premise of the Urban Village concept is to get people out of their cars.
 - Page 28 of 71, Section 4.125(.07)(D)(1.)(b.). The numbering seems to be incorrect.
 - * Mr. Wheeler agreed that the numbering sequence needed to be fixed. He suggested that this subsection should be Section 4.125(.07)(D)(2.); and "Required Bicycle Parking," "Bicycle Parking Standards" and "Long-term Bicycle Parking" are subsets of (2.)
 - Page 29 of 71, Section 4.125(.07)(D)(3.)(b.)(4.)(ii.). Referred to the editor's note that the 8-ft. fence conflicts with maximum fence height. He asked if there is a resolution to this conflict.
 - * Mr. Wheeler explained that schools and sporting facilities are the common facilities that would have this as a problem. Further wordsmithing could resolve this.
 - A fence taller than 6 feet high would need a building permit. Language could be added that says, "Except as approved through a building permit approval."
 - Page 33 of 71, Section 4.125(.13)(A.)(1.) Agreed that the "celebrated character" language needed some work.
 - Page 34 of 71, Section 4.125(.14)(A.)(1.). Agreed with the language amendment, "Generally Provisions"
 - Page 35 of 71, Section 4.125(.14)(A.)(2.)(k.) He had same comment as Mr. Knapp about the definition for "vehicles." Under Oregon statute, even a bicycle is a vehicle.
 - Page 42 of 71, Section 4.125(.18)(D.)(2.)(l.) and Section 4.125(.18)(G.)(2.)(j.). Referred to Mr. Knapp's question as to whether a traffic report is required at the SAP or the PDP level, and asked that this issue be clarified.
 - * Mr. Wheeler explained that the traffic report is an express requirement under current Code Section 4.008(.02)(E.) and Section 4.030. He suggested that rather than having to ask the question whether a traffic report should be done, the requirement is always there and the Community Development Director can grant the waiver.
 - Page 43 of 71, Section 4.125(.18.)(D.)(3.)(e.). Referred to Mr. Knapp's question as to why a Pattern Book is not required for the Village Center and asked that this be explained.
 - * Mr. Wheeler explained that every SAP requires a Pattern Book.
 - * There was a discussion regarding Pattern Books and it was explained that the Village Center may include housing types that are not easily put into a Pattern Book; the Center will have unique features.

Chair Iguchi:

- Miscellaneous Enabling Amendments

- Page 18 of 21, Section 4.008(.02). Suggested amending the language for proposed subsection 4.008(.02)(L.), "~~For a Planned Development land in the Residential-Village Zone~~, there are four (4) phases of project approval."
- Section 4.030(.01)(A)(4). Suggested further amending the language to, "Building permits for single family or two-family dwellings, **and in the Village zone, also row houses and apartments in the Village zone**, meeting zoning requirements and located on lots that have been legally created." (Staff's original proposed language amendment is in **bold** text; Chair Iguchi's suggested additional text is in *italics*.)
- Suggested a new Section 4.034(.07) that states, "*Applications within the Residential-Village Zone shall be reviewed in accordance with Section 4.125.*"
 - Chair Iguchi suggested that City staff review her language proposal and add it if they deem it necessary. Mr. Wheeler suggested that another approach could address this issue. Chair Iguchi stated that this issue could be addressed later.
- Section 4.420(.01). Suggested further amending the language to, "Application of Section. Except for single-family or two-family dwellings in any residential zoning district, **and in the Village zone, also row houses and apartments in the Village zone**, no Building Permit shall be issued for a new building or major exterior remodeling of an existing building,..." (Staff's original proposed language amendment is in **bold** text; Chair Iguchi's suggested additional text is in *italics*.)
- Page 20 of 71, Section 4.125(.01)(B.). References to "pedestrian-sensitive" are made here and elsewhere. She encouraged that it include bicycles so that the language reads, "bicycle and pedestrian- sensitive."
- Page 23 of 71, Section 4.125(.05)(A.)(2.) and Section 4.125(.05)(A.)(3.).
 - * These two subsections should be combined.
 - * Section 4.125(.05)(A.)(3.). Amend the language to, "If the maximum spacing for streets for local access ~~exceeds cannot be made within~~ 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard *in which case a substitute connection must be made.*"
 - Mr. Wheeler explained that the language "If the maximum spacing for streets for local access exceeds 530 feet,..." is a minimum requirement and meets the minimum access spacing requirement by the Regional Transportation Plan and in our Code.
- Page 26 of 71, Table V.2.
 - * Questioned if the Bicycle Long-term and Short-term columns could be combined, so that if the long-term requirement is put in, the short-term has also been met.
 - * Under Conditional Uses, Schools, Bicycle Short term, 3 per student/staff seems to be wrong. Mr. Wheeler explained that this a typographical error. It is supposed to be ".3."
 - * Conditional Uses, Religious Institution. Chair Iguchi suggested that this be changed to "Places of Public Assembly" to match the existing Code, Table 5, of Section 4.155.
 - * Convenience Store. She is concerned that the requirements might be excessive in terms of a 7-11 store having to provide enclosed lockers or a room. She questioned how applicable it would be to have the "long-term parking within sight" for long-term bicycle parking (as per Section 4.125(.07)(D.)(3.)(b.)(4) on page 29 of 71).
 - Ms. Collins suggested that the long-term bicycle parking requirements are not applicable to commercial uses. She suggested that this needed to be further checked.
- Page 31 of 71, Section 4.125(.09)(A.)(1.)(a.)(2.). There was a concern that this language eliminates the possibility of green streets. She asked staff to address this.
 - * Mr. Wheeler noted that "or" is included in the series of how streets should be developed. He suggested that "or" was placed in this subsection so that there would not be a conflict

with the varied cross-sections to enable green streets, pedestrianways, bikeways, sidewalks, etc.

- * Chair Iguchi asked that there be another look at this language.
- Page 33 of 71, Section 4.125(.13)(A.)(7.). This lists design principles for the entire Village Zone, including single-family housing. It is confusing as it specifies storefronts.
 - * Ms. Collins agreed that it is confusing since residential is included in this principle, but this principle is really for the vitality of a street environment along a commercial area. She explained that the Pattern Books would deal with the design of the residential places.
- Page 33 of 71, Section 4.125(.13)(A.)(8.). Questioned if "pedestrian safety" includes people with physical handicaps, bicycles, or does it just include ambulatory people?
- Page 34 of 71, Section 4.125(.14)(A.)(1.)(e.). Noted that "facades" and "frontage" are both being used in the definitions and that there is a note in the definitions about taking one of these terms out.
- Page 36 of 71, Table V-3 "Permitted Material and Configuration." Chair Iguchi noted that she has several problems with Table V-3 and Table V-4 "Permitted Materials and Configuration," including:
 - * There are no provisions for sustainability, which a defining criterion of this development. She listed several sustainable material types and suggested that there is no way these materials could be considered given what is listed in Table V-3.
 - * There is no creativity. She mentioned the downspouts. She held up a brochure of creative materials that could be used for rainwater collection. There needs to be some allowance for creativity in the Code.
 - * She questioned if it were possible to hide roof-mounted components such as solar equipment and have it still work.
 - * There is no allowance for green roofs, garden roofs, and rain collection.
 - * She asked staff to come up with some language that would allow for creativity and accepted sustainable alternatives that could be used. She suggested that the Lead Certification Program be referred to for this guidance.
 - * These same comments apply to Table V-4.
 - * The issue about the glass needs to be addressed as it relates to sustainability issues.
- Page 38 of 71, Section 4.125(.16)(A.)(7.). Praised the language that encourages public art here and in other places in this proposed Code section.
- Page 41 of 71, Section 4.125(.18)(D.)(1.)(f.). Asked that the language of this subsection be checked.
- Page 43 of 71, Section 4.125(.18)(D.)(2.)(d.). Suggested that the Rainwater Management Program is not mentioned in 02PC08. This is the bulk of the sustainability portion of the *Villebois Village Concept Plan* and *Villebois Village Master Plan*. The DRB is going to have a difficult time applying the Rainwater Management Program if it is not included in the Code. Chair Iguchi listed other places with Section 4.125 that she thought that it should be included:
 - * Section 4.125(.18)(D.)(3.)(i.)(b.)
 - * Section 4.125(.18)(D.)(4.)
 - * Section 4.125(.18)(D.)(5.)(b.)
 - * Section 4.125(.18)(G.)(2.)(g.)
 - * Section 4.125(.18)(H.)(1.)(a.)
- Noted that the Commissioners had yet to discuss the definition section.
- Page 34 of 71, Section 4.125(.14)(A.)(1.)(a.). Noted that the Planning Commission needed to decide whether to include flag lots.
- Asked the applicant to consider Mr. Brown's testimony regarding the Pattern Book and that because styles change through time, what is in fashion today may not be by the time construction actually occurs.
- Page 45 of 71, Section 4.125(.18)(F.)(1.)(a.)(1.). Referred to Commissioner Hinds' comment that changes to the street network or street functional classifications are not small

refinements and should be amendments, and suggested that considering these changes as amendments could cause some problems because it makes the process more difficult for the applicant and for City staff, but she understands the concern. She thought that this needed to be addressed.

- Page 47 of 71, Section 4.125(.18)(G.)(2.)(e.) Chair Iguchi suggested that following language amendment to the last sentence: "The plan shall also identify all trees 6 inches and greater d.b.h. ~~on the project site only in that SAP only.~~"

Commissioner Faïman suggested that the Planning Commission approve Attachment 2 as resolved, Attachment 3, Exhibit D with deference to future motions on specific items to be made subsequently. He suggested that the motion be done this way instead of doing multiple amendments to a main motion.

Commissioner Faïman moved to approve Resolution No. 02PC08 to amend Wilsonville's Code Chapter 4, the Planning and Land Development Code, adding a "Village Zone" as detailed in Attachment 2 as resolved, and Attachment 3; taking into consideration the remarks in Exhibit D, and in deference to any future subsequent motions on specific line items. Commissioner Wortman seconded the motion.

Discussion:

- Commissioner Wortman stated that he did not understand what is meant by "deference to any future subsequent motions on specific line items." He cited Robert's Rules of Order.
 - Commissioner Faïman clarified that his intent was that subsequent motions would have priority over the main motion. He suggested that this would be the best way to work through the numerous specific issues that need to be discussed.
 - Ms. Collins suggested that what the motion is saying is that the Planning Commission is accepting one another's comments and asking City staff to make recommendations for all the comments on the text and the definitions that were made tonight.
 - If there are places where the Commissioners want a specific language change or any amendment, they are to be made as separate motions.
 - She suggested that Commissioner Faïman is trying to get a motion passed that directs most of the comments that the Commissioners have already made, and then go back and take care of any specific items that the Commissioners wish to change.

The motion carried 4 to 1 to 1 with Commissioner Hinds opposing and Commissioner Maybee abstaining.

Commissioner Faïman moved direct City staff to take all of Commissioner comments from this evening specific to line items, as well as citizen input, and bring them back as staff recommendations to City Council as City staff sees them.

Discussion of motion:

- Mr. Wheeler suggested that stating "forward" instead of "bring back" would make the intent of the motion clearer.

The motion was restated:

Have staff bring forward recommendations to the City Council, as they see fit, for the comments of the Commissioners and the citizens that testified this evening regarding specific line items.

The motion was not seconded.

Commissioner Wortman moved that the Planning Commission make sure to include City staff's changes to the Staff Report, Attachment 2 for:

- Page 42 of 71, Section 4.125(.18)(D.)(2.). Add City staff's recommended additions:
 - * m) A signage and wayfinding plan
 - * n) A Rainwater Management Program
- Page 56 of 71, Definitions. Amend the following:
 - * Design Standards, Village Center. Criteria applicable to the design and construction of development within the Village Center, to *guide determine* the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
 - * Design Standards, Village Zone. Criteria applicable to the design and construction of development within the Village zone, to *guide determine* the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
- Page 33 of 56, Section 4.125(.13)(A.)(1.). Staff is to recommend clearer language than "celebrated character."
- Staff is to include language in the appropriate place regarding minimization of light pollution.
- Table V-3, "Windows and Doors." Staff is to include a provision to allow tinted glass.

Commissioner Fairman seconded the motion.

Discussion:

- Chair Iguchi suggested that the intent of the first motion was that City staff was to consider all of the comments that had come before the Planning Commission. She expressed concern that calling out the specific items would give the impression that other issues were not as important.
 - * Commissioner Hinds suggested that the first motion was that City staff was to return with recommendations "as they see fit." This is why she voted against the first motion.
 - * Commissioner Wortman noted that the first motion included a reference to subsequent motions.
 - * Chair Iguchi stated that she was going to vote against this motion, and then make a motion that suggests that all of the comments are to be taken into account, and that City staff comes forward with something addressing all of them. She wants to make sure that green streets, creativity of design, and the ability to consider sustainability are included in the City staff recommendation that is to be forwarded to City Council. Commissioner Wortman suggested that these items would have to be considered in separate motions if they are to be included in the recommendation to City Council.

The motion carried 5 to 1 with Chair Iguchi opposing.

Chair Iguchi moved that all of the issues that were brought up tonight, and that are on the record, be carefully considered and brought forward to the City Council with City staff's recommendations. Commissioner Hinds seconded the motion.

Discussion of the motion:

- Ms. Collins clarified that Chair Iguchi wants to make sure that all the comments are addressed and that nothing is left out.

Motion carried 5 to 0 to 1 with Commissioner Maybee abstaining.

Chair Iguchi moved that a time limit be set to revisit the global changes in the definitions. She noted that the definitions had not been addressed tonight.

Discussion of the motion:

- It was noted that the definitions are included in Attachment 2, and Attachment 2 was approved with the first motion.

The motion was not seconded.

Chair Iguchi directed City staff to provide a draft of the recommendations that are to be forwarded to City Council to the Commissioners. Ms. Collins stated that City staff would endeavor to make the recommendations available as soon as possible so that the Commissioners have as much time to review the recommendations. Commissioner Fairman suggested that the Commissioners would have an opportunity to testify before City Council regarding their agreement or disagreement with the way that City staff has interpreted the comments.

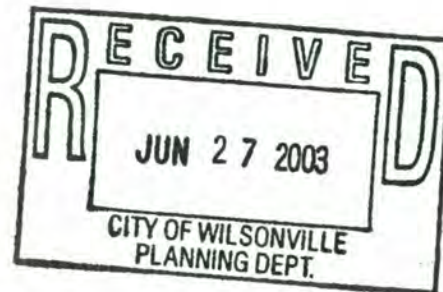
Chair Iguchi closed the Public Hearing for 02PC08 at 11:00 p.m.



LIVING ENRICHMENT CENTER

Healing lives and building dreams

Exhibit A



June 27, 2003

Maggie Collins, Planning Director
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, Oregon 97070

RE: Village Zone

Dear Ms. Collins:

We have had an opportunity to review a draft of the proposed Planning and Land Development Ordinance amendments related to the proposed Villebois Village development. Now that the Living Enrichment Center property has been designated "Residential-Village" on the Comprehensive Plan map, we expect it to be re-zoned from "Public Facilities" to "Village" in the future. We believe that the "Village" zone is a more suitable zone for the Living Enrichment Center than the "Public Facilities" zone. We are encouraged by the opportunities this designation offers for Living Enrichment Center to become an even greater part of the Wilsonville community in general and the Villebois community specifically.

The Living Enrichment Center property is one of five proposed "Specific Area Plan" subareas in the Villebois Village Master Plan (as per Figure 3 of the Master Plan). Therefore, Living Enrichment Center will be required to complete a Specific Area Plan (SAP) prior to submittal of any development applications. As we understand it, the SAP will have to be completed and approved by the City prior to the property being re-zoned to the new "Village" zone. Any land uses permitted in the Village zone will only be allowed where they are shown and described in the Master Plan or a Specific Area Plan. With that in mind, we would make the following comments on the proposed Village zone.

Proposed "Village" zone and Specific Area Plan.

Churches. In the draft we reviewed of the proposed Village or "V" zone, churches would be allowed as a conditional use. Living Enrichment Center is of course a church, so it is our expectation that, when the LEC property is re-zoned to "V", it would become a conditional use automatically as part of that re-zoning.

We do not, however, think that churches should be conditional uses within all of the areas covered by the Village zone. More precisely, we do not think they should be a conditional use within the Living Enrichment Center Specific Area Plan boundaries. It is typical for zoning codes to allow churches only as a conditional use in a residential zone in order to protect low-density, single-use neighborhoods. The scale and intensity of a church, particularly a large church like LEC, may not be compatible with some residential neighborhoods. Therefore, an extra level of public review is reasonable, with the ability for the City to attach conditions of approval to help mitigate any negative impacts to the surrounding residents.

The proposed Village zone, however, is not a typical residential zone. Instead, it is a mixed-use zone that allows not only a wide range of residential uses, but also office, retail, and even light industrial uses. Given 1). the mixed-use nature of the "V" zone; 2). the requirement that allowed uses be located per the approved Master Plan and the Specific Area Plans; and 3). the scale of the large pre-existing non-residential buildings on both the former Dammasch and the former Callahan Center properties, there are good reasons for not making churches a conditional use in all areas. That is, if light industrial and retail uses are to be permitted outright in a large, adaptively re-used government building, why not a church? Churches add character and depth to a mixed-use neighborhood, and provide facilities, services and employment that otherwise would be located outside of the neighborhood.

We recommend that churches be listed as a permitted use rather than as a conditional use within the Living Enrichment Center Specific Area Plan boundaries. In the Living Enrichment Center subarea, the main church building is already constructed, the property is bordered by either the Metro Wilsonville tract or Exclusive Farm Use zoning on roughly three sides, and the SROZ has been applied to much of the property. It is not within a residential neighborhood. Another level of review beyond the Specific Area Plan and the site development plan is unnecessary.

Further, churches are currently permitted outright in the Public Facilities zone, which is the zoning district that the City applied to the Living Enrichment property in 1993. It seems counterproductive for Living Enrichment Center to go from being a use permitted outright to a use permitted only as a conditional use. Even if it is likely that a conditional use application will be approved, each additional level of review adds to the cost of development, and places a burden on Living Enrichment Center resources.

Unless there is some compelling reason to make churches a Conditional Use in all areas covered by the Village zone, we recommend that churches be permitted outright in the Village zone within the Living Enrichment Center Specific Area Plan boundaries.

Accessory uses. The current Zoning and Land Development Ordinance does not have a definition of "church" or "religious institution". Within most churches, a variety of programs and services are available. Because of this fact, the City may want to include a definition of religious institutions (church/synagogue/temple/mosque) in the definitions section, specifying primary and accessory uses. The definition of churches should be broad enough to include all of the ancillary functions that normally occur inside of a large church, including such uses as the sale of items such as books and tapes, offices for counseling and other social and community services, and recreational facilities. It should also be flexible enough to accommodate constantly changing use of the interior space as a church responds to the needs of its congregates and the larger community. A church should not have to apply for a new planning permit or an amendment to an existing permit every time it changes the use of the interior space, as long as the uses stay within the broad definitions of church and accessory uses.

We recommend that the City include a definition of religious institutions and their accessory uses in the Village zone, or elsewhere in the Zoning and Land Development Code.

Conference Centers. In the draft of the Village zone we reviewed, conference centers were also listed as a conditional use. LEC currently operates the Namaste Conference Center, which was approved as part of the Stage II development permit in 1993. However, the current PF zone does not clearly permit conference centers, except as they may be included as an accessory use to a permitted use such as a church, a school or a government building. We believe that conference centers should be permitted outright in the Village zone within the Living Enrichment Center Specific Area Plan subarea. Conference centers can add vitality and diversity to a community and bring visitor dollars and jobs to the area. In LEC's case, there is already a conference center on the site, complete with overnight lodging and food service. The location of any expansion of the conference center will be identified in the Specific Area

Plan, but will undoubtedly be in the same vicinity as the existing facilities. That is, it will be along the east side of the property, adjacent to the Metro Wilsonville Tract. Because any expansion of the conference center will be included in the Specific Area Plan approved for the LEC property, further review through the conditional use permit process seems redundant and unnecessary.

We recommend that conference centers be listed as a permitted use in the Village zone within the Living Enrichment Center Specific Area Plan boundaries.

Currently, there is no definition of conference center in the existing Zoning and Land Development Code, but there is one in the proposed Village zone. The City may want to include a different definition of a "conference center" than the one proposed, so it is clear that a conference facility may provide meeting rooms, food preparation and eating, recreation, and overnight lodging.

We recommend that the City include a definition of "conference center" in the Village zone, or elsewhere in the Zoning and Land Development Code.

Overnight lodging. The Namaste Center currently has 80 single and double occupancy rooms in 20 cabins that are used to house overnight guests. The draft proposed "V" zone we reviewed would allow overnight lodging as a conditional use ("Hospitality, Hotel/Bed and Breakfast"). Living Enrichment Centers cabins were permitted as part of the 1993 Stage II permit. The PF zone does not explicitly allow overnight lodging, except as it may be allowed as an accessory use to a permitted use such as a church (conference facilities), government building (homeless shelter) or school (boarding school). In order to recognize the existing use of the Living Enrichment Center property for overnight lodging, as well provide the opportunity for expansion of those uses in conjunction with the conference center, explicitly allowing overnight lodging in the Village zone would be helpful. However, for the same reasons that we believe churches and conference centers should be uses permitted outright, we think that overnight lodging should be permitted outright within the Living Enrichment Center Specific Area Plan boundaries. The Living Enrichment Center eventually plans to construct additional overnight lodging units in the same general area as the existing cabins, along the east side of the property. Because the approximate location and size of any proposed new lodging facilities will be reviewed in the Specific Area Plan, there is no need for another level of review.

We recommend that the Village zone include overnight lodging as a use permitted outright within the Living Enrichment Center Specific Area Plan boundaries.

Senior Housing. The draft Village zone we reviewed mentions only "community housing". Community Housing as defined by ORS 427.330 deals exclusively with housing for individuals with mental retardation or a physical or mental disability. We understand that the language is included in the proposed Village zone to facilitate development of mental health housing on the mental health set aside acreage. The definitions provided for Residential Facility and Residential Home are also included to provide for other forms of treatment or training facilities. Neither definition accommodates other forms of multifamily senior housing.

Under the listing of permitted uses we would urge the City to add as a new category for senior multifamily housing (55 years of age and better) including congregate retirement group living; residential care facilities (RCF); Assisted Living Facility (ALF); and Skilled Nursing Facility (SNF). Exclusive senior housing densities shall be unrestricted, unless they are senior apartments with individual kitchens, in which case the multifamily residential density limits should apply. Since many senior facilities are licensed (excluding congregate retirement communities), it would be important to make a distinction between such specialized use and multifamily apartments.

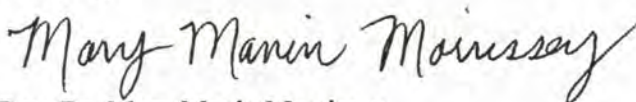
We recommend that senior housing facilities be listed as a permitted use in all the Specific Plan Areas, and further, that a definition of senior housing be added to the definitions section of the Village zone, or elsewhere in the Zoning and Land Development Code.

Other comments. Attached to this letter is suggested specific Planning and Land Development Code language for making the changes noted above. We also have prepared several other suggestions that are of a more technical and editing nature, intended to clarify the text language. In particular, we are concerned about the maximum block length standard of 1800 lineal feet, which creates blocks about 4- to 5-acres in size. A 10-acre school site would need a public street bisecting it. LEC would need to create public streets through its parking lot. The standard may be reasonable and work fairly well for residential development, but it does not work well for campuses like churches and schools. These and other comments are also included in the attachment to this letter.

Conclusions

Thank you for your consideration of these suggestions and comments. Living Enrichment Center fully supports the idea of a mixed-use Village zone that incorporates a variety of housing types and densities, employment, office and commercial uses, and governmental and institutional uses, all tied to Master Plans and Specific Area Plans. In particular, we are pleased to see churches, conference centers and overnight lodging allowed in the proposed Village zone. We respectfully propose that these uses be listed as permitted uses rather than as conditional uses within the Living Enrichment Center Specific Area Plan boundaries of the Villebois Village Master Plan. We also recommend that the City add senior housing facilities as a permitted use within all subareas of the Village zone.

Sincerely,

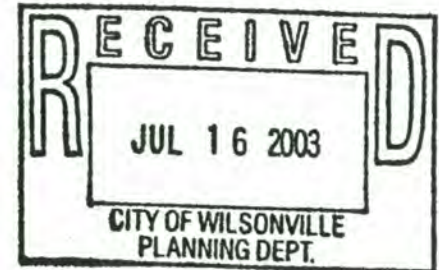


Rev. Dr. Mary Manin Morrissey
Senior Minister, Living Enrichment Center

Copy: Howard Busse, Chairman of the Board
Rev. Scott Awbrey, Executive Director
Peter Livingston, Schwabe, Williamson & Wyatt
Mike Ragsdale, Costa Pacific Communities
Tom McConnell, Alpha Engineering, Inc.
Eldon Johansen, Community Development Director, City of Wilsonville
Mike Wheeler, Associate Planner, City of Wilsonville
Paul Lee, Assistant City Attorney, City of Wilsonville

Valley Christian Church

Exhibit B



July 15, 2003

Debra Iguchi
8445 SW Eligsen Road
Wilsonville, OR 97070

Dear Ms. Iguchi

I wish to indicate to the planning commission my growing sense of discomfort with the sanctioned relationship between the Living Enrichment Center and the developing plan for Villebois Village. I learned at last evening's meeting of the DRB panels and the Planning Commission that LEC is now one of the 5 SAPs in the planning process. My concerns are three in number:

1. The LEC, as an integral part of the Villebois development, has the appearance of being the sanctioned religious body for Villebois Village. While I know that there is no real sanction, the appearance of being so still exists.
2. While Villebois Village presents itself as a complete community with a full and integrated living experience, I note that there is no provision made in its plan for churches or for meeting places of a spiritual nature, save for the connection with LEC and the possibility of meeting room in the projected grade school which will be among the last of the additions to the community.
3. As the pastor of a church in Wilsonville, and as a citizen of the community, I believe that there should be equal and open access for the development of churches and communities of spiritual support within the Villebois plan.

Wilsonville is a wonderful place to live. I would hope that the developed village would be encouraged to integrate with the rest of the community in order to share in the many opportunities and diversity within the community as a whole. When fully developed Villebois Village will add thousands of people to Wilsonville. I believe that the village should not be closed to the nurturing influence of a variety of churches, either in appearance or in fact.

I appreciate your consideration of this matter.

Sincerely,


Taft E. Mitchell

Selected pages from the following Planning Commission Villebois documents related to the Living Enrichment Center/Future Study Area:

- 6. LP05-0006 – Villebois Village Master Plan AmendmentDeletion of references to Living Enrichment Center (LEC).**
 - City Council Ordinance No. 594
 - May 11, 2005 Planning Commission Public Hearing
 - July 13, 2005 Planning Commission Continued Public Hearing

ORDINANCE NO. 594

AN ORDINANCE AMENDING THE WILSONVILLE COMPREHENSIVE PLAN BY ADOPTING THE AMENDED VILLEBOIS VILLAGE MASTER PLAN AS AN ANCILLARY DOCUMENT

WHEREAS, Ordinance No. 554 amended the Wilsonville Comprehensive Plan text to direct implementation of the Villebois Village Concept Plan, which was adopted by Ordinance No. 553 as a refinement of Dammasch Area Transportation-Efficient Land Use Plan (DATELUP) to guide the buildout of the Dammasch Area of Wilsonville; and

WHEREAS, Comprehensive Plan Implementing Measures 4.1.6.a and 4.1.6.b direct development and adoption of a Villebois Village Master Plan, whereby the buildout of the Dammasch area defined in the Comprehensive Plan can be accomplished consistent with the adopted Villebois Village Concept Plan; and

WHEREAS, the Villebois Master Plan was adopted by City Council via Ordinance No. 556 in August of 2003, and was amended through Ordinance No. 566 in June 2004; and

WHEREAS, changes to the Villebois Village Master Plan are proposed by the Master Planner Costa Pacific Communities and involve an update to reflect amendments to the land uses, street pattern and parks in the Village Center, location of a specific 10-acre elementary school site, minor text edits, and updates to reflect recent land use approvals for SAP-South and SAP-East; and

WHEREAS, the amendments contain an increase in total units from 2,390 to 2,473 homes resulting in an increase of 83 dwelling units; and

WHEREAS, the proposed changes have been analyzed by Staff and are found to be generally in compliance with City Code, Comprehensive Plan and other applicable standards; and

WHEREAS, at the Planning Commission's July 13, 2005 meeting a duly noticed public hearing was conducted and a recommendation of approval with conditions and corrections forwarded to the City Council; and

WHEREAS, the City Council conducted a duly noticed public hearing on the proposed Master Plan on August 15 and September 19, 2005; and

WHEREAS, the Council has considered the record before the Planning Commission, the Planning Division staff report and testimony and evidence of interested parties;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact and Conclusionary Findings in the staff report in the matter dated August 8, 2005, attached as Exhibit A, and the Revised December 5, 2005 Planning Staff Report attached as Exhibit B, incorporated by reference as if fully set forth herein.

Section 2. Order.

- (a) The City Council hereby adopts as an ancillary document to the Wilsonville Comprehensive Plan, the amended Villebois Village Master Plan as recommended by the Planning Commission on August 15, 2005, attached hereto and incorporated herein as Exhibit C, with additional amendments as contained in the August 8, 2005 and Revised December 5, 2005 staff reports shown on Exhibit A and Exhibit B, and
- (b) The City Council hereby directs the initiation of appropriate master plan updates, as indicated in said Master Plan conclusions and in the Conclusionary Findings pertaining to this matter.

SUBMITTED to the Wilsonville City Council for first reading at a regular meeting thereof on the 15th day of August, 2005 and scheduled for a second reading on the 5th day of December 2005 at the hour of 7:00 p.m. at the Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, Oregon.

SANDRA C. KING, MMC, City Recorder

ENACTED by the City Council on the 5th day of December 2005, by the following votes:

YEAS: -4-

NAYS: -0-

SANDRA C. KING, MMC, City Recorder

DATED and signed by the Mayor this ____ day of December 2005.

CHARLOTTE LEHAN, Mayor

SUMMARY OF VOTES:

Mayor Lehan Yes

Councilor Kirk Yes

Councilor Holt Excused

Councilor Ripple Yes

Councilor Knapp Yes

LP2005-02-00006

Attachments:

Exhibit A - Wilsonville Planning Division Staff Report dated August 8, 2005

Exhibit B - Planning Division Staff Report dated Revised December 5, 2005

Exhibit C: The amended Villebois Village Master Plan as recommended by the Planning Commission on August 15, 2005.

EXHIBIT A

**WILSONVILLE PLANNING DIVISION
STAFF REPORT**

HEARING DATE: August 15, 2005

DATE OF REPORT: August 8, 2005

APPLICATION NO: LP-2005-02-006

APPLICANT: Costa Pacific Communities

REQUEST: Amendments to the Villebois Village Master Plan, making the Master Plan consistent with subsequent land use approvals for Specific Area Plan (SAP) South and East, modifications to the land uses and layout of the Village Center in SAP Central, identification of a specific 10-acre elementary school site in the north part of the Village, and deletion of references to the Living Enrichment Center and Wilsonville Tract, and other minor edits. *The City Council is the final authority on this matter.*

LOCATION: Approximately 480 acres on the west side of Wilsonville commonly referred to as Villebois.

LAND USE DESIGNATION: Wilsonville Comprehensive Plan Map Designation: "Residential-Village".

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: "Public Facilities," "Village Zone" and "Residential Agriculture-Holding"; Clackamas County Zone Map Classification: "Exclusive Farm Use"

STAFF REVIEWER: Chris Neamtzu AICP, Manager of Long-Range Planning

APPLICABLE REVIEW CRITERIA: *Wilsonville Comprehensive Plan*, pages 7-9: Standards for Approval of Plan Amendments, Goal 1.1 Citizen Involvement, Implementation Measure 1.1.1.e, Implementation Measure 1.1.1.f, and Implementation Measure 4.1.6.b; *Metro Urban Growth Management Functional Plan*; Applicable *Statewide Planning Goals* 1, 2, 10, 11; *Oregon Revised Statute* 426.508; *Wilsonville Planning and Land Development Ordinance (Wilsonville's Development Code)* Section 4.003: Consistency with Plan and Laws; Section 4.008 Application Procedures- In General, Section 4.009 Who May Initiate Applications, Section 4.032 Authority of the Planning Commission, Section 4.033 Authority of the City Council, Section 4.125 Village Zone, and Section 4.198 Comprehensive Plan Changes-Adoption by the City Council.

- the incorporation of approvals recently granted by the DRB for SAP's and PDP's to make the Master Plan maps and diagrams current (with the exception of the most recent approvals for SAP-E)
- the deletion of the reference to the "Living Enrichment Center" and "Wilsonville Tract" replacing them with "Future Study Area" and "Grahams Oak Natural Area" respectively
- trail renaming to avoid confusion
- street grid modifications on Figure 7 and cross section modifications on Figure 9 and 9A deleting the residential village center with median, residential one-way with parking and adding the private Woonerf (street cross section N1, and N2 on Figure 9B) and residential-Village Center with bike lanes (street cross section H on Figure 9A).

The Wilsonville City Council adopted the Villebois Village Concept Plan (Ordinance No. 553) on June 2, 2003. The City of Wilsonville Comprehensive Plan text has been amended to include the Residential-Village land use designation (City Ordinance No. 554, May 19, 2003) and the Comprehensive Plan Map has been revised to designate the Villebois Village Master Plan area as Residential-Village (City Ordinance No. 555, May 19, 2003). The City of Wilsonville Comprehensive Plan has been amended by adoption of the Villebois Village Master Plan as an ancillary document (City Ordinance No. 556, August 18, 2003). Adoption of a revised Villebois Village Master Plan was granted by the City Council on June 21, 2004 (City Ordinance No. 566) which replaced the originally approved Master Plan that was adopted by the City Council on August 18, 2003. This proposal, submitted on February 23, 2005 and revised on April 26, 2005 would replace the Villebois Master Plan adopted on June 21, 2004.

The general goals of the Villebois development include these objectives:

- A plan for a minimum residential development of 2,300 units,
- Assurance that housing would be provided for special needs and a variety of income levels,
- Transportation alternatives to the automobile using transit, bikeways and effective land-use planning to reduce total vehicle trips,
- Creation and construction of a pedestrian-friendly community,
- A village center that incorporates transit oriented development,
- Protection of natural resources and provision of green spaces and other public spaces including a public elementary school, and
- A method of directing and controlling architectural standards for the development.

The proposed legislative amendment of the Villebois Village Master Plan is demonstrated to be in compliance with the City of Wilsonville Comprehensive Plan and with other applicable City Master Plans, and other applicable standards, as provided for in the conclusionary findings of this Staff Report as well as the findings found in Attachment X (dated "Received May 2, 2005") provided by the applicant and entered into the record as Exhibit #2.

Description of the Changes to the Villebois Village Master Plan:

The changes to the Villebois Master Plan are primarily related to the siting of the elementary school, and revisions to the Village Center to enable submittal of SAP Central as well as housekeeping and updating to make the Plan current with recent land use approvals.

The revised Villebois Village Master Plan identifies the infrastructure expansion that is necessary for the development proposed by the Villebois Village Concept Plan to occur. The discussion and conclusions of the different chapters form the basis for the City's calculations of Systems Development Charges (SDCs) within the Villebois Study Area, and indicate the range and type of infrastructure improvements that must be available to serve the development.

Each Master Plan chapter proposes how, and to what scale, infrastructure must be provided, followed by an analysis of how proposed infrastructure conforms to adopted City master plans. Full compliance with City master plans and other policy directives provide the basis for SDC charges through time and indicate how concurrency requirements are fulfilled.

Chapter Summaries:

It is helpful to use the adopted Villebois Master Plan (dated June 21, 2004) for comparison with the proposed changes. Below is a general summary of the proposed changes by chapter.

Chapter 1 – Purpose & Scope of the Villebois Village Master Plan:

- No changes are proposed.

Chapter 2 – Land Use:

Please refer to PC Exhibits #3 and #5 Memorandums from Stacy Connery and Michelle Tyson of Alpha for additional information regarding the proposed changes to the land use plan. The changes are summarized as follows:

- Minor text changes are proposed throughout the Master Plan replacing “Living Enrichment Center” with “Future Study Area” and “Wilsonville Tract” with “Grahams Oak Natural Area”.
- Figure 1: The land uses have been changed in the Central and Northern SAP's, and the boundary of the Central SAP has been enlarged by 8 acres to the northeast to include Hilltop Park and some village apartments to the northeast.
- Figure 1: The unit count for various land uses has been modified from the original master plan. For a detailed explanation of the changes, please refer to the

PLANNING DIVISION
STAFF REPORT

EXHIBIT B

Date: Revised December 5, 2005

To: City Council

From: Sandi Young, AICP, Planning Director

Subject: Villebois Master Plan Amendment (Ordinance No. 594)

Ordinance No. 594 is scheduled for second reading by the Council on December 5, 2005. This ordinance adopts an amended Villebois Village Master Plan as an ancillary document to the City's Comprehensive Plan.

Following first reading, the Council recommended that the following concerns and expectations be included in the second reading and adoption of the Master Plan. Staff's response to each concern is given each concern.

- 1. This ordinance is consistent with the current code provision which provides no role for Council in the SAP approval process. Staff has proposed amendments to the code that would formalize the city council role in the SAP and PDP approval process. Should these amendments not proceed in time to impact the Central SAP, the applicant/master planner is to be put on notice of the council's intent to call up the Central SAP under the current code provisions and to continue to exercise discretion in the approval of the zone changes with PDPs.**

Staff response: The proposed code amendment providing a role for Council in the SAP approvals was circulated to the Planning Commission and the Development Review Boards where it received, at best, a lukewarm reception. After further consideration, the application was withdrawn. Council has the authority to call up any action of the DRB, including SAPs. The PDP actions are routinely transmitted to Council together with zone change applications. Therefore, the potential call ups do not need to be included in the ordinance for second reading.

- 2. Council is particularly concerned that the affordable housing issues be dealt with before approval of any future SAPs. It would behoove the applicant to develop its own proposal for affordable housing in the Central SAP.**

Staff response: The Master Planner has met with Trammel Crow Residential and has determined that, of the 274 units in their first phase of SAP Central, 90 units will rent at market rate prices affordable by families making \$25,000 - \$35,000 per year (30% - 60% MFI). One hundred fifty nine (159) units will have rental

In addition, staff has proposed an amendment to WC 125 (.05)(E, 1, 2, 3) to allow up to 50% of the required outdoor recreational space to be counted for indoor common recreational facilities. The goal is to encourage a high level of both indoor and outdoor facilities in the high density Urban Village. That amendment is scheduled for hearing by the Planning commission on Dec. 14.

4. **The Master Planner shall work with City Staff to prepare a more detailed parks and recreation master plan to replace Figure 5 in Chapter 3, Parks and Open Space. Responsibilities for maintenance also need to be clarified. In the absence of such a plan, the Council will not commit any public funds for park development within Villebois.**

Staff response: The Master Planner has submitted a detailed draft parks and master plan and text to replace Figure 5 and text within Chapter 3. Staff is currently reviewing the draft with a goal for hearings at the Planning commission in February. In the meantime, staff and the various partners have finalized the Operations and Maintenance Agreement template setting forth maintenance duties for the various categories of parks and open space. The amendment in # 3 above adds an Implementation Measure with requirements for submittal.

5. **Tree retention is difficult to evaluate at the Master Plan level. The Council will want to review tree protection plans both at the SAP and PDP level.**

Staff response:

Protection of existing trees has been of concern to staff, Boards and the Council. Implementation Measure # 4 on page 34 sets forth a procedure for tree preservation. Staff recommends adding the following language to IM # 4:
(new language in italics)

4. *The design of the project shall result in Tree Preservation Plans for each Specific Area Plan that retain the maximum practicable number of existing trees six inches or more DBH in the "important" and "good" tree rating categories. Native tree species and large caliper (>18" DBH) trees shall be given special consideration for retention on the project site. Such requirements shall apply to pending and future SAP and PDP approvals.* The Specific Area Plan shall outline the methodology employed in the determination of tree quality. Construction specifications for the protection and preservation of trees within construction zones shall be a component of the Community Elements book (with each Specific Area Plan submitted). Trees removed for development shall be mitigated per the City of Wilsonville's Tree Preservation and Protection Ordinance (Chapter 4.600).

6. **The Wayfinding and Fencing Plans for Villebois need to be submitted to DRB for approval prior to processing the Central SAP. Approval of these design elements is critical for SAP South and East which already have PDPs under construction.**

Staff Response:

The Council has approved code text amendments necessary for approval of fencing, signage and wayfinding plans. The Fencing, Signage and Wayfinding Plans for SAP South and SAP East have been approved.

Other amendments:

Many of the proposed changes represent prior approved amendments that are now being incorporated into an updated Plan. A summary of significant changes, their relationship to further pending changes, and where appropriate, staff proposed implementation measures, follows:

1. Figure 1 – Land Use Plan
 - a. Increases the number of total units from 2390 to 2466.
 - b. Redistributes the mix of housing types consistent with approved SAPS and with the proposed Central SAP to decrease the number of estate units and increase the number of multi-family, rowhouse and small detached units.
 - c. Increases park/open space by about 3 acres.
2. Figure 2A – Village Center Boundary and Land use Plan
 - a. Expands the SAP boundary to include residential lands northeast of Hilltop Park.
 - b. Changes the location of housing types.
3. All references to the Living Enrichment Center have been changed to Future Study Area – (formerly LEC)
4. On page 17, the references to the location of Clackamas County Community College within Villebois have been deleted.
5. On page 17, under Elementary School:
 - a. New Implementation Measure 1 identifies the location of the school site.
 - b. New applicant proposed Implementation Measure 2 places the approval process for the site and architectural design of the school into the North SAP, or later depending the school district's schedule for development.

Chapter 4 – Utilities.

- a. Page 35, 1st paragraph: Midway in the paragraph under the LEC/Future Study Area discussion, a partial sentence is added reading, “*The site currently generates 158 gpm through it’s pump station, and*” an analysis of potential new uses within the site determined that the maximum flow should not exceed the 158 gpm already included in the City’s Wastewater Master Plan for this site.]
- b. Pg. 48 - 60. Stormwater/Rainwater Management.

This section will be revised by changes which occur as part of the development of the new Parks and Recreation Plan as well as the completion of the floodplain and regional detention studies in the Coffee Lake area. Staff recommends adding Implementation Measure # 1 to read as follows. Remaining implementation measures to be renumbered. The legislative amendment will then require changes to the pending application for approval of the Rainwater Management Plan and Program for SAP South.

 1. *The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 4 – Utilities of the Villebois Village Master Plan related to stormwater management and rainwater on the site no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analyses to address this issue as appropriate. Such amendments shall apply to pending and future SAP and PDP approvals.*
 2. *Application for a revised SAP South rainwater management plan and program consistent with the legislative amendments in 1 above, shall be submitted by March 1, 2006. The final plat for PDP # 4 shall not be approved until said plan and program are approved by the City.*

PLANNING COMMISSION

**WEDNESDAY
MAY 11, 2005
6:30 P.M.**

Wilsonville Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon

Approved June 8, 2005

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Iguchi called the meeting to order at 6:35 p.m. Those present:

Planning Commission: Debra Iguchi, Richard Goddard, Craig Faiman, Mary Hinds, Heidi Juza, Joe Maybee, Susan Guyton and City Council Liaison Sandra Scott-Tabb.

City Staff: Sandi Young, Dave Waffle, Chris Neamtzu, Eldon Johansen, Paul Lee, Mike Kohlhoff and Mike Stone.

II. III. PUBLIC HEARINGS

The Commission agreed to change the agenda order to accommodate testimony from the Applicant regarding LP-2005-02-00006 and LP-2005-02-00007, on which City Staff had requested continuations.

A. FILE NO.: LP-2005-02-00006

Applicant: Costa Pacific Communities

Request: Minor amendments to the Villebois Village Master Plan, making the Master Plan consistent with subsequent land use approvals, modifications of the land uses and layout of the Village Center, identification of a specific 10-acre elementary school site, and deletion of references to the Living Enrichment Center and other minor edits. The Planning Commission action is in the form of a recommendation to the City Council.

B. FILE NO.: LP-2005-02-00007

Applicant: Costa Pacific Communities

Request: Amendments to Planning and Land Development Ordinance (Wilsonville's Development Code) Section 4.001 Village Center definition and Section 4.125 – Village Zone. The proposed Code amendments are primarily related to Specific Area Plan (SAP) Central, and design standards, and the addition of signage and wayfinding standards in Villebois. The Planning Commission action is in the form of a recommendation to the City Council.

Chair Iguchi opened the Public Hearings for both LP-2005-02-00006 and LP-20005-02-00007 at 6:40 p.m. and read the Legislative Hearing Procedure for the record. She called for comments from City Staff.

Chris Neamtzu, Manager of Long-Range Planning noted:

- No staff report or applicable review criteria were available, as City staff had requested a continuance for both applications.
- Dan. Hoyt of Costa Pacific Communities and Robert Hoffman of Fletcher Farr Ayotte would give a short presentation to update the Commission about:
 - * Master plan revisions to be addressed at the next month's public hearing.
 - * Text changes to Section 4.125 Village Zone of the Wilsonville Development Code that would follow the Villebois Village Master Plan revisions.

APPLICANT PRESENTATION:

Dan Hoyt of Costa Pacific Homes entered the following two exhibits for the record:

- A letter dated May 10, 2005; from Tim Ramis of Ramis Crew Corrigan, LLP; regarding Additional Exhibit for Inclusion in LP-2005-02-006 (Exhibit 14) and LP-005-03-007 (Exhibit 4).
- May 11, 2005 Planning Commission Meeting, Executive Summary submitted by Dan Hoyt of Costa Pacific Communities (Exhibit 13 for LP-2005-02-006 and Exhibit 5 for LP-2005-03-007).

Mr. Hoyt explained to the Commission that a complete and straightforward application has been submitted to the City. He expressed the importance of having the submittals reviewed in a timely matter. As a project, Villebois is struggling to move from the planning stages into construction mode.

- He suggested that the Villebois Village Master Plan did not need to be amended, because the changes were within the bounds of the '10% rule' of changes, but since an amendment was needed to reflect the school site more precisely, Costa Pacific Communities submitted everything.
- Using the Executive Summary for LP-2005-02-006 and LP-2005-03-007 and large maps of SAP-Central depicting the existing Villebois Village Master Plan and the Villebois Village Master Plan after the proposed changes, Mr. Hoyt explained:
 - * The school site is now identified as a large purple rectangle, not an asterisk. Street access and design surrounding the school has been reviewed with City staff.
 - * The proposed changes to the Villebois Village Master Plan reflect updates to the map due to the changes made to the Specific Area Plans (SAPs) with the application approvals for SAP-South and SAP-East, including more park area and open spaces, adjustments in spacing to meet City requirements, and Living Enrichment Center (LEC) now being called the future study area.
 - * Significant changes are requested for the Village Center.
 - ⌘ Connectivity is added.
 - ⌘ Plaza orientation is changed to allow for better retail/commercial development and to include remodeled existing buildings into the more active commercial area of the Plaza.
 - ⌘ Diversity of land use types is now more intermingled. Apartments were on either side of Barber Street, but now rowhouses will be on Barber Street. The mixed-use buildings surround the Plaza and townhouse condominiums are mixed with urban apartment types.
 - * These refinements are shown in the Central SAP applications submitted to the City ten days ago.
 - * Village Zone Development Code text changes include adding a detailed signage and wayfinding component.
- Existing Development Code language requires a detailed, actual design with elevations, floor plans, etc. for the whole SAP.
 - * Submitting these designs is not workable because the Village Center is to have a variety of uses, with a variety of unknown owners. It was difficult to design the actual buildings in an SAP submittal knowing changes would probably have to be made later.

- Referred to the maps and asked what the large yellow triangle was next to the school site. Mr. Hoyt clarified that it is designated as estate lots.
- Asked if the West Linn-Wilsonville School District representatives had walked the site to determine that it was suitable; flat enough for a school.
 - * Mr. Hoyt responded that he was not certain that they had walked the site.
 - * Commissioner Fauman requested that this be done and a written letter from the School District be submitted before next month's public hearing.

- Referred to the maps, stating that it looked as if the boundaries had been changed. Mr. Hoyt stated that no adjustments had been made to the Central-SAP boundaries.

- Asked where the new language was for the Village Center Architectural Standards Document.
- Questioned if the Pattern Books would still be used.
 - * Mr. Hoyt responded that the Pattern Book would be applicable where the Village Center Architectural Standards Document is not applied.
 - * He identified the areas where the Village Center Architectural Standards would be in effect: along Barber and Villebois Drive, in the Plaza and in the courtyard between two existing buildings. Everything outside of these areas would fall under the jurisdiction of the Pattern Book.
 - * The Village Center Architectural Standards book is to be distributed as an exhibit next month to show where the different documents would be used.

- Inquired about the school's change in location
 - Mr. Hoyt stated that the school's location was not specific in the original Villebois Village Master Plan, but it did request clarification regarding the location, which was determined by school bus circulation, adequate connectivity for rest of the Village, the flatness of the site, etc.
- Referring to the map, asked if the green section in front of the school was a community park and if the park was included in the ten acres needed for the school.
 - Mr. Hoyt responded that the green section was a park. The purple section indicates the ten acre school site, with the playing fields.

Commissioner Faiman moved to continue LP-2005-02-00006 and LP-2005-02-00007 to June 8, 2005. Commissioner Hinds seconded the motion, which passed 7 to 0.



Exhibit 13

May 11, 2005 Planning Commission Meeting Executive Summary

Overview

We are seeking approval of the Master Plan amendment and code changes which were submitted on 2/23/05 and 3/24/05, respectively. We believe these are straightforward changes that will enhance Villebois. Approval of these two items is an important step towards achieving our goal of building the Villebois Village Center.

Villebois Master Plan Amendment

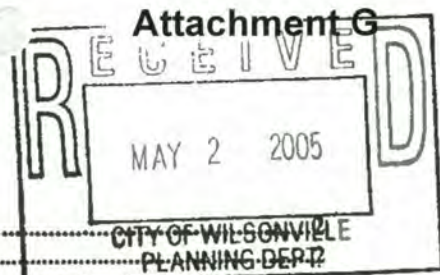
- Reflect City requirements and previously approved plans
 - Per Implementation Measure 1 (page 18 of the 2/23/05 Master Plan), formal location of the school site.
 - Reflecting approved changes in the South SAP and East SAP.
 - Amending road spacing on Grahams Ferry to meet City request.
 - Minor naming updates
 - Trail names
 - Park names
 - LEC to Future Study Area
 - Metro Wilsonville Tract to Graham Oaks Natural Area
- Reflecting minor increase to projected dwelling unit count, 2,390 to 2,473 (3% increase).
- Updates to the Village Center to improve public spaces, connectivity and pedestrian orientation, and increase diversity.
 - Expanding the Plaza to a full block
 - Shortening block lengths
 - Enhancing vistas
 - Intermixing land-uses
 - Replacing the pill-shaped park in the road medium with the pedestrian "linear green" connecting West Park with the Plaza.
 - Updated street sections to reflect greater emphasis on pedestrian activity.

Village Code Changes

- Add the Signage & Wayfinding Code.
 - Added a detailed section where a "placeholder" had been previously.
- Update Village Center Architectural Standards.
 - Replaced language that required the SAP Central to include design of buildings, plazas, and roads (with such detail as floor plans and elevations) with more comprehensive, flexible requirements described in the Village Center Architectural Standards document.

Exhibit 2

CONCLUSIONARY FINDINGS FILE NO. LP2005-02-006



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review of the most current information for historic and cultural resources. The Villebois Village Master Plan directs a requirement for review of historic and cultural resource information with Parks and Open Space Implementation Measure 2. Implementation Measure 4 requires identifying existing important trees on the Villebois site and directs the creation of a Tree Preservation Plan to be developed for each Specific Area Plan. The proposed legislative amendment does not alter any of these conditions. **This Implementation Measure has been met.**

Implementation Measure 3.1.11.b: Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.

*FINDING A-70: The Villebois Village Master Plan and the proposed legislative amendment have been designed to provide a substantial open space framework and mix of recreational opportunities (see Figure 5 – Parks & Open Space Plan as amended by this request). As shown on the amended Figure 5, open space areas and recreational opportunities are provided throughout the community within a five-minute walk of each home. (Policy 1, Section 3.4 of the Villebois Village Master Plan requires identification of all public parks, trails, and open spaces.) Approximately 24.56 acres of neighborhood parks are planned, inclusive of the Eastside Neighborhood Park and Coffee Lake Trailhead Park in the eastern portion of Villebois, Pathway Neighborhood Parks in the south central portion of Villebois, Fir Park in the north central portion of Villebois, Village Center Plaza, Village Center Linear Green, Hilltop Park and West Park in the central portion of Villebois, and pocket parks and linear greens throughout the project. Approximately 3.0 acres of community park are planned, consisting of active/recreational fields associated with the elementary school in the north portion of Villebois. An estimated 19.9 acres of regional parks are proposed with the Villebois Greenway, which provides trail connections through the western half of the site to the Tonquin Geologic area and the Graham Oaks Natural Area. Approximately 108.2 acres of open space are planned, including the Forested Wetland Preserve and LEC (noted as Future Study Area on figures) in the southwestern portion of the project, the Upland Forest Preserve in the north portion of Villebois and the Coffee Lake Nature Preserve in the eastern portion of the site. An interconnected trail system is planned, providing connections between all park and open space areas within and adjacent to Villebois. **This Implementation Measure has been met.***

Implementation Measure 3.1.11.d: Continue the acquisition, improvement, and maintenance of open space.

FINDING A-71: Open space areas and recreational opportunities are provided throughout the community within a five-minute walk of each home, as identified on the amended Figure 5 – Parks and Open Space Plan. The proposed open spaces are generally consistent with the open space system identified on the Concept Plan. Ownership and specific interagency arrangements for maintenance of parks and identified open spaces in Villebois will be evaluated during Specific Area Plans and

*FINDING A-142: The proposed legislative amendment does not alter this Implementation Measure. Subsequent applications may include refinements to the Villebois Village Master Plan subject to the standards of the Village zone (City Ordinance No. 557). **This Implementation Measure has been met.***

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.

*FINDING A-143: The City has developed a Finance Plan establishing a capital improvements list, cost estimates, phasing, funding programs, and responsibilities for expanded facilities and services in the Villebois area. The Master Planner and the eastside plan developers all coordinated with the City on the development of this plan. The property owners and/or developers have signed a development agreement with the City to address the necessary urban services and public infrastructure as appropriate. **This Implementation Measure has been met.***

5. The Specific Area Plan (SAP) for LEC 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. LEC shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

FINDING A-144: This Implementation Measure has been amended to replace the LEC name with Future Study Area. Implementation Measure 5 has been amended as follows:

5. The Specific Area Plan (SAP) for the Future Study Area shall demonstrate compliance with the Villebois Village Master Plan, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

This Implementation Measure will be met with a Specific Area Plan application for the Future Study Area.

- 1) 18-inch main in Evergreen from Kinsman Road to Brown Road
- 2) 48-inch main from WTP in Kinsman Road from Barber Street to Boeckman Road / 95th Avenue.
- 3) 24-inch main in Boeckman Road from Kinsman Road to 110th Avenue
- 4) 18-inch main in 110th Avenue from Boeckman Road to Evergreen Avenue
- 5) 18-inch main from 110th Avenue to Grahams Ferry
- 6) 18-inch main in Grahams Ferry
- 7) 30-inch main in Tooze Road from 110th Avenue to Grahams Ferry Road
- 8) 12-inch main in extension of Village Center Drive from Barber to LEC
- 9) 12-inch main connections from Barber to Evergreen

2. Incorporate the construction of the above referenced projects into the Finance Plan.

FINDING A-177: The changes to the Master Plan relevant to water service include updating the project list within Implementation Measure 1 to reflect the current location of water line projects for Villebois. The proposed Revised Implementation 1 states:

1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:

▪ *Policies 1-7*

▪ *Projects:*

- 1) *18-inch main in Barber Street from Kinsman Road to Brown Road*
- 2) *48-inch main in Kinsman Road from Barber Street to Boeckman Road*
- 3) *24-inch main in Boeckman Road to Kinsman Road to Villebois Drive*
- 4) *18-inch main in Villebois Drive from Boeckman Road to Barber Street.*
- 5) *18-inch main in Barber Street from Brown Road to Grahams Ferry Road*
- 6) *18-inch main in Grahams Ferry from Barber Street to Tooze Road*
- 7) *12-inch main in Grahams Ferry Road from Future Study Area to Barber Street*
- 8) *30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road*
- 9) *12-inch main in extension of Villebois Drive from Barber Street to Future Study Area*

The proposed legislative amendment provides 2,473 units. This increase is within the 10% increase anticipated in the infrastructure modeling prepared for the original Master Plan. Therefore, the intent of Section 4.2.4 remains intact.

Storm Drainage

4.3.4 Villebois Village Master Plan Implementation

Goal

The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and

Exhibit 1

LP05-0006



Proposed Legislative Amendment
Villebois Village Master Plan
(City File No. LP 2005-02-006)



The City of Wilsonville
Submitted: February 23, 2005
Revised: April 26, 2005

CHAPTER 2 – LAND USE

2.1 INTRODUCTION / PROPOSAL

Figure 1 – Land Use Plan identifies the proposed land uses to be developed at Villebois to create a complete community with a vibrant Village Center. At build-out, Villebois will be an urban village of at least 2,300 residential units surrounding a mixed-use Village Center comprised of residential, office, retail and/or related employment uses. The development of the land use design relied heavily upon the three guiding principles of connectivity, diversity and sustainability described in the *Villebois Village Concept Plan* and discussed in the previous chapter. The *Concept Plan* also identified the following key design elements, which represent the principle building blocks upon which the Villebois Village is to be developed:

- Neighborhoods
- Village Center
- Commercial Development and Employment
- Elementary School
- Parks and Open Spaces
- Rainwater Systems
- Environmental Programs
- Connectivity

The Villebois Village Master Plan also recognizes the inclusion of the Living Enrichment Center (LEC) Future Study Area, formerly known as the Living Enrichment Center (LEC), which represents approximately 8% of the total acreage of the Residential – Village area.

This chapter focuses on the first four design elements and the LEC Future Study Area. Parks and Open Spaces are discussed in Chapter 3, Rainwater Systems in Chapter 4, Connectivity in Chapter 5, and the pertinent Environmental Programs as applicable in Chapters 3, 4, and 5.

The Neighborhoods of Villebois Village

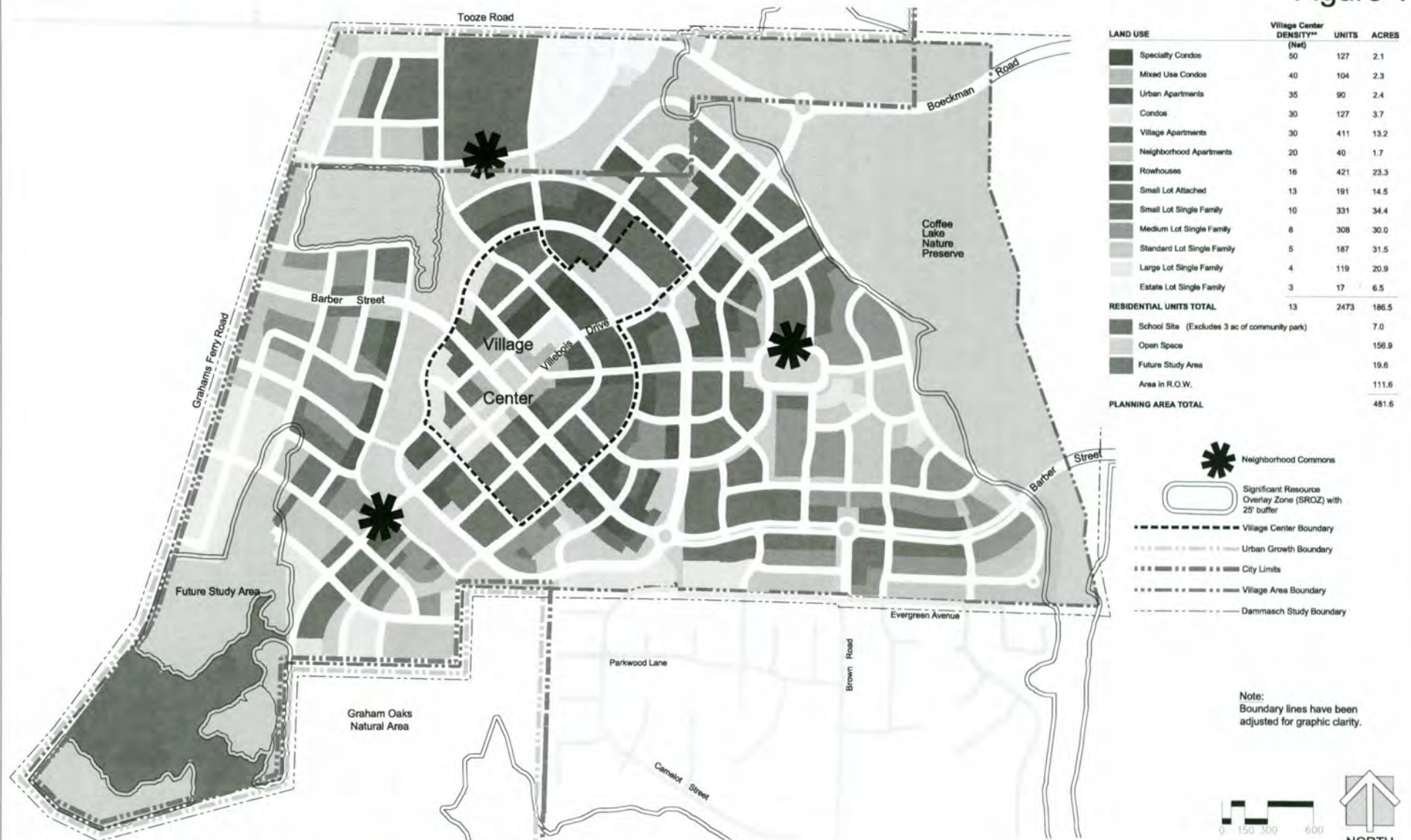
The neighborhood is the organizing land use principle for Villebois. Design elements characterizing the neighborhoods include:

- One-quarter mile radius in size,
- Neighborhood edges defined by the roadway system,
- A mix of housing types,
- A commons at each neighborhood,
- The Village Center at the confluence of the neighborhoods, and
- Open space linkages between neighborhoods and to adjacent open space.

The *Villebois Village Master Plan* provides three distinct neighborhoods, each within a quarter-mile radius of the Village Center, as shown in *Figure 2 – Neighborhood Concept Diagram*. The extensions of Boeckman Road and Barber Street form the internal edges of these neighborhoods. A Neighborhood Commons is a public open space that defines the center of each neighborhood, and may include a Neighborhood Center with convenient retail, transit stop and postal services. It is about a five-minute walk from each Neighborhood Commons to the Village Center - forming a human-scale, pedestrian-oriented environment.

Convenient retail uses at the Neighborhood Center are intended to serve the basic needs of neighborhood residents and are small in scale (no more than 3,500 square feet in area), compared to the larger retail development within the Village Center.

Figure 1



NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Land Use Plan
REVISED APRIL 26, 2005

Each neighborhood will include a mix of housing types, including detached and attached single-family lots with a variety of lot sizes ranging from about 9,500 square feet to approximately 2,500 square feet, ancillary dwellings, cluster housing and row houses. Market segments will include market rate for-sale and rental homes, affordable housing, and community housing per ORS.426.508.

The State statute defines "community housing" to mean residences for "chronically mentally ill persons." The F.H. Dammasch State Hospital property requires, as part of its sale, no more than ten acres total be reserved to this special community housing type.

The larger single-family lots will be located adjacent to existing single-family homes along Brown Road and Evergreen Road to the south, ~~LEC~~the Future Study Area to the southwest, Grahams Ferry Road to the west and Tooze Road to the north. They also will face onto the proposed Coffee Lake Drive that follows the border of the Coffee Lake and Metro open space, helping to make a soft transition between the built and the natural environment. The medium-density housing will be used to help define important walking streets and open space edges at the transition between the neighborhoods and the Village Center.

The Village Center

The Village Center, with its heart at the intersection of Villebois Drive and the Barber Street extension, occupies about ~~34~~⁴² acres at the center of Villebois (see *Figure 2A – Village Center Boundary & Land Use Plan*). Design elements, which characterize the Village Center include:

- Higher-density residential housing,
- Mixed-use development,
- A location inside a loop road connecting with three neighborhoods,
- Opportunities for office/commercial/light industrial/civic uses,
- Easy access to multi-modal transportation opportunities,
- Inclusion of parks and greenway features, and
- Adaptation of former Dammasch State Hospital buildings, as feasible.

Higher density development in the Village Center includes, but is not limited to, multi-family residential and mixed-use development such as ground level retail or office and "flex-space" uses with office or multi-family residential units above.

The Village Center is intended to create the opportunity for the core area of Villebois to have a higher concentration of employment uses than may be allowed with the underlying Village zone. This area is designated for mixed-use (residential, retail, civic, and office development) and related employment uses. The transportation framework - including the Barber Street extension, Villebois Drive, the Loop Road and transit stops - provides access for cars, pedestrians and bicyclists in this high-density area. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

- *Consumer Goods:* bookstore, clothing, florist, jeweler, pet shop, bicycle shop.
- *Food and Sundries:* bakery, specialty grocery, hardware, laundromat, dry cleaner, gifts.
- *General Office:* professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- *Service Commercial:* bank, day care center, photo processing, telecommunications, upholstery shop.
- *Lifestyle and Recreation:* hair salon, specialty retail, theater, video/DVD store, art gallery, health club, restaurants, dance studio.
- *Hospitality:* hotel, bed and breakfast, conference center.
- *Light Manufacturing/Research and Development.*
- *Civic/Institutional:* meeting hall, library, museum, churches, farmer's market, community center.
- *Residential:* condominiums, apartments, and townhouses.

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* indicates a generalized location for the elementary school by an asterisk and a 10-acre circle around the asterisk. *shows* The elementary school will be ~~located~~ within SAP North. 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. The specific location of the 10-acre elementary school (inclusive of a 3-acre Community Park) will be confirmed no later than with submittal of the appropriate application materials for a legislative plan amendment of the *Villebois Village Master Plan*, as required by Elementary School Implementation Measure 1.

Living Enrichment Center (LEC) Future Study Area – (Formerly LEC)

Per the City's approval of City Files 02PC07A and 02PC07C, the ~~Living Enrichment Center (LEC) 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. ~~LEC The Future Study Area~~ is located on a parcel that is approximately 42.8 acres in area. Approximately 23.2 acres are located within the City's Significant Resource Overlay Zone (SROZ) overlay leaving approximately 19.6 acres outside of the SROZ boundaries.

Representatives of LEC have provided testimony on the proposed future uses of the LEC campus. In their March 31, 2003 letter, a representative of LEC proposed the following uses (which include expansion of some or all current uses):

- New sanctuary;
- New teen center;
- Chapel; and
- Expansion of the retreat center, including additional overnight lodging facilities and senior housing and care facilities.

The *Villebois Village Master Plan* recognizes ~~LEC the Future Study Area~~ as part of the Residential – Village Comprehensive Plan land use designation and illustrates ~~LEC this area~~ within the boundaries of the Master Plan. Full analysis of ~~LEC's 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). Uses within the Future Study Area may include the following uses that are allowed in the Village Center:

- General Office: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- Hospitality: hotel, bed and breakfast, conference center.
- Light Manufacturing, Research and Development.
- Civic/Institutional: meeting hall, library, museum, churches, farmer's market, community center.
- Residential: condominiums, apartments, and townhouses.

~~LEC will be required to submit a Specific Area Plan (SAP) for their property (see Specific Area Plan description below).~~ A Specific Area Plan (SAP) will be submitted for this property in the

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~~future and~~ As a part of ~~LEC's~~ this Specific Area Plan ~~SAP~~ approval, ~~they shall be required to demonstrate 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. ~~LEC~~ The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

The Next Step

Prior to or concurrent with approval of this *Villebois Village Master Plan*, the City of Wilsonville Comprehensive Plan text will be amended to include the Residential-Village (R-V) land use designation (City File 02PC07A) and the Comprehensive Plan Map will be revised to designate the *Villebois Village Master Plan* area Residential-Village (City File 02PC07C). The uses and systems envisioned by the *Villebois Village Master Plan* within the Residential-Village designation will be implemented through the ordinances of the Village zone and the review procedures established with the Village zone (City File 02PC08).

Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans and analyses are crafted during the development process. Plan refinements will be formalized through a process established under the Village zone, entitled Specific Area Plans (SAPs). Specific Area Plan approval will occur subsequent to *Villebois Village Master Plan* approval and prior to submittal of development applications. Specific Area Plans will provide a more detailed analysis of the development of specific portions of the *Villebois Village Master Plan* area. Specific Area Plan areas are conceptually identified within the *Villebois Village Master Plan* as shown on *Figure 3 – Conceptual Specific Area Plan Boundaries*. SAP boundaries will be refined with the adoption of SAPs. Specific Area Plans will include a Pattern Book and Community Elements Book, as well as other items as specified in the implementing Village zone. The pattern book will depict the architectural character of the Specific Area Plan. The Community Elements Book will establish the type and location of community elements within the Specific Area Plan, including, but not limited to: lighting, street trees, site furnishings and tree protection standards.

Villebois will be developed over a period of 7 to 12 years. Phasing will be determined by several factors, including response to market analysis and market conditions, availability and capacity of utilities and infrastructure, and timing of road improvement approval and funding (see *Figure 4 – Sequence of Development*).

Figure 3

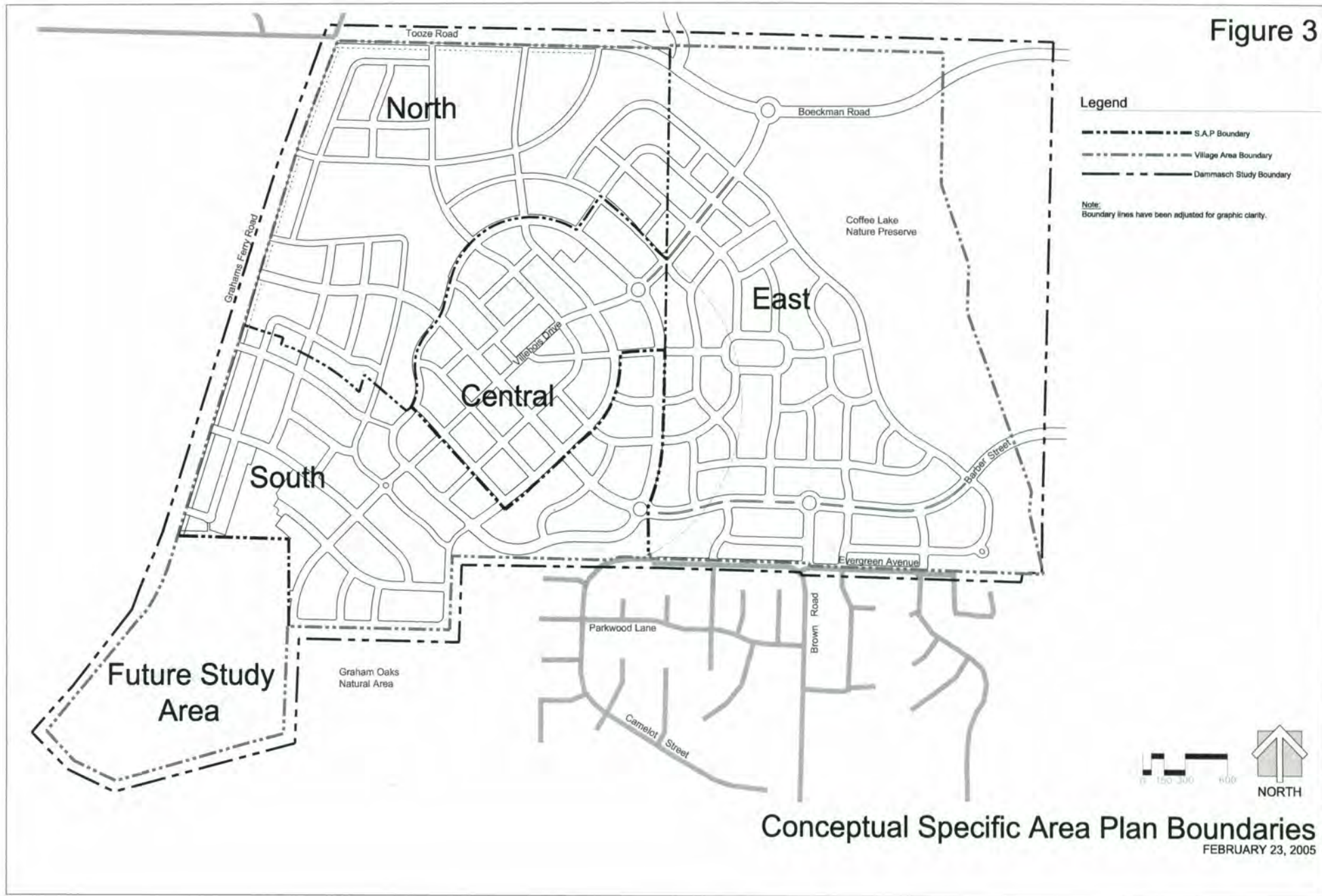
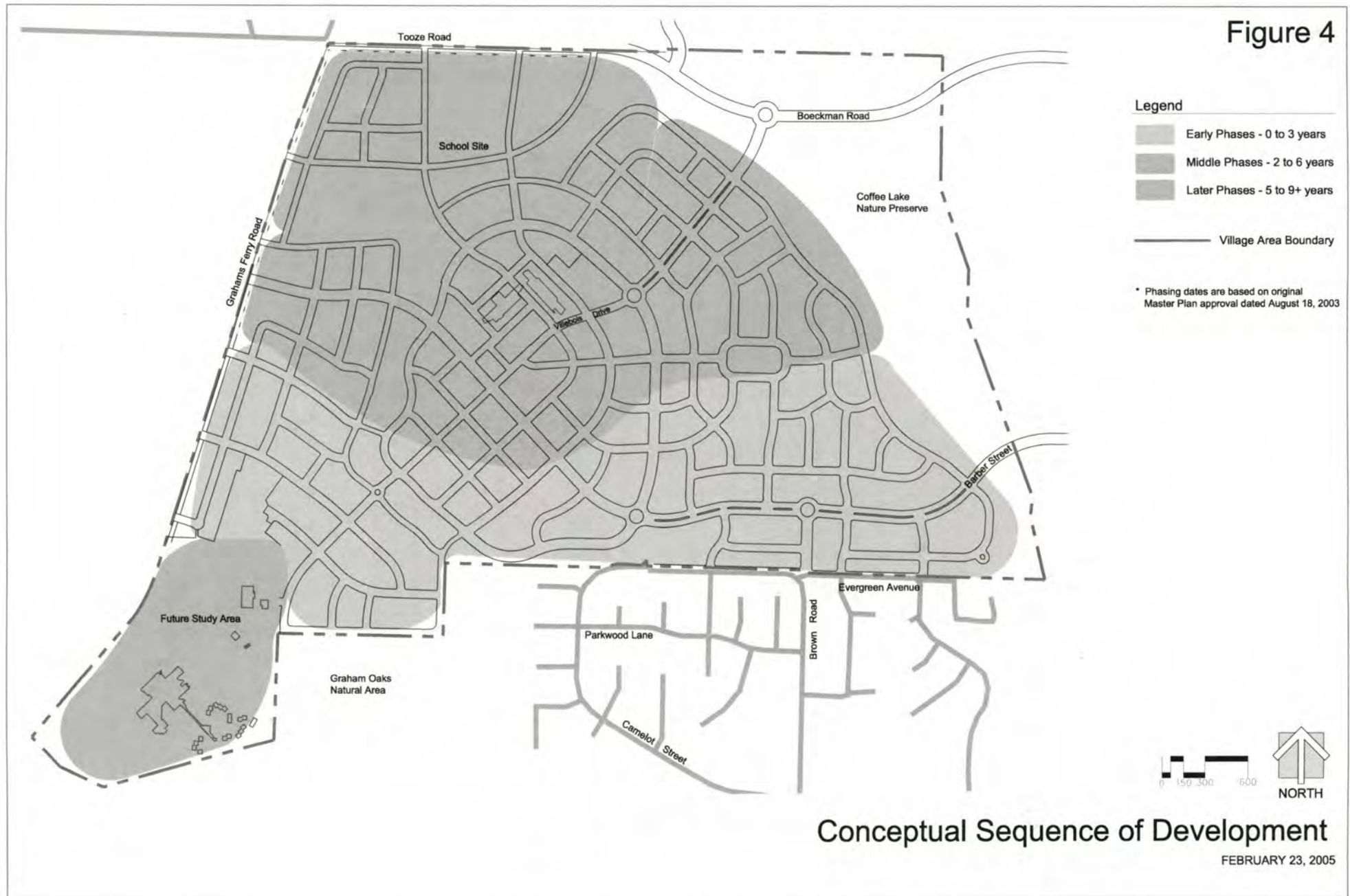


Figure 4



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 ~~Living Enrichment Center (LEC)~~ Future Study Area Specific Area Plan shall be those identified in the *Villebois Village Concept Plan*, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.
3. The Villebois Village shall provide civic, recreational, educational and open space opportunities.
4. The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.
5. Development of Villebois shall be guided by a Finance Plan and the City's Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below).

Implementation Measures

1. Allow for unique planning and regulatory tools that are needed to realize the *Villebois Village Master Plan*. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books.
2. Adopt the newly created Village zone district, which may be applied to the *Villebois Village Master Plan* area designated Residential-Village on the Comprehensive Plan Map. The new Village zone shall be based on the *Villebois Village Master Plan* Goals, Policies and Implementation Measures contained within this document.
3. Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the *Villebois Village Master Plan* without requiring an amendment to the *Villebois Village Master Plan* provided the refinement is not significant. Non-significant refinements shall be defined in the Village ("V") Zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses. 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) for ~~LEC~~ 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. ~~LEC~~ 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. Uses within the Future Study Area may include the following uses that are allowed in the Village Center:

- General Office: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- Hospitality: hotel, bed and breakfast, conference center.
- Light Manufacturing/Research and Development.
- Civic/Institutional: meeting hall, library, museum, churches, farmer's market, community center.
- Residential: condominiums, apartments, and townhouses.

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RESIDENTIAL NEIGHBORHOOD HOUSING

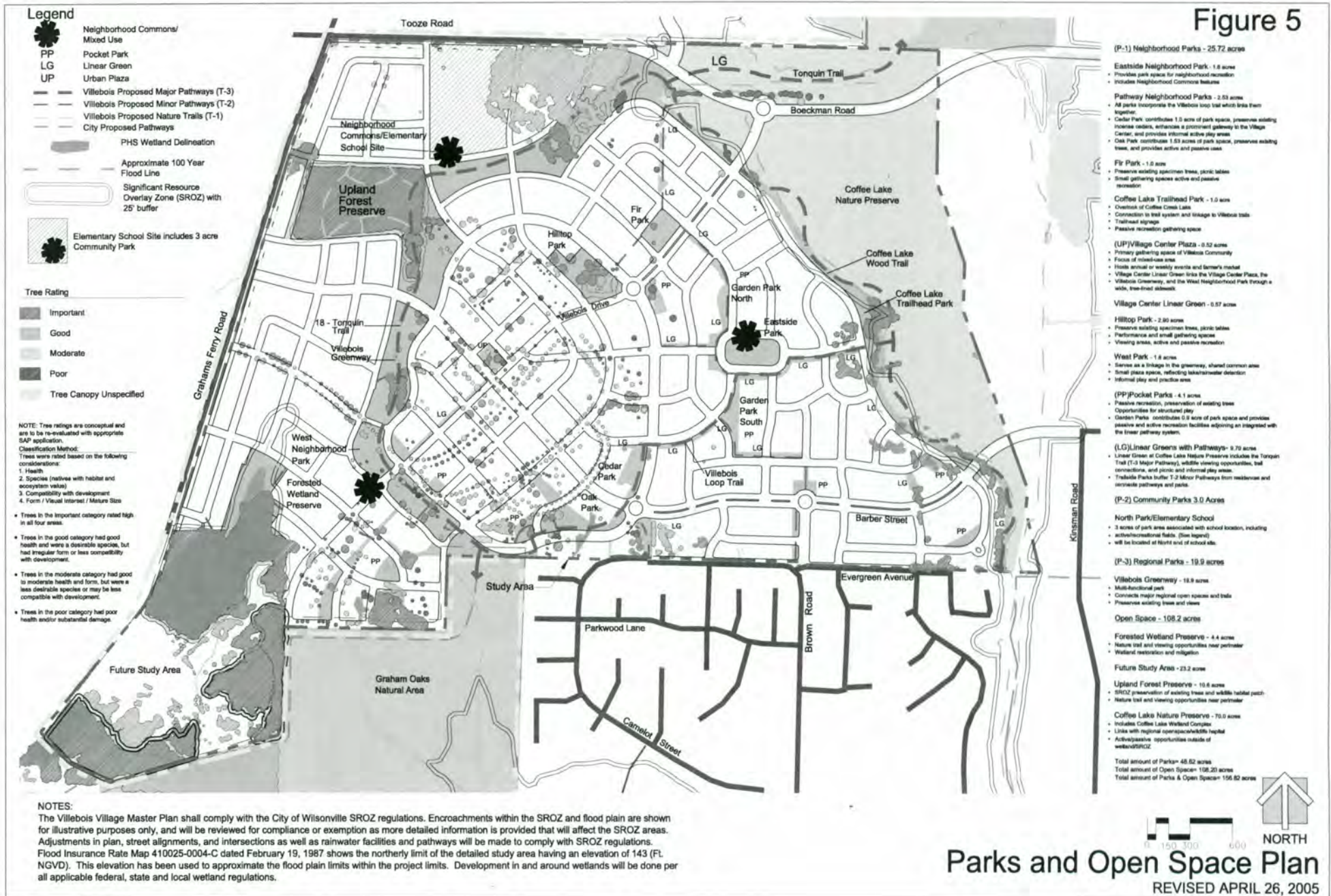
Goal

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.

Figure 5



P-3 Regional Parks (PRMP Category)

- 100 acres + in size
- Serves all Wilsonville residents and also non-residents
- On-site parking
- Target of 10 acres per 1,000 residents
- Sports fields, picnic areas, shelters, restrooms, some natural features

Villebois Greenway (19.9 acres)

The Villebois Greenway will be used as a multi-functional park within the community and will serve as an important community link between the Tonquin Geologic area, a regionally significant open space to the north, and ~~Metro's Wilsonville Tract~~ Graham Oaks Natural Area regional open space. The Greenway will include amenities such as the ~~Coffee Lake-Wood~~ Tonquin Trail, picnic areas, gathering spaces, and neighborhood park space, as well as wildlife habitat in patches and rainwater collection and cleaning. This space will also preserve many of the site's highest quality existing trees.

OS-Open Spaces (Villebois Village Master Plan Category)

The Villebois site possesses abundant natural features, organized in nature preserves, covering over 108.2 acres of the site, including wetlands, forests and grasslands. These natural features are not considered park area, but will feature "usable" trails, bike paths and bridges, as permitted in Section 4.139.04 of the Wilsonville Code. The abundance of parks and open space within Villebois exceeds City Development Code (4.113.02) requirements that 25% of the site area be dedicated as outdoor recreation or open space (the Villebois percentage is approximately 32%, without including private open space on homeowners' property). These natural areas are integrated into the neighborhood and are celebrated, rather than being treated as leftover, undesirable spaces.

The City of Wilsonville PRMP deferred classification and standardization of open space to a "separate process" accompanied by an Oregon Statewide Goal 5 inventory, and so does not include open space designation. The Villebois site's natural systems have been carefully inventoried and are placed under the protection of the City's Significant Resource Overlay Zone regulations and incorporated into the plan to minimize impacts from development.

Forested Wetland Preserve (4.4 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 will restore 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 and viewing opportunities will occur on the upland perimeter of the wetland area.

Living Enrichment Center Future Study Area SROZ (23.2 acres)

This area will be further defined by the ~~Living Enrichment Center~~ developer of the Future Study Area during future planning for that property.

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Upland Forest Preserve (10.6 acres)

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 ~~Coffee Lake-Tonquin~~ segment. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This maturing second-growth forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Along the nature trails, benches and possibly educational

T-1 Nature Trails (PRMP Category)

- 4 to 8 feet wide
- 10 feet minimum right-of-way
- Pedestrians only
- Soft surface
- Serve park and open space sites
- No requirement per 1,000 residents

Nature Trails will be located within two of the large natural open spaces at Villebois. These trails will be four feet wide with a soft surface.

Upland Forested Preserve: 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: The *Villebois Village Master Plan* includes 700 lineal feet of nature trails around the edge of the forested wetland, connecting the ~~Living Enrichment Center~~ Future Study Area with the West Neighborhood Park and Greenway via a short sidewalk.

T-2 Minor Pathways (PRMP Category)

- 6 to 10 feet wide
- 15 feet minimum right- of-way
- Paved surface, with 4' optional soft surface jogging shoulder
- Lighting, signage and benches
- 1,500 lineal feet per 1,000 residents

Minor pathways serve as pedestrian and bike connections between neighborhoods, through parks and large natural open spaces at Villebois. These are important contributors to the walkability and connectivity of Villebois. Minor pathways between neighborhoods are often accompanied by linear trailside parks, which are described above.

T-3 Major Pathways (PRMP Category)

- 10 to 17 feet wide
- 15 to 25 feet minimum right-of-way
- Paved surface, with 4' optional soft surface jogging shoulder
- Lighting, signage and benches
- 3,000 lineal feet per 1,000 residents

Coffee Lake-Wood Trail/Villebois Loop Trail/Brown Road Trail/Tonquin Trail

There are several major pathways planned for Villebois, the ~~Coffee Lake-Wood~~ Tonquin Trail and the connection suggested by the Brown Road Trail in the PRMP. Metro's Tonquin Trail (~~now the Coffee Lake Wood Trail~~) was envisioned in the DATELUP study to run north to south along the western edge of the Coffee Lake Nature Preserve. The Villebois Loop Trail provides connections between the Tonquin Trail and the Coffee Lake-Wood Trail.

In addition to providing an important linkage between the regionally significant Tonquin Geologic Region to the north and the ~~Metro-Wilsonville Tract~~ Graham Oaks Natural Area to the south, the combined trails create a loop (T-3 Major Pathway) that links the major parks and open spaces on the site. The Villebois Loop Trail, comprised of the Tonquin Trail, the Coffee Lake-Wood Trail and the Brown Road Trail, passes through the heart of each of the neighborhoods linking one to the next. The trail also provides an important function for school children. The off-street loop trail providing access points to both Boones Ferry Primary and Wood Middle Schools through the future trail in the ~~Metro-Wilsonville Tract~~ Graham Oaks Natural Area, as well as to the proposed elementary school in Villebois, is a safe and easy connection to the school sites for

CHAPTER 4 – UTILITIES

4.1 SANITARY SEWER

4.1.1 INTRODUCTION / PROPOSAL

On Figure 4-1 of the “City of Wilsonville Wastewater Collection System Master Plan” (hereafter referred to as the City Wastewater System Master Plan), the Villebois Village project is comprised of the Dammasch State Hospital site, the area designated as “UPA-2” and a small portion of the area designated as “SD-6”. The ultimate build-out of ~~LEC the Future Study Area~~ will add some additional flows to the system. ~~An analysis of the site’s existing water usage, combined with~~ The site currently generates 158 gpm through its pump station, and an analysis of potential new uses within the site, determined that the maximum flow should not exceed the 158 gpm already included in the City Wastewater Master Plan for this site. City Wastewater Master Plan Table 4.3, Note 4, collectively refers to UPA-2 as including the Dammasch site, as well as the ~~LEC Future Study Area~~ facility. Hereafter, UPA-2 is used to designate only this proposal.

Figure 6 – Conceptual Composite Utilities Plan conceptually depicts the proposed sanitary system for Villebois and shows its points of connection into the City’s United Disposal Interceptor system. The larger portion of the project site will discharge sanitary wastewater to the United Disposal Interceptor (UDI) at or near its intersection with Barber Street through a proposed trunk sewer line identified in the City Wastewater System Master Plan as CIP-UD2. A smaller portion will discharge to the existing line in Evergreen Drive, and thence to the UDI. The remaining very small portion of the site is physically too low in elevation to reach either of the two other locations and must be discharged through existing facilities in the Park at Merryfield, and thence to the Wood School Interceptor.

While not specifically identified in the City Wastewater Collection System Master Plan, ~~City staff~~ the City of Wilsonville has indicated that certain properties located along the west side of Grahams Ferry Road, south of Tooze Road and adjacent to UPA-2, are to be included in sanitary service planning for this project.

The City staff has indicated that flow from this area, subsequent to a future expansion of the Urban Growth Boundary, should be discharged through existing facilities in the Park at Merryfield. This project proposes that future service to the this area, as well as ~~LEC the Future Study Area~~, be through the Villebois site in exchange for the small portion of Villebois, which must be discharged through Park at Merryfield.

As a part of the development of Villebois, sanitary facilities will be extended along Tooze Road to serve the UPA-3 area north of Tooze Road.

4.1.2 WASTEWATER COLLECTION SYSTEM MASTER PLAN COMPLIANCE ANALYSIS

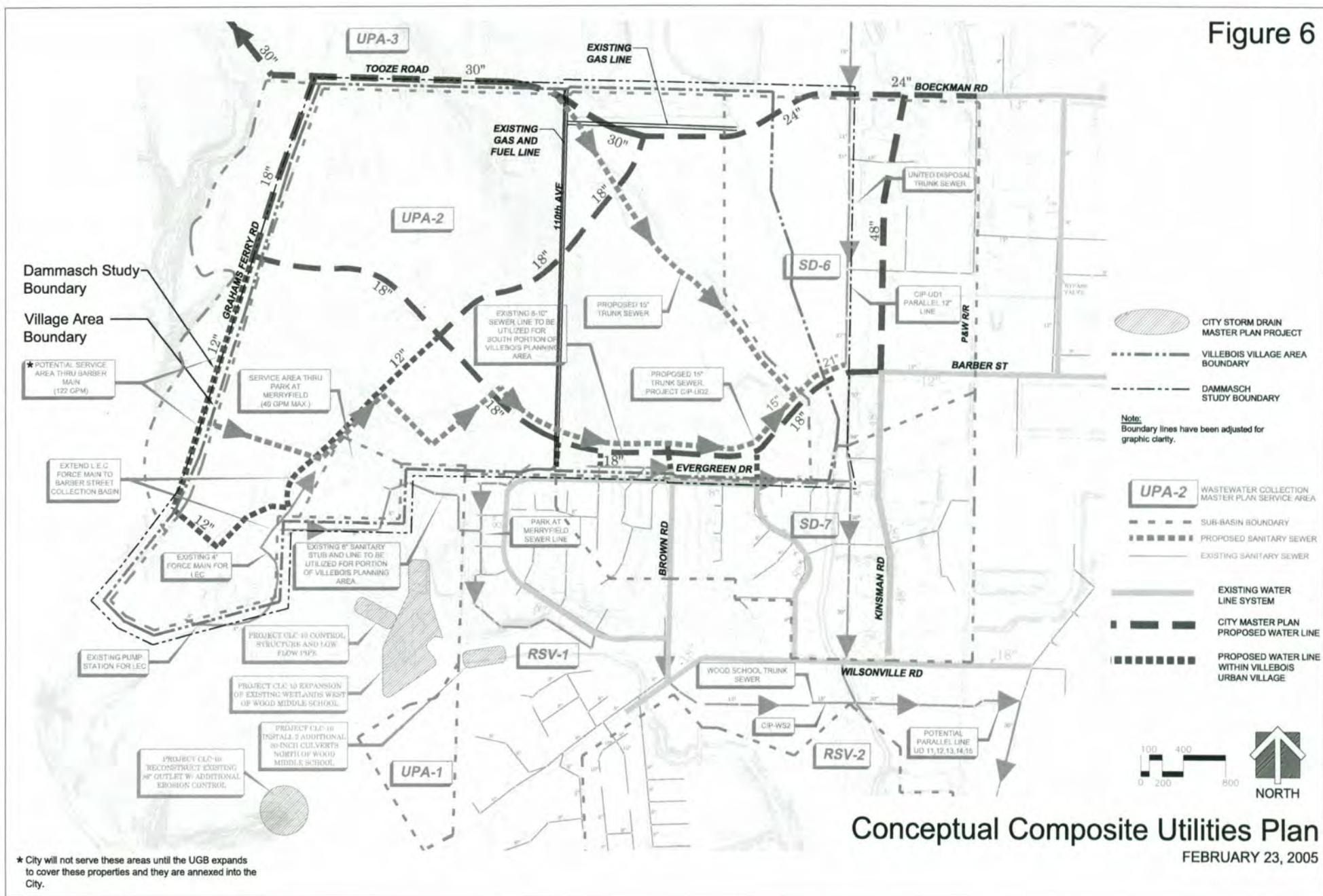
PURPOSE OF THE COMPLIANCE ANALYSIS

The City of Wilsonville updated its Wastewater Collection System Master Plan in January 2001. A Master Plan for the Villebois Village Project has been prepared which shows:

- The existing conveyance system in the immediate area.
- The proposed conveyance system.

This compliance analysis has been prepared to determine the state of compliance between the City Wastewater Collection System Master Plan and the Villebois Sanitary Sewer plan as proposed.

Figure 6



RELEVANT DOCUMENTS

The referenced City Wastewater Collection System Master Plan is titled "City of Wilsonville Wastewater Collection System Master Plan – Ordinance No. 531, January 2001." The Villebois Sanitary Sewer Master Plan is a portion of *Figure 6 – Conceptual Composite Utilities Plan*, which is a part of the submittal documents for the *Villebois Village Master Plan*.

METHODOLOGY

Relevant documents have been reviewed to determine compliance in terms of:

- (1) Wastewater flows
- (2) Points of Discharge
- (3) Flow Routing
- (4) Impacts
- (5) If the Villebois Sanitary Sewer Plan meets or exceeds the requirements of the City Wastewater System Master Plan.
- (6) What revisions to the City Wastewater Collection System Master Plan will be necessary to accommodate the Villebois Sanitary Sewer Plan.

COMPLIANCE ANALYSIS – METHODOLOGY ITEMS 1-4

Wastewater flows

When fully built-out, estimations shown in City Wastewater Collection System Master Plan Table 4-6 anticipate that UPA-2 will generate an average wastewater flow of 0.59 million gallons per day (mgd) and that UPA-3 will generate an average flow of 0.20 mgd. When combined, with peaking factor and Infiltration/Inflow (I/I) amounts added, the total flow from these areas is estimated to be 2.10 mgd, or about 1,641 gallons per minute (gpm).

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates that 122 gpm is to be anticipated from future development of the area west of Grahams Ferry Road, that 99 gpm is currently discharged into Evergreen Road and 81 gpm from Park at Merryfield. The total flow anticipated in the study area is 1,943 gpm. In addition, the City has requested capacity in the Barber main be provided for the 158 gpm from the Future Study Area (formerly LEC). Therefore, the total flow anticipated in the Study Area is 2002 gpm.

Points of Discharge

The following points of discharge have been identified for the above flows:

1. A new line in the extension of Barber Road (CIP-UD2).
2. The existing system in Evergreen Drive.
3. The existing system in the Park at Merryfield.

Flow Routing

Supplemental City Wastewater Collection System Master Plan information, provided by the City, indicates anticipated flow routing as follows:

Barber Street:	1,235 1,294 gpm	(from UPA-2 & 3)
Evergreen Road:	347 gpm	(from UPA-2)
Park at Merryfield:	361 gpm	(158 from Future Study Area + 122 from west of Grahams Ferry + 81 from Park at Merryfield)
	1,943 2,002 gpm	

Proposed routing:

Barber Street:	1,346 1,829 gpm	(minimum from UPA-2 & 3 + 158 from LEC Future Study Area + 122 from Grahams Ferry area)
----------------	----------------------------	--

Evergreen Road: $476-114\text{gpm}$ (maximum = 99 existing flows + $377-15$ from UPA-2)

Park at Merryfield: $121-129\text{ gpm}$ (81 from Park at Merryfield + $40-48$ from UPA-2)

$4,943-2,072\text{gpm}$

Impacts

UDI system:

All discharge points, described above, ultimately connect into the UDI, in which the City Wastewater Collection System Master Plan has identified deficiencies under build-out conditions at UD 5,9,11,12,14,15,18 and 28. Because build-out will occur over an unknown length of time, most of the required remedial improvements can be deferred, and completed on an as needed basis. Some of these improvements are already funded or under construction. The Finance Plan will reflect planned project phasing and address the timing and sequence of specific improvements.

Barber Street:

This system will connect directly to the UDI, and is addressed by the UDI discussion above.

Evergreen Road:

The existing system has a limiting capacity of 537 gpm, in one reach, which is downstream of the planned connection point at about Brown Road. The system has an existing flow of 99 gpm at this location; thus, the addition of the $377-15$ gpm identified above will not exceed existing capacity.

Park at Merryfield:

The supplemental City Wastewater Collection System Master Plan information, previously described, identifies 3 downstream reaches where existing capacity would be exceeded by the 45 gpm additional discharge anticipated at total build-out of the tributary properties. Directing flows from ~~LEC the Future Study Area~~ and the area west of Grahams Ferry Road to the Barber Street sewer extensions of the UDI will eliminate the anticipated surcharging of the system.

COMPLIANCE ANALYSIS CONCLUSION

The Villebois Village Sanitary Sewer Plan meets or exceeds the requirements of the City of Wilsonville Wastewater Collection System Master Plan.

4.1.3 WASTEWATER COLLECTION SYSTEM MASTER PLAN POLICY ANALYSIS

The City's stated goal is: "To provide a functioning wastewater conveyance system at a reasonable cost."

Policy 1: "The City of Wilsonville shall prevent sanitary sewer overflows (SSO) in accordance with Oregon Administrative Rules (OAR) 340-041-120 which prohibits SSOs during the winter season (November 1 through May 21) except during a storm event greater than the five-year, 24-hour duration storm."

Implementation Measure 1.1: "The City will undertake an assessment of its current wastewater collection system as an update to the Master Plan. This assessment will include the use of engineering tools, maintenance logs, and flow monitoring. The assessment will result in identifying capacity restrictions within the conveyance system. Improvements to alleviate the identified capacity restrictions will be recommended in order of priority. These improvements

COMPLIANCE ANALYSIS - METHODOLOGY ITEMS 1 & 2 CAPITAL IMPROVEMENT PROJECTS

The City Water System Master Plan is a very broad brushed master plan dealing with city wide, and semi-regional water issues and supply options. This master plan does not deal with distribution water mains, except in very general terms. The master plan deals with transmission water mains in terms of Capital Improvement Programs (CIP) at five-year intervals from 2005 to 2020. These CIP projects are tabled and delineated on Table ES-4 and Figure ES-3 in the Executive Summary in the City's Water System Master Plan. These are duplicates of Table 9-1 and Figure 9-1 in section 9 of the City's Water System Master Plan, "Summary of the Capital Improvement Program." These plans and tables deal only with transmission line alignment and capacity in terms of pipe diameter. This comparison will deal only with those issues, on a CIP by CIP order basis.

2005 CIP

Capital improvement projects in the City Water System Master Plan includes:

- 18-inch main in Evergreen from Kinsman Road to Brown Road
- 48-inch main from WTP in Kinsman Road from Barber Street to Boeckman Road / 95th Avenue.

The main within Kinsman Road has already been constructed as a 48-inch main from Wilsonville Road to Barber Street.

The Villebois proposed water plan includes:

- 18-inch main in ~~Evergreen-Barber St.~~ from Kinsman Road to Brown Road
- 48-inch main from WTP in Kinsman Road from Barber Street to Boeckman Road

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2005 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

2010 CIP

Capital improvement projects in the City Water System Master Plan includes:

- 24-inch main in Boeckman Road from Kinsman Road to 110th Avenue
- 18-inch main in 110th Avenue from Boeckman Road to Evergreen Avenue
- 18-inch main from 110th Avenue to Grahams Ferry
- 18-inch main in Grahams Ferry

The Villebois proposed water plan:

- 24-inch main in Boeckman Road from Kinsman Avenue to ~~Village Center~~Villebois Drive
- 18-inch main in ~~Village Center~~Villebois Drive from Boeckman to Barber
- 18-inch main in Barber from ~~Village Center Drive~~Brown Road to Grahams Ferry
- 18-inch main in Grahams Ferry from Barber to Tooze
- 12-inch main in extension of ~~Village Center~~Villebois Drive from Barber to ~~LEC~~Future Study Area
- 12-inch main ~~connections from Barber to Evergreen~~in Grahams Ferry from Future Study Area to Barber St.

The transmission mains shown above for Villebois will meet the requirements of the City Water System Master Plan for the 2010 Capital Improvement Program based on alignment and pipe size. Water demand has been addressed by City staff as being adequate.

Policy 6, "The City of Wilsonville shall coordinate distribution system improvements with other CIP projects, such as roads, wastewater, storm sewer, to save construction costs and minimize public impacts during construction."

Response: All projects will be coordinated with City staff to insure coordination with other CIP projects to save construction cost and minimize public impacts during construction.

Policy 7, "The City shall have a master plan that can be adjusted for changes in water requirements."

Response: The Water System Master Plan proposed for Villebois Village has not proposed changes in planning areas, service areas or main sizes.

4.2.4 VILLEBOIS VILLAGE MASTER PLAN IMPLEMENTATION

Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Implementation Measures

1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:

- Policies: 1-7

- Projects:

- 1) 18-inch main in ~~Evergreen-Barber Street~~ from Kinsman Road to Brown Road
- 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road-
- 3) 24-inch main in Boeckman Road from Kinsman Road to ~~Village-Center~~Villebois Drive
- 4) 18-inch main in ~~440th-Avenue from Boeckman Road to Evergreen Avenue~~Villebois Drive from Boeckman Road to Barber Street
- 5) 18-inch main in Barber Street from ~~440th-Avenue~~Brown Road to Grahams Ferry Road
- 6) 18-inch main in Grahams Ferry ~~from Barber Street to Tooze Road.~~
- 7) 12-inch main in Grahams Ferry ~~from Future Study Area to Barber Street~~
- 7)8) 30-inch main in Tooze Road from ~~Village-Center~~Villebois Drive to Grahams Ferry Road
- 8)9) 12-inch main in extension of ~~Village-Center~~Villebois Drive from Barber Street to ~~LEC~~Future Study Area
- 9)10) 12-inch main connections from Barber to Evergreen

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2. Incorporate the construction of the above referenced projects into the Finance Plan.

Figure 7

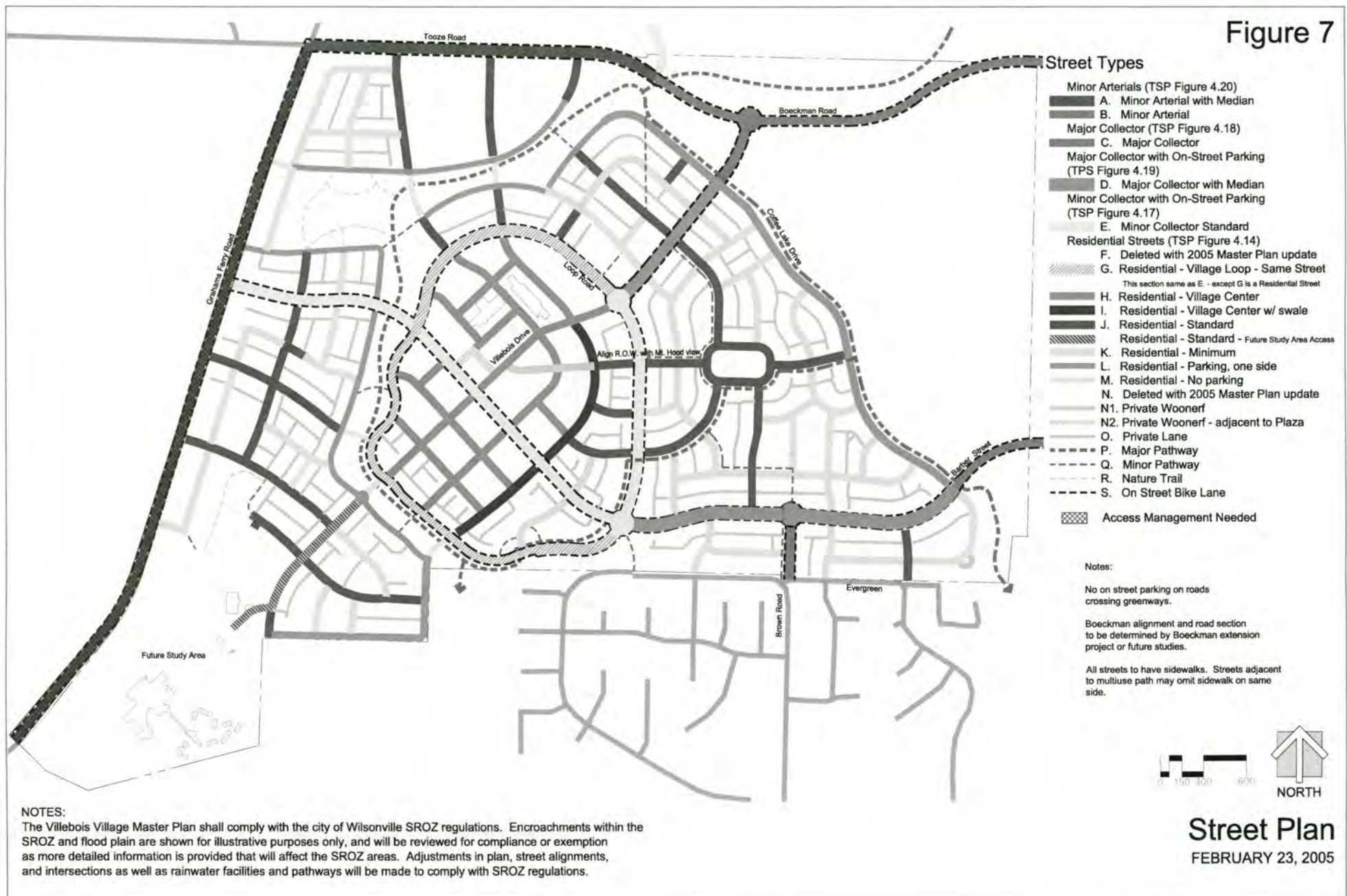
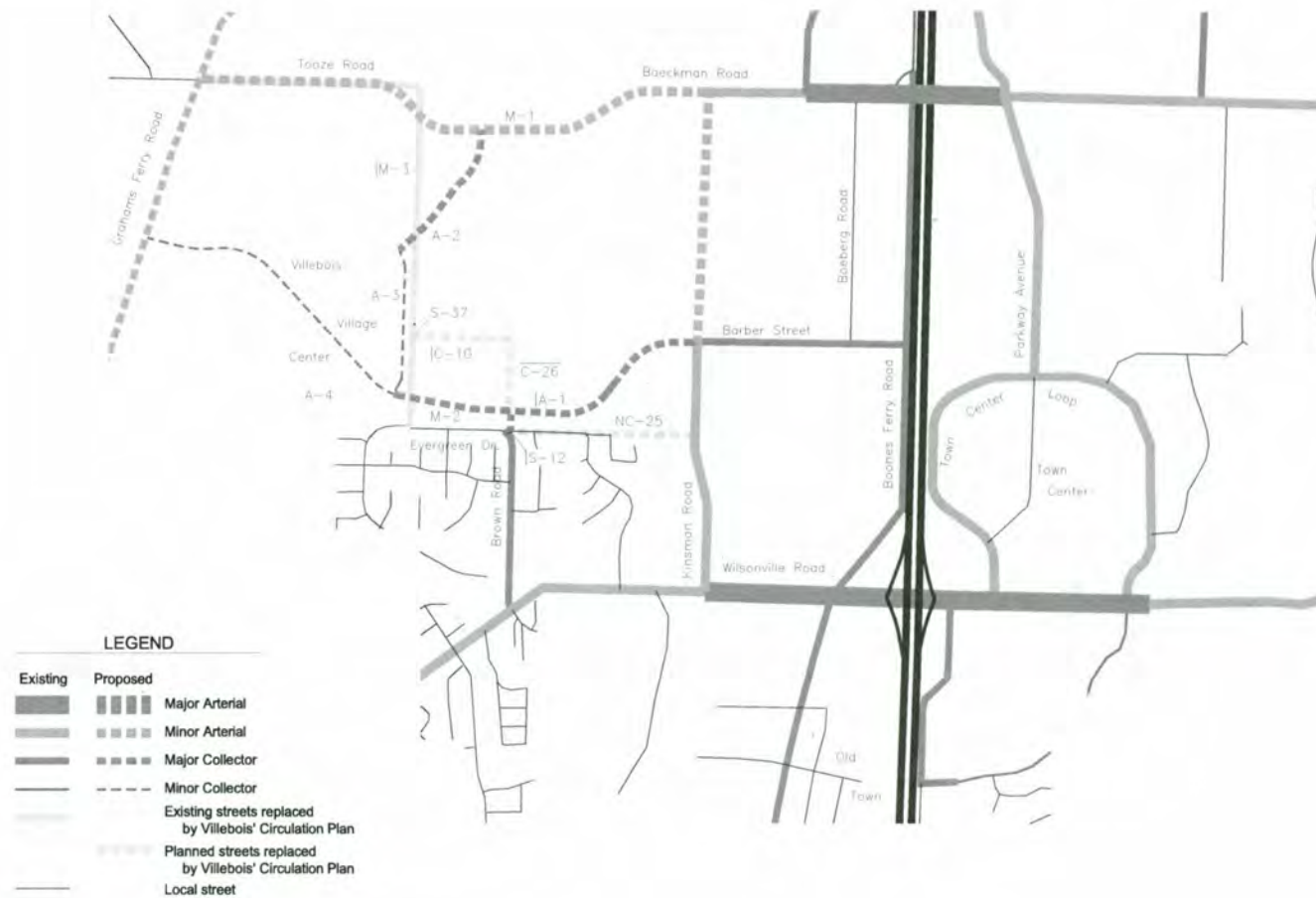


Figure 8



Note:
See Villebois Street Sections for specific Collector / Arterial configurations

(Source: 2003 TSP and Villebois Village Plan)



Proposed Arterial/Collectors Street System

FEBRUARY 23, 2005

APPENDIX A

Capital Improvement List and Cost Estimate

PRELIMINARY

Parks

Active Open Space (Park Improvements)	\$7,360,563
Passive Open Space (Park Improvements)	\$783,580

Sanitary Sewer

24" Parallel Sanitary Sewer (UD11-UD16) (Project A)	\$976,750
10" Sanitary Sewer in Tooze Road (Project AB)	\$701,000
21" & 24" Kinsman Rd. San. Sewer (UD28-UD37) (Project AC)	\$766,200
Coffee Lake Road 12" San. Sewer (Project AD)	\$474,000
12" Barber Street San. Sewer (Project AE)	\$195,000

Water

Boeckman / Tooze 24" Water Main (Project C)	\$914,480
Barber east of Brown 18" Water Main (Project D)	\$757,900
Village Center Dr. east of 110th 18" Water Main (Project E1)	\$352,900
Tooze Road 30" Water Main (Project E2)	\$821,100
Grahams Ferry Road 18" & 12" Water Main (Project Z)	\$535,000
Kinsman Road 48" Water Main	\$2,349,000
Barber - 110th to Brown - 18" Water Main	\$498,000
LEC 12" - Barber to boundary (oversize only)	\$36,900

Storm Sewer

W Components:	
Coffee Lake (Detention/Water Quality/Infiltration/Conveyance)	\$3,380,000
Arrowhead Creek impr.(CLC-10)	\$790,000
Greenway Corridor (detention, infiltration, water quality and conveyance)	\$1,280,000
Roadside Swales	\$1,203,000
Wilsonville Road Culvert	\$100,000
Arrowhead Creek Culvert south of Wilsonville Road	\$100,000

APPENDIX A

Capital Improvement List and Cost Estimate

PRELIMINARY

Streets

Boeckman Rd. from 95th Ave. to Tooze Rd. (Project K)	\$13,128,507
Tooze Rd. from Boeckman Rd. to GFR (Project P)	\$3,540,200
Barber St. from Kinsman Rd. to Brown Rd. (Project N2)	\$3,538,430
Grahams Ferry Rd. West Side (Project Q)	\$1,355,600
Grahams Ferry Rd. East Side (Project R)	\$2,242,800
Wilsonville Road from RR to BFR (Project #3)	\$1,176,200
Wilsonville Road Phase 2B & 3 (Project #4)	\$6,168,000
Kinsman Rd. from Barber St. to Boeckman Rd. (Project #5)	\$4,281,750
Brown Rd. from Wilsonville Rd. to Barber St. (Project #7)	\$2,611,000
Grahams Ferry Road West 1/2 street improvements - LEC	\$1,060,000
Grahams Ferry Road East 1/2 street improvements - LEC	\$900,000
Grahams Ferry Road from LEC to Bell Road	\$1,290,000
Bell Road from Grahams Ferry Road to Wilsonville Road	\$920,000
DKS1 - Add Rt. Turn Lanes SB & EB - Parkway/Boeckman Intx.	\$796,100
DKS2 - Add SB & WB Lt. Turn Lanes - Clutter/Graham Ferry Rd.	\$1,104,200
DKS3 - Traffic Signal at Intx. Boberg / Boeckman Rd.	\$337,200
Barber - Grahams Ferry to Brown (Project O)	\$1,768,000
110th Avenue - Barber to Village Center Road (Project V)	\$857,000
Village Center Road - 110th to Boeckman (Project J)	\$806,000
Interchange	
Wilsonville Rd./I-5 Interchange Phase 1 (Project 2A)	\$874,400
Wilsonville Rd/I-5 Interchange Ph. 3 (working Est. \$2,358,500) (Project 2B)	\$17,563,200
Wilsonville Rd. / I-5 Interchange Phase 2 (Project 8)	\$1,862,400

Total \$92,556,360

Note: This list is preliminary and will be refined with the Finance Plan.

Wilsonville Community Development Annex
8445 SW Elligsen Road
Wilsonville, Oregon

I. CALL TO ORDER - ROLL CALL

City Staff: Chris Neamtzu, Sandi Young, Paul Lee, Mike Stone and Linda Straessle.

IV. CONTINUED PUBLIC HEARINGS

A. APPLICATION NO. LP-2005-02-00006

APPLICANT: Costa Pacific Communities

REQUEST: Amendments to the Villebois Village Master Plan, making the Master Plan consistent with subsequent land use approvals, modifications of the land uses and layout of the Village Center, identification of a specific 10-acre elementary school site, and deletion of references to the Living Enrichment Center, and other minor edits. The Planning Commission action is in the form of a recommendation to the City Council.

This item was continued from the May 11, 2005 and June 8, 2005 Planning Commission Meetings.

The following was distributed at the beginning of the meeting:

Exhibit 21: A letter dated July 11, 2005, from Eric T. McMullen of Tualatin Valley Fire & Rescue, regarding Villebois Village Master Plan.

Chair Iguchi read Legislative Hearing Procedures for the record and opened the public hearing for LP-2005-02-00006 at 6:35 p.m. She called for the Staff Report.

Chris Neamtzu, Long Range Planning Manager reviewed the Staff Report as presented in the meeting packet with these additional comments:

- Mr. Neamtzu pointed out the changes to the figures on maps enlarged for viewing in a PowerPoint presentation.
- Chapter 3: Major changes included:
 - City staff compared the adopted plan with the proposed plan to insure that there is no net loss of public open space in the revised Master Plan.

Commissioner Hinds asked why the pocket park that was designed to protect the trees was eliminated. Would building something mean that the trees are left unprotected?

- Mr. Neamtzu answered some road alignment issues had resulted in some shifting of the street grid and one of the trees ended up close to or in a road. The Applicant verbally agreed to save those trees, but did not want to put the pocket park back in. As the Village Center was refined, the additional definition and detail of the plan resulted in the loss of that park space. The Applicant had responded that as a whole, park space in Villebois had increased. City staff was being protective of the center part of the project area.

Mr. Neamtzu continued with his overview of the Staff report:

- Chapter 5: City staff's primary concern was the deletion of the bike lanes, which had ended at Loop Road. Though bicycle boulevards are done elsewhere, City staff has concerns about the volume of traffic coming from Boeckman Road through the Village Center. Deleting the bike lanes to the retail core/mixed use could cause potential conflicts with less sophisticated bicyclists and families wanting to bike to the Village Center. City staff was trying to balance the Applicant's wish to maintain a European feel with safe bicycle facilities and possible higher volumes of traffic.
- The Applicant has resolved all the issues with Tualatin Valley Fire & Rescue, (TVFR) therefore City Staff Recommendation #5 has been satisfied. (Exhibit 21)
- He reviewed the Engineering Conditions as listed on pages 40 and 41 of 87 noting which PF conditions would be more applicable at the Specific Area Plan (SAP) level.

Commissioner Faiman

- Understood that City staff and Costa Pacific still had several issues that needed to be resolved.
 - * Mr. Neamtzu explained that the biggest issues that City staff would like Planning Commission direction on are the on-street bicycle lanes and the pocket park. The rolling log (Exhibit 18 in the meeting packet) includes items that City staff and the Applicant were in agreement about.
 - * He had not yet heard the Applicant's response to the PF Conditions.
- Asked if the Planning Commission needed to include all the recommendations listed in the Staff Report in their motion should they decide to adopt Resolution No. LP-2005-02-00006.
 - * Mr. Neamtzu responded he did not recommend reviewing the items chapter by chapter due to time limitations. The motion could state that the City staff's recommendations are to be adopted with the Resolution and then list any changes they wish to make to the recommendations. The Final Staff Recommendations begin on page 13 of 87.

Dan Hoyt, Project Manager, Costa Pacific Communities, 28801 SW 110th, Wilsonville. Mr. Hoyt stated that Mike Ragsdale, Project Manager for Villebois, was unable to attend this evening. Mr. Hoyt announced:

- A walking path is now open going around the Village Center. Eco-roof kiosks with information about the Village Center and some of the parks are available for viewing.
- Costa Pacific Communities 'employed' 400 goats to eat the blackberries in what will be Hilltop Park.
- Costa Pacific Communities, Metro and the City of Wilsonville are bringing Fred Kent, President of Project for Public Spaces, to Wilsonville in August. A session with the Planning Commission is being organized and he encouraged the Commissioners to attend Mr. Kent's presentation. Mr. Kent was an internationally recognized speaker and expert on creating public spaces. More information could be found at their website: www.pps.org.

Mr. Hoyt said that a number of things need to be balanced when creating a large complex, non-traditional development. He appreciated the extra effort by City staff and the Commission. He was pleased with the City staff recommendations, and the presentation would focus on the 9 items on pages 13 of 87 and 14 of 87 of the staff report. He acknowledged that the meeting might end without 100% agreement on all the issues. Subsequent to approval tonight, Costa Pacific Communities wants to continue such conversations with City Council and explain their position to the Council.

Jim Lange, Alpha Community Development, 9600 SW Oaks, Suite #230, Portland, OR 97223. Mr. Lange distributed the following, which he reviewed with the following additional comments:

Exhibit 22: Applicant Response to the City's Final Staff Recommendations for Master Plan Amendment (Casefile LP-2005-02-00006" (Exhibit 22)

- Conditions 1-3: The Applicant agrees to these City staff recommendations.
- Condition 4 involved the location of the pocket park. There is a fundamental disagreement with City staff relative to the impact of moving the park, and that it represents loss of park space. The park area within the whole project has been increased by a couple of acres, so this is not an issue. City staff's concern about parks being in one corner of the project and being out of balance is understood.
 - * Using enlarged displays of the adopted and proposed Figure 1: Land Use Plan, Mr. Lange pointed out the Applicant's concerns regarding Item 4.
 - * He noted a disconnect in a street on the original Master Plan and the need to correct the street grid by adjusting the street alignment. With the new street grid, the park was moved one block away because it was in the middle of a street. The block was 230 feet long. Relocating the park would save all but one tree. He noted that there are other areas in SAP South that would be better locations for saving trees. The Applicant does not feel that moving the park from one location to another had any impact on the amount of usable parks within the Village Core.
 - * Pictures of the trees are available and more information could be provided at the Commission's request.
 - * The Applicant requested the approval of the proposal as submitted regarding the pocket park.
- Conditions 5 and 6: The Applicant agrees with these recommendations.
- Condition 7: Incorporated the Engineering Divisions PF Conditions (Exhibits #12 and #15 in the meeting packet). Mr. Lange distributed the following:

Exhibit 23: "Response to Exhibit 12 and 15 (Public Facilities Conditions) (Casefile LP-2005-02-00006)

- * Mr. Lange referred to following large mounted graphics during his testimony regarding this Condition of Approval:
 - Exhibit 25: Planning Commission – Wilsonville- Villebois – SAP-Central – Village Core, 07-12-05, Villebois Drive – Village Core
 - Exhibit.26: Planning Commission – Wilsonville- Villebois – Village Drive Exhibit, 07-12-05, Wilsonville Road and Costa Circle
 - Exhibit 27: Planning Commission – Wilsonville- Villebois – SAP-Central – Village Core, 07-12-05, Bike-Circulation.
 - Exhibit 28: Planning Commission – Wilsonville- Villebois – Woonerf Exhibit, 07-12-05, Woonerf Concept.
- * Exhibit 25, Villebois Drive – Village Core. This image was prepared during the Villebois Village Concept Plan review process prior to the Villebois Village Master Plan adoption. Mr. Lange noted the Village Plaza, Barber and Village Center Drives in the graphic, and explained that the goal was to create a tight, pedestrian-friendly environment while intentionally trying to slow cars down. One way to accomplish this is through texture and width changes. Mr. Lange discussed other vehicle slowing components. The Village Core grid is very tight, with most blocks being 250-300 feet long, with numerous intersections, alleys, shops on the street, and wide sidewalks. These are not collector streets with vehicles going 35 M.P.H.
- * Exhibit 26, Wilsonville Road and Costa Circle shows a collector road with defined bike lanes, and car turn lanes without parking and without incentive for people to interact with that street. This street moves people as quickly and safely as possible from one part of town to another. It worked well, but it is not wanted in an urban village.
 - * A section of Barber Street built in Phase I represents a compromise reached in the original Villebois Village Master Plan to create a more urban collector road. Barber Street is a formal collector carrying traffic volumes. Parking has been added, in addition to a bike lane, two lanes of travel with an occasional turn lane in the middle.

- 幸 Adding parking would help reduce speed as well as curb pop-outs to confine intersections, giving pedestrians shorter crossings. Buildings front the street. These amenities are an attempt to create an urban village where bicyclists and pedestrians feel comfortable moving around, while still getting cars through.
- 幸 Mr. Lange noted that minor arterials surrounded the site. The collector system that carry the traffic volume warranting a collector designation is noted on the Village Core image. Everything else has local street level traffic. As a Village Core, there would be people coming into it. The baseline success is to keep people from within the project to stay within the Village by meeting some of their needs. The goal is not to get people off of I-5 into the Village Center, but to draw people from within the more immediate area.

Magnus Bernhardt, Alpha Community Development, 9600 SW Oak Suite #230, Portland OR 97213. Referring to a large Village Core Map showing bike paths/vehicle network connectivity (Exhibit 27: Planning Commission – Wilsonville- Villebois – SAP-Central – Village Core, 07-12-05, Bike-Circulation), Mr. Bernhardt noted three types of connectivity:

- * The bike path following the minor and major collectors.
- * The regional trail component.
- * Residential, local streets that are part of the bike system.
- The arterial street was briefly described by Mr. Lange.
- Mr. Bernhardt explained how the minor collectors looped around the Village Core networking the system.
 - * The inside of the project is denser than the outside of the project where there are connections to neighborhoods from bike lanes as part of Village Loop Drive or Barber Street. He noted the connections into the neighborhoods from the streets with the bike lanes on the map.
- The regional trail that connects the Tualatin River to the Willamette River can be used to access the bike trail from different parts of the neighborhood along the Tonquin Trail and Coffee Wood Trail.
- In looking at the trail system as an integration of those three different components, good connectivity was provided from both a bike and pedestrian perspective.

Commissioner Faiman and Mr. Bernhardt discussed the possibility of shifting the location of the bike lanes and where that shift could occur.

Mr. Lange added that Boeckman Road was classified as a collector that had a bike lane on it by definition. He had understood Commissioner Faiman's comments about having a dedicated bike lane that did not seem to go anywhere, but it could in the future. It was hard to determine what would happen on the other side of Graham's Ferry Road.

Commissioner Faiman:

- Noted that the connector to Boeckman Road was still going up from the Loop Road. Bike lanes could still go from the Loop Road, west, to Graham's Ferry Road. He asked if the Applicant was willing to trade the blocks coming down from Boeckman for those blocks going over to Graham's Ferry, anticipating that there would be more traffic coming down Boeckman Road.
 - * Mr. Lange explained that the bike lanes did not fit the atmosphere being created in the space around the Plaza. It was not a question of an extra 12 feet, or the width of the street for land sake. It involved the streetscape and how pedestrians, bikes and cars would interact. How fast should they be going? Was something unique being created?
- Restated his question, asking the Applicant to pretend none of what Mr. Lange described was being taken away.
 - * Mr. Hoyt responded that as bicyclists came in using the bike path, they would not just stop two blocks from their destination. When bicyclists, pedestrians and motorists get to where the bike lanes end, they would feel like they had "arrived." Though they would be short of the Plaza physically, the treatments would begin indicating this public space. People would know this was a different place; cars are going slower, and bicyclists and pedestrians are present. The area

should not be viewed as a gap, but rather as creating a certain type of space around the Plaza and down Villebois Drive for two blocks.

- * He was content with how Barber Street functioned as an alternative bike route for those who prefer to be in a bike lane.
- Repeated his question: Was the Applicant willing to trade those two blocks on the north side of Barber Street for those actually on Barber Street going to the west? Mr. Hoyt answered no; they were not willing to make that trade.

Commissioner Hinds:

- Asked how long Villebois Drive was from the circle on Loop Road to the Plaza.
 - * Mr. Lange responded 450 feet and pointed Villebois Drive out on Figure 1: Land Use Plan.
- Mentioned that on some of the narrow streets in Sweden, the bikes and pedestrians were separated by balustrade-type structures. Had the Applicant considered having pedestrian and bicycle lanes as a multi-modal path, separate from where the cars could be?
 - * Mr. Lange replied that the street was a standard width in the area where the Applicant did not want a bike lane. This distance was what people were used to on a normal street for bicycles. Additionally, there are 13½ foot sidewalks for a more urban streetscape. In designing the streetscape, the focus was more in terms of bikes depending on whom the riders are, people have different levels of comfort with different things and would seek the path that was right for them.
- Asked if Villebois Drive was a major collector.
 - * Mr. Lange responded that from Barber Street to 110th, Villebois Drive was a local road and there is parking on the street.

Commissioner Faiman asked if this concept is used elsewhere in the valley that the Applicant could use as an example.

- Mr. Lange could not provide an immediate example, but stated that there are all kinds of streets like the one proposed. Finding a situation that is exactly like it, with mixed use, would be more challenging. He mentioned the old Main Street in Tigard, which is narrow with wider sidewalks and diagonal parking in the direction of traffic, not parallel parking as proposed here.

Robert Hoffman, Fletcher Farr Ayotte, 708 SW 3rd Avenue, #200, Portland, OR. Mr. Hoffman offered that the city of Portland is planning construction of a very similar street. Their city improvement project for NW 13th Avenue in the Pearl District is somewhat consistent with the idea that cars and parallel parked vehicles, bicyclists and pedestrians could coexist in a curbside, high-density, urban environment. The design on record, prepared by the staff of the city of Portland, has been bid out to contractors and would be phased beginning within several months.

- The city of Portland's own analysis showed that the concept could work. It is not dissimilar in total width to what was proposed for Villebois and is lined with high intensity uses, which again, is part of how traffic is slowed down; parked cars add to that. This is one local assurance that the mix worked. He cited the example from experience as Fletcher Farr Ayotte had a project on the street.
- He responded to Commissioner Faiman's question that the Portland project is at least 4 blocks long, possibly longer.

Commissioner Juza said that the picture (SAP Central Village Core) reminded her of Queen Anne Hill in Seattle, which sounded like what the Applicants were trying to achieve. She added that the area also had narrow streets with a lot of pedestrian and bicycle traffic. People walking their dogs and tying them up while they eat in the café's, bikes locked up to lampposts and a lot of outdoor seating. Cars still moved through there, but people knew they needed to slow down. She believes that having parking on side streets and off the main street helped make the concept work in Seattle. Would such parking also be available here?

Mr. Hoffman believed so. In the density studies done for and following the Villebois Concept Plan adoption, each block was analyzed for its own dwelling and commercial unit requirements. The blocks

would be self-parking and street parking was usually in addition to that. Almost every street in Village Center had parking on both sides, except in an area where there might be an open space, such as in an active park.

- The Applicant is relying on some of the components described by Commissioner Juza to make the area “work.” The Village Center is not just the Plaza; it is the entire area several blocks around the Plaza. The transition for pedestrians, bicyclists and motorists must happen before reaching the Plaza. The whole area needs to be slow. People need to realize that this is not a standard road anymore.

Chair Iguchi asked what happened to bikes coming down on Villebois Drive from Boeckman Road when they got to the area where the bike lane ended.

Mr. Lange answered that a transition would begin just prior to the intersection as parking was eliminated north of the intersection. The parking disappeared and the bike lane moved over, the curb began to move in through the intersection and bicyclists could either continue down on a local street or, like a lot of kids, on the sidewalk. There were many ways to describe the change in character, but it was very important that the transition at the intersection be clear so everyone knows of the transition to something different starting at the intersection.

Mr. Lange discussed Condition 7 of Exhibit 22 by referring to Exhibit 23 which referenced Exhibit #12 and Exhibit 15 (in the meeting packet). His additional comments during his review of Exhibit 23 included:

- Exhibit #12, page 42 of 87 of Staff report
 - * Condition PF 1: Mr. Lange requested that this Condition be for SAP-Central. In the current language, no time line was given.
- Exhibit #15, page 40 of 87 of Staff report. Mr. Lange used Figure 5: Parks and Open Space Plan to support his comments regarding the PF conditions.
 - * Condition PF 1. It was important that the pedestrian and bike connections are properly connected to public and private streets. This Condition states, “all” and as the ramifications are considered, there are too many instances where complying with the exact wording could become ludicrous. The Applicant does not disagree with the intent of the Condition, but the connections should be evaluated with the SAP application to insure these connections were done with the streets and trail system. A modification of the Condition’s language was requested.
 - * Delete Condition PF 2. The original Master Plan was prepared in compliance with the City’s TSP that had ranges of trail widths. Villebois plans include a hierarchy of trail systems with natural trails being 4-feet wide; minor trails, 6-feet wide and major trails 10-feet wide with a 3-foot shoulder. These have been implemented into the occurring construction.
 - ⌘ The changes in widths resulted from a DKS Associates traffic study. The Applicant worked hard on the trails and the derived widths made sense. In the field, they seemed to be working as well; no objections have been heard.
 - ⌘ The nature trails were only in Significant Resource Overlay Zone (SROZ) areas with a lot of trees, ferns, etc. Putting a 6-foot trail in that kind of environment seemed unnecessary. The path did not need to accommodate four people walking abreast. It could almost be an 18-inch wide walking trail to serve its purpose.
 - * Condition PF 3: Most of the time the minor trails parallel the road with bikes on the street. There are short linkages between other paths or destinations so the volume of people using the trails is going to be small. He pointed out a few of the connections on the map.
 - ⌘ Ten feet is appropriate however, in other areas where the minor trails are not adjacent to the street, giving pedestrians and bicyclists room to pass.
 - ⌘ The Applicant requested that Condition PF 3 be modified to allow minor trails to be 6-foot wide, except where providing a mid-block connection and not adjacent to a public road.
 - * Delete Condition PF 4: Similarly, the major trails are adjacent to roads with bike lanes, such as Barber Street and Loop Road. Since bike lanes are on the street, it seemed arbitrary to add 2 more feet to the major trails.

- * Delete Condition PF 5: This involved the same discussion about bike lanes as stated in Condition 8 of Exhibit 22.
- * Condition PF 6: Mr. Lange confirmed with City staff that the timing of Condition PF 6 would be with the SAPs. The Applicant will submit the additional information as requested at the SAP.
- * Delete Condition PF 7: The Applicant has been working actively with the TVFR regarding the Private Woonerf road section. TVFR provided an updated letter verifying that they have no objections to the 31 feet proposed on the Private Woonerf Street Section. (Exhibit 21) This is a result of the sprinklers Villebois homes and because that road is not necessary as a through fire connection. It might seem silly to be debating over one foot, but the narrower the streets are the better. The street is intentionally proposed as a private street versus a public street in order to comply with what TVFR allowed versus what public works would support.
 - ≡ Mr. Lange pointed to Exhibit 28, the Woonerf Concept graphic, to convey the atmosphere the Applicant is attempting to create. He pointed out pavers used on the private street that are not allowed on public streets, and the small setback of the buildings. These elements help to convey a "place" that the Applicant is trying to create.
 - ≡ The Applicant requested that the street section remain at 31 feet wide as proposed with the Master Plan.

Chair Iguchi clarified that item 5 from the TVFR letter addressed the issue of Condition PF 7, since the fire department often used different terminology than the Applicant. She asked if all the streets in the development are fire apparatus access roads, except maybe for the alleys.

- Mr. Lange responded that all of the public streets were fire apparatus accessible, as well as some of the alleys including a few around the backside of the Woonerf, to achieve the 150-foot hose-pull length.

Commissioner Faiman:

- Believed that Costa Pacific and City staff had not had enough time to work through all the issues as new material was presented. He wondered if it would be beneficial to send the application back and allow the Applicant and City staff more time to work through the issues. What were the consequences of further delay?
 - * Mr. Lange responded that the Applicant has been waiting for a hearing for a while and are trying to get things built next summer. The Villebois Village Master Plan amendments needed to be done, and the SAP, PDP and construction drawings still need approval. They are already months behind schedule. The Applicant was hopeful that the issues could be resolved to get a recommendation on tonight's proposal so they could move on to City Council. It would have been nice to do more, but many things outside of the application had prevented some of the issues from being resolved.
- Suggested reviewing each of the issues again from the beginning and resolving them one at a time before proceeding to the next one.

The Commission agreed with Commissioner Faiman's suggestion and began reviewing the issues from Exhibit 22.

Commissioner Faiman:

- Stated that items 1 through 3 of Exhibit 22 were resolved and no action was needed.
- Asked for City staff's response to the Applicant's request to strike Final Staff Recommendation #4.
 - * Mr. Neamtzu responded that net reduction of park area in the Central-SAP was not warranted and a transfer to a parks-rich part of the project would not help residents in the central part of the project. Areas in the Village Center would have very high densities and a small 8,000 square foot space on the corner would be a very important amenity.
- Asked if the park was still recommended even it broke street connections because of the jog in the street?

- * City staff is suggesting that another location be considered for an 8,000 square foot space, giving complete freedom to its location. At the PDP level, block by block, a lot of units would not have any public space.
- Asked for clarification that City staff recommends straightening the street and locating the space elsewhere?
 - * The movement of the pocket park is acceptable, City staff wants the Applicant to try to save the trees and find a new location for the 8,000 square foot space.

Chair Iguchi:

- Was uncomfortable about removing a large, healthy tree that is to be saved in a pocket park and moving the park to a location with no trees. The Applicant has stated there are trees, but none could be seen on the diagram. She asked to see the pictures Mr. Lange offered previously. Mr. Lange distributed two photographs (Exhibit 24):
 - ⌘ Five – Pin Oak Grove, SAP-Central, Villebois – 07-13-05
 - ⌘ Spruce Trees in Pocket Park, SAP-South – 07-13-05
- After reviewing the pictures, she asked if the pin oaks were being traded for the firs...
 - * Mr. Lange clarified that one of the pin oaks was in the middle of the road and would have to be removed. The rest of the trees would remain, including the fir trees. Tree protection fencing was already installed around them and they were being integrated.
 - * He did not believe that City staff and Applicant disagreed about the trees. Except for the tree in the road, the Applicant was committed to saving the trees as part of the site development. The issue is about moving a park one block south...
- Understood that is the issue for the Applicant, but her issue was taking three beautiful, healthy trees grouped together that create a park atmosphere and putting a road down the middle of them.
 - * Commissioner Faiman and Mr. Lange clarified that only one tree was to be removed from a cluster of five trees.
- According to the diagram, the road would go right through the middle of the tree cluster.
 - * Commissioner Juza did not support this idea either.
- Completely agreed with City staff about needing more open space with a higher density. She lives in a subdivision where children play in the street due to the lack of parks. While the concept plan was beautiful, it did not match what was being proposed. The density in the center had increased, with 4- or 5-story buildings rimming the area.
- Understood the Applicants' argument about individual buildings having space and could not stress the value of public open space enough. She shared how Vancouver, B.C. used tiny pocket parks with benches, fountains or public art to create wonderful places for people to come out of the buildings and interact with each other. Public space was absolutely important especially in the highest density area.
 - * Mr. Hoyt was unsure how to proceed. He agreed with Chair Iguchi's comments regarding open space, etc. Everyone agrees on the goal, but had differences in how to achieve it.
 - * The mechanics of building the development while achieving the goals created the issue. The Applicant is required by state law to have a certain amount of housing units in the density of the Village Center. A practical way needed to be determined on how to make a profit while also meeting the housing unit requirements. One area of conflict was how to provide enough parking. A massing diagram created by Fletcher Farr Ayotte showed that Costa Pacific was right on the edge of this being functional.
 - * The balancing of the density with the number of units required by law and preserving a fair amount of usable open space should also consider who would likely use the open space in the Village Center. It would likely be more heavily weighted toward elderly and single people, not families. Open spaces in a more urban area would provide that type of space sought by families.
 - * There are many fantastic trees, but incorporating them while including all these other items in one tight space would be difficult with all the trade-offs.
 - * Mr. Hoyt reminded the Commission of the 20-acre greenway surrounding the Village Center.

Chair Iguchi:

- Suggested that when apartments, condos and rowhouses were eliminated from SAP-East, they tend to come into SAP-Central, which is a problem that the City foresaw and had, in fact, happened.
- Wanted to insure that the items proposed and agreed to by the community in the beginning occurred.
- Flags were raised when a change was requested to an approved Master Plan where trees and open spaces, one of the property's best assets, were replaced with more roads while the Applicant talked about a pedestrian friendly environment. If the Applicant really wanted to be pedestrian friendly perhaps, other ideas should have been considered, such as one-way roads or underground parking. What else could be done to preserve as much open space as possible?
- Connectivity, one of the Applicant's biggest tenets, had been achieved mostly through roads. She was conflicted about the bike lanes since most people would want to come to the Plaza and this center section as more is built to interact with.
- All of the points, changing the street patterns and eliminating the bike lane, were really interrelated due to circulation issues.

Commissioner Hinds:

- Stated that the reason for moving the park seemed to be completely contradictory with the reason for eliminating the bicycle lanes: slowing traffic and having a slow, narrow European street.
 - If slowing traffic and creating a European feel were the goal, then a jog in the street would seem to achieve that and should have been considered a good thing.. Straightening out the road would result in faster traffic.
- Bike lanes would also slow down traffic in addition to on-street parking, which she had supported.
 - Mr. Hoyt responded that while the street was straightened, the block sizes were also shortened. He pointed out that moving the north/south street east made the blocks to the east shorter, which improved connectivity. Mr. Hoyt compared Figure 1: Land Use Plan with a proposed revised Figure 1 in his response.
 - This change was done in concert with the other major change of reorienting the Plaza.
 - The existing brick buildings, C and D that the Applicant was attempting to save, were shown in the deepest blue rectangles on the Land Use Plan and previously had very little connectivity. Changing the block sizes and reorienting the Plaza, which reverberated through the whole Village Center, generated much better connectivity for the Village and for the two existing buildings.
 - A final attempt to improve connectivity was with the school site. In long conversations with the City, better, more direct connections between the School and Village Center was discussed.
 - Many factors attributed to the ultimate decision of straightening the street; it was not a thoughtless decision.

Commissioner Faiman:

- As a previous member of the bicyclist and pedestrian Task Force, he was aware that kids, especially, on bikes or as pedestrians, took the straightest, most direct route to get where they wanted to go. It didn't matter what was in the way.
- He had similar feelings in regard to building roads with a tree in the way. Rather than bending the road, cut down the tree and plant another one somewhere else. He had lost this argument for 14 years and warned the Applicant that given the pictures of trees, they would not prevail on this point.

Commissioner Juza:

- Agreed with comments made by Chair Iguchi and Commissioner Hinds, the trees should stay.

The Commission continued to the next item, Condition #8 of the Staff's Recommendations on 14 of 87 of the Staff report and Exhibit 22.

Chair Iguchi:

- Restated that she was very conflicted regarding the bike lane issue.
- The items on Exhibit 22 did not directly consider the major changes to the roads.

- Direct routes to the school were discussed, but unfortunately, the school had been moved to the far outreaches of the City limits. This often required people to drive children to school rather than letting them walk or ride their bikes, which was a healthier way to get about town.
- There was a lack of connections for young children to ride bikes, particularly to school. Using the bus system to get to school would be nice and a bus stop was needed in that area. The North-SAP seemed to be neglected in the project, perhaps because this had not been addressed yet.
 - * Mr. Lange agreed that the school did need bus stops. The Applicant had additional bus stops added to the first bus stop plan.
- Added that good connections are needed, especially since three community centers were planned and the north community center was the school. Kids living in far southeast corner of SAP-East and Central-SAP needed to get to school safely. Safe school routes should be addressed and incorporated into this plan before this Application went before Council.
- It is easier for children from the west side to access the school through trails, etc. Children coming from the eastern side will have to go through busy streets and more density.
- Suggested using another greenway for kids to ride their bikes to school and not have to deal with streets. Density requirements needed to be met, but a safe route needed to be found for kids to get to school. A linear green similar to the one connecting West Park to the Plaza was needed up in the North-SAP. Mr. Hoffman explained:
 - * The original intent of the project that the City supported had always involved a reconsideration of what the character of streets were. Currently, there was a set of development standards based on the American model that streets are conduits for cars.
 - * The whole point of the European idea was having streets as places. That was the launching point for considering the density. Even in this discussion, density was discussed as being good and slowing down cars, then in the next sentence, density was bad and unsafe for children.
 - * A very collaborative effort was required all the way through this project because tried and true mathematical standards of the American way of thinking of cars and people separated those systems. One way of thinking is that bikes and children should not be on streets because they could be hit.
 - * The whole 3-dimensional environment was difficult to envision during a Master Plan discussion, a two-dimensional depiction. That was why the steps of Master Plan, SAPs and finally, preliminary and final development were taken. Only through the completion of the agreed upon concept at that detail level would everyone be assured these things could happen as they do in Queen Anne Hill in Seattle.
 - * It is impossible to achieve the density and save the trees and to have safety unless the whole street environment was considered multi-modal, slow and dense. In the greatest density around the Plaza and those streets where the bike lanes would not continue, there are textural and material changes that would cost a lot of money.
 - * Drivers would not be driving through the central part of this project any greater than 10 m.p.h. because of commerce, which had not been discussed at the hearing yet. This activity was the reason everything would slow down. The buildings were not apartment complexes on streets with people whizzing in and out to go to and from work. Apartment complexes and retail shops were in the same place and slowed everything down, just like in the Pearl District. In viewing that density model, no one drove through there any faster than 10 m.p.h. It was not possible.
 - * He respectively disagreed with the comment that bike lanes slowed traffic down. In fact, they increased the speed of traffic because drivers realize they don't have to worry about bikes because they were in their own lane. Those worlds collide at high speeds at intersections.
 - * As density and massing increased, the language must transition from what was recognized as suburbia to something very urban and part of the fabric.
 - * The biggest challenge was the amount of time it took the Applicant and City staff to come to the same technological agreements about implementation. That process could not end at the Master Plan.

- * He didn't believe all the issues could possibly be resolved. There was a level of trust, but the partnership was about knowing that those details were achievable and would work as everyone proceeded through the process.
- * In the Village Center Architectural Standard presentation he made to the Planning Commission at their last meeting, the 3-dimensional quality of this environment was addressed and made everyone slow down. This allowed everyone in the same environment to interact at one time with bikes and cars, children, the elderly and those with special community housing needs.
- * Discussing raised and not raised curb sections could be scary when it had not been done before, but these were areas that everyone was still treading together and he encouraged continued collaborative efforts.

Commissioner Faiman:

- Agreed with Chair Iguchi's intent, but not her conclusions.
- Commented that very young kids rode their bikes on the sidewalk; they did feel safe on a bike lane. Adults riding road bikes with titanium frames and 190 lb. tires don't use the bike lanes because of the rocks in them that could blow their tires. They ride right in the road where cars keep the rocks clear and expect the cars to go around them. The only ones using the bike lanes are those riders in the middle.
- Pedestrians and bicyclists would find their own way. The bike lane was there to provide one safe alternative. Bicyclists are the last people to like bicycle lanes, though they are important.
- Agreed with the Applicant that eliminating the bike lanes would in no way make this an unsafe area for bicyclists and pedestrians. He believed that what the Applicant was trying to create was consistent with that goal.
- Bicyclists and pedestrians would be drawn through this area because it would be more fun than staying on that bike lane.

Commissioner Juza:

- Agreed somewhat with Commissioner Faiman in that she noticed more bicyclists that did not use bike lanes. Kids did ride on the sidewalk and as a parent, she encouraged that. Cars did not slow down, even if a 6-year old was on a bike with training wheels.
- Believed it was best to exclude the bike lanes along the main street where the Applicant was trying to convey the European influence because the streets were too narrow to include a bike lane. That fact coupled with the Wilsonville residents in their oversized SUV would invite disaster. The road had to be the proper width for a bike lane and she did not want to see a wider road.
- The key factor to getting bikers and pedestrians to the area was the type of retail options available. In Queen Anne, there were coffee shops, bookstores, record stores and café's. There are no fast-food restaurants or other stores that would encourage people to drive in off of I-5.
- Commented that it was an experiment because things needed to happen that are out of the Commission's control. An urban center was being dropped in the middle of suburbia and a lot of big SUVs were going to be a component to consider.
- Disagreed with the removal of the trees.
 - * Mr. Hoyt added that as discussed in his team meetings, drivers would come into the Village Center and find that it was not vehicle friendly. Drivers would learn what worked for vehicles.
- Commented that it was a tough call because those incentives should not discourage people from going to the retail outlets or families from going out to dinner needing the car because it was raining.
 - * Mr. Hoyt replied that retail consultants offered advice regarding the need for good circulation for cars in order to have any retail business. This was one reason why the Plaza was reoriented and was ringed by streets with parking available.

Commissioner Hinds:

- Agreed with City staff regarding Condition PF 5.
- Clarified that the Village Center was 50-acres and could not understand the length of Villebois Drive. It reminded her of elsewhere in Wilsonville; not having enough streets that went both directions.

- Appreciated wanting to have little European streets. She had lived in Paris and there were bikes, pedestrians and cars on those streets. She urged the Applicant to be more innovative such as making the one big loop a one-way and keeping the bike paths, or using other European methods to separate cars and bikes.
- Agreed that bicycle connectivity should go north, south, east and west.
- Wanted alternatives to eliminating bike lanes. Once removed, they could not be put back in.
- Agreed with the comments about the bus stop and kids getting to school. Kids did and would use SMART to get to school. Schools were often used for community activities and education so there were many reasons to include a bus stop near the school.
 - * Mr. Hoyt stated that the Applicant completely agreed with the comments made about the bus stops.
- Commissioner Hinds asked if multi-modal could be clearly indicated on that cross section of street. Mr. Lange responded that the Applicant would love to do this.

Commissioner Juza:

- Asked if a bike route could be incorporated with the sidewalk going through that street to achieve connectivity.
 - * Mr. Lange believed they had because of the 13-½ foot sidewalk outside of the curb.
- Asked if it could be striped, similar to a bike lane so bicyclists would know they could proceed safely.
 - * Mr. Lange stated that was part of the detail of that transition at an intersection. He agreed with her comments that the choices should be clear, but the application was not at that level of detail yet.
- Commissioner Juza clarified that she was not against bicyclists going through the main part of town. She was just concerned about the safety issue of the road being too narrow. Bikers still needed to get through and the sidewalk might be a safer route than cramming them in with cars on a narrow street.

Commissioner Faiman noted that Waterfront Park in Portland was a designated bicycle and pedestrian path. He asked for Commissioner Maybee's input, as the Commission seemed divided on the issue.

Commissioner Maybee agreed with Commissioner Faiman.

Chair Iguchi:

- Wanted further clarification about circulation. Originally everything was designed to get to the center and now some of those major connections had been removed. The Private Woonerf was a very small private street, yet it connected the East-SAP community center to the Center. People would go straight from the East community center to the Plaza along that street.
- She didn't want a situation like Town Center Park that did not have a good way for bicycles to get in and through it.
 - * Mr. Lange responded that there were big buildings like the theatre and no grid there.
 - * He was uncertain about what had been eliminated. Comparing the proposed with the adopted Figure 1: Land Use Plan, he noted several connections that had been created, including a number of streets in one area.
 - ⌘ When the school was relocated, a road that had just stopped was pushed through.
 - ⌘ Another street was straightened allowing for a Mt. Hood view and a direct linkage between the east side and neighborhood commons. [Indicated on Figure 1]
 - ⌘ A very high and visible architectural feature would also be in that line of view that was very high and visible.
- Asked who had jurisdictions for setting speed limits.
 - * Mike Stone, City Engineer, replied that the State's Speed Control Board set all speed limits on public roads except for residential or basic [inaudible] streets. Villebois could only establish a private street speed limit. Chair Iguchi expressed concern about Mr. Stone's statement.
 - ⌘ Mr. Lange added the speed limit was influenced by the physical design drivers were exposed to. People drove faster than what was posted in some places, slower in others. This went back to the grid pattern and frequency of intersections, how the intersections were treated, the curb

- bulb-outs etc.; anything that constrained the drivers' perception of how free they were to move without creating conflicts.
- He indicated on the map the size of the private streets and defined 'private' as being open to the public, but maintained privately. The Applicant could also set the speed limit and decide what material would be used for the driving surface. Only two surfaces were allowed on a public street: black asphalt and standard concrete, not stamped or colored. The Applicant is not considering private streets to exclude anyone, but to allow options not allowed on a public street.
- Noted that Lake Oswego tried to use cobblestone in various places and found that it did not work. They ended up using colored, stamped concrete.
 - * Mr. Stone explained that the material in those street sections could not handle the number of vehicles.
 - * Mr. Lange was confident about the contractor doing the work who was a leading expert on pavers. Pavers were designed for and used in Port facilities to handle huge equipment on them.

Chair Iguchi believed the majority of Commissioners were in favor of finding a different way to get bicycles to move through the Center safely.

The Commission continued to Condition #7, the Engineering Divisions PF Conditions of the Staff's Recommendations, which were more fully detailed in Exhibit 23 titled, "Response to Exhibits 12 and 15 (Public Facilities Conditions) (Casefile LP-2005-02-00006).

The Commission took a short recess and reconvened at 8:55 p.m.

Mr. Neamtzu stated that after speaking with City Engineer, Mike Stone and the Applicant, Dan Hoyt during the recess, he wanted to go through the PF Conditions to explain where City staff stood on the Conditions and what the outstanding points were.

Exhibit 23:

- Condition PF 1: City staff agreed with moving the submittal of the wastewater flow information to SAP-Central. This deferred Condition PF 1 of Exhibit 12 to the SAP-Central Application.
- Condition PF 2: City staff and the Applicant are in agreement as Condition PF 2 of Exhibit 12 was in the rolling log.

Exhibit 15:

- PF 1: City staff wanted alternate language that would not require bicycle and pedestrian connectivity at every location. The Applicant's language did not quite satisfy what was needed or intended. Again, City staff requested permission to construct alternate language addressing this particular issue to take to City Council.

Commissioner Hinds:

- Asked if alleys were considered public or private streets.
 - * Mr. Neamtzu replied that alleys were private.
- Believed that pedestrian and bicycle connectivity was a Villebois Village Master Plan issue. It needed to be worked out so it was not so extreme, but still provided connectivity throughout places.
 - * Chair Iguchi suggested the Lowrie's Marketplace was an example of good pedestrian connectivity, though no connection was made to the SMART station across Wilsonville Road.
 - * Mr. Neamtzu proposed to submit something to Council that everyone agreed on.
- Asked if the 'shall be evaluated with SAP applications' would remain, since this was a Master Plan issue.
 - * Mr. Neamtzu responded that City staff did not agree on merely 'evaluating' the connectivity points. The City would require certain connections and language was needed to allow the City to do so at points that made sense consistent with Chair Iguchi's recommendations. Stronger

language than 'evaluated' would be used, but not on "all" points. The idea was to do it at SAP applications.

- * Mr. Lange agreed with Mr. Neamtzu. According to the Applicant, 'evaluate' meant 'implement.'
- Did not like having it in the SAP application
 - * Mr. Lange explained that it was at the SAP because all of the individual paths, sidewalks and alleys were not shown on the Master Plan. That level of detail was discussed at the SAP level.
 - * Chair Iguchi asked to see the reasonable language in the Master Plan that connected the major destinations so the idea was expressed in somehow. It could be worked out at the SAP level.
 - * Mr. Lange offered changing 'evaluated' to 'approved'. The intent was to show it on the Application, get feedback, address any issues and then approve it as part of the SAP and follow through with subsequent applications. This would address Mr. Neamtzu's concern about the connectivity being evaluated and then ignored.
 - * Mr. Neamtzu said that adding an implementation measure stating that intent would be acceptable to City staff.

Mr. Neamtzu continued with the PF Conditions of Exhibit 15:

- Conditions PF 2, PF 3 and PF 4: City staff disagreed with the Applicant's proposed revisions, holding firm to increasing the trail and pathway widths for connectivity and shared use consistent with the Oregon Bike and Pedestrian Plan and the current standards in place. These standards were noted in the DKS Associates memo and double-checked by City engineering staff. City staff wanted the Commission to address these Conditions.
- Condition PF 5 had been resolved by the Commission with the suggestion of the 13-½ foot transition off the street onto a shared use, off-street path. It is unlikely it would be striped. However, Engineering would evaluate the transition area.
 - * Chair Iguchi asked if different colored or textured paving could be used, instead of striping to distinguish different areas.
 - ⌘ Mr. Stone preferred to avoid customized striping; to keep it standardized due to maintenance issues. Non-standard elements cost more money, particularly when things needed to be replaced due to wear and tear. City staff would work with the developer to figure something out.
 - * Commissioner Hinds believed signage was also allowed according to State multi-modal standards instead of striping.
 - ⌘ Mr. Stone stated signage was a requirement when a bike lane ended anyway, but additional signage would be worked out with the Applicant.
 - ⌘ Mr. Neamtzu added that the Applicant had agreed to work with the City's consultant, Alta Planning and Design consultants in their written submittal. Alta Planning and Design is a professional bike consulting firm and could suggest ways to make that transition very clear and safe.
- Condition PF 6: City staff proposed changing "PDP" to "SAP," asking the Applicant to provide the vertical separation detail at the SAP level. City staff and the Applicant were in agreement that Condition PF 6 could be deferred.
- Condition PF 7: This Condition was met with no parking on one side for the Private Woonerf. City staff believed that with the Fire District's letter requiring signing and no parking on one side (Exhibit 21), the intent of the City Engineer's for 20-foot clear was satisfied.
- Condition PF 8: City staff agreed this could be deferred to the SAP level. City staff wanted the transition to be smooth where the Woonerf and a curbless street met with a normal street, so there are no humps.
- Conditions PF 9, PF 10 and PF 11: These Conditions were all acceptable to the Applicant and City staff would make a point of coordinating the bus stop locations and bus routes with SMART and the schools because of the Commission's strong desire to do so.
- Conditions PF 12 and PF 13: City staff deferred these SAP related issues to the SAP.

Mr. Neamtzu summarized that the Commission needed to address Conditions PF 2, PF 3 and PF 4.

Mr. Lange clarified that there was parking on both sides of the Woonerf and TVFR accepted that. So, there was still a difference on PF 7.

Mr. Stone commented that in the past, the fire department had insisted on 20 feet clear for streets as a minimum distance because of their vehicles' width including mirrors. For a variety of reasons, they agreed to the 31-feet. As long as the fire district was comfortable with that dimension, it was acceptable to City staff.

- TVFD did share that this was not something they wanted as a standard, it was an exception not a precedence.

Commissioner Hinds asked if a consensus vote could be taken to give the City Council an idea of how the Planning Commission felt about Conditions PF 2, PF 3 and PF 4.

Paul Lee, Assistant City Attorney preferred that the Commission proceed with a consensus as the issues were deliberated. When a recommendation was finally determined, a motion should be made while the sense of the consensus was articulated with each point, then make a formal up or down vote on that one package.

Commissioner Faiman:

- Agreed with City staff's recommendations, which were the correct standards according to the State of Oregon and wider than that proposed by the Applicant.
- The Commission had dealt with this issue before when evaluating trails in Memorial Park. Trails had to be adequate in width to keep people on trails. When walking in the wilderness, an 18-inch wide trail became 20-feet wide on a switchback because everyone cuts through.
- There had to be a reason for people to stay on the trail, or else trails would be everywhere. The State's standards were minimum realistic standards to accomplish that.

Commissioner Juza:

- Asked if trees would have to be removed if the width of the trails were increased.
 - * Mr. Lange replied that the Applicant had not reached that level or review, but there would be instances where trees would have to be removed and other situations where the trail could built around trees.
 - * The Applicant had worked hard on the trail widths when the Villebois Village Master Plan was originally approved and had been implementing them according to the approved widths and are now being asked to change.

Chair Iguchi:

- Favored saving trees and agreed with the Applicant's responses to City staff's Recommendation.
- Believed that in the areas proposed for nature trails, there would not be high usage, where groups of people would be using the trail at one time, necessarily.
- Was conflicted, however, because of what had occurred at the Water Treatment Facility where the trails were ultimately found to be too narrow during the Tonquin Trail feasibility study.

Commissioner Hinds agreed with Applicant.

Commissioner Juza also agreed with Applicant adding that it would not make a big difference to the residents or people using the trails. And, if it preserved more of the natural vegetation, she supported that.

Mr. Neamtzu directed the Commission to the DKS Associates memo on page 50 of 87, which contained more specific information.

- Regarding Condition PF 2, he read, "These trails will be six feet wide with a soft surface. In cases where the natural environment precludes this width, a minimum of 4 feet could be used for short distances (less than 100 feet)."
- This would be the wider trail, consistent with the State and recognized standards suggested by the TSP, but also allowed the flexibility to narrow the trail when there were environmental constraints, such as saving existing trees.
- This also applied to the larger pathways along streets allowing the pathway to be narrowed for a short stretch in order to accommodate trees, etc. The wider trail standards made more sense in terms of connectivity and multi-modal, shared use and City staff felt strongly about the wider standards.

Commissioner Faiman added that building adequate trails actually saved the environment because it was destroyed as soon as people went off the trail.

Mr. Lange commented that when the full DKS Associates report was reviewed, ranges were suggested, as did the Transportation Systems Plan (TSP). The difference between City staff and the Applicant was that the section that was currently approved and the sections recommended by DKS Associates were both within the ranges approved as part of the TSP. He did not understand why DKS Associates did not make this recommendation earlier. All of the widths were all within the anticipated ranges of the TSP.

Mr. Stone stated that the issue was one of practicality. Two people could not walk abreast on a 4-foot wide path. If an adequate walking path is not provided, people would walk where they shouldn't.

Chair Iguchi:

- Referred to her experience on the Wilsonville Tract, where there was a trail, maybe a foot wide that worked for years through that natural area. She was conflicted knowing that people could not walk two abreast on a 4-foot trail, but she was not sure wider trails were needed on the natural trails.
- Was comfortable with six-foot wide trails except in areas where 4-foot trail widths were necessary for environmental provisions, and asked if this option could be a compromise.

The Commission consented to use the language from the DKS Associates memo as a compromise regarding Condition PF 2.

Chair Iguchi continued with Condition PF #3 involving minor pathways and noted that the DKS report recommended 10-foot wide. A minimum of 6-feet could be used for short distances in case where the natural environment precluded that width, page 50 of 87.

Mr. Neamtzu stated there was a looping system of trails around Villebois, half of it in the greenway and the other half going through neighborhoods on the SAP-East side. If it was going to be a multi-modal looping trail with bicyclists, the minimum width of 10 feet was needed. Again, DKS Associates had given the minimum standards for minor pathways.

- Chair Iguchi agreed with Neamtzu adding that as a bicyclist she knew it was difficult to have bikes and pedestrians on a 6-foot wide path.
- Commissioner Hinds stated that the minor pathways mostly went along streets that had sidewalks according to Figure 7: Street Plan, in the Villebois Village Master Plan. As the Village Zone, she believed it could be different and that 10 feet was not a multi-modal necessity for a trail that would not be used constantly by hundreds of people all day.
- Mr. Neamtzu asked the Applicant to clarify if the minor trails shown along streets are single six-foot wide paths.
 - * Mr. Lange stated that rather than having the sidewalk follow the curb of the street, the path was in lieu of that standard sidewalk. Another avenue was available for bikes where the path was adjacent to the street, which was why the Applicant suggested that where the path was not adjacent to the street and where there were no reasonable alternatives, the path became a definite

multi-modal path and should be 10 feet. But where the path was adjacent to the street, it was considered unnecessary.

- * Depending on the location, another 20 feet was added to the 10 feet behind the curb of the street.
- Commissioner Hinds asked if the residential streets labeled “L” on her map that went along Coffee Creek Drive had sidewalks, or was the path on one side.
 - * Mr. Lange answered that Coffee Lake Drive would have sidewalks and that there was a major trail along it. Using Figure 5, Parks and Open Spaces, he indicated the location of a multi-modal path that was 10-feet wide and currently built. It was behind the curb, sometimes following it tightly and wandering around at other times.
 - * He pointed out a minor path that was wider than a standard sidewalk and wider than a normal landscaping strip combined to be a path. He believed the minor path to be 30-feet wide and it wandered down the side of the road in lieu of a standard 5-foot planter strip and a 5-foot sidewalk.
- Commissioner Hinds favored City staff’s recommendation and asked if the Applicant was concerned about having to rebuild the paths to standard that had already been built.
 - * Mr. Lange wanted the pathways to be consistent and match. Likewise, the Applicant was concerned about tearing up and rebuilding what was completed.
- Chair Iguchi asked if the Applicant currently had minor pathways already built that were 6-foot wide and longer than 100 feet.
 - * Mr. Lange stated the minor trails that were in Oaks, (he indicated the location on the displayed map) were 6 feet wide and, he believed more than 100 feet long.
 - * Chair Iguchi suggested making an exception for the pathways already built, especially since it was near the linear green.
 - ≡ Mr. Lange corrected that it was near a major trail in a neighborhood park, not a linear green.
 - ≡ Mr. Neamtzu added it was not City staff’s intention to require tearing out or changing things in the field. But this would be the new standard as the project proceeded.
 - * Commissioner Faiman commented that at some point the path would have to be resurfaced, though it might be 20 years from now. He would like to see the whole path brought into compliance at that time.
- The Commission agreed to Staff Recommendation regarding Conditions PF 3 except for areas that were already built.

Chair Iguchi agreed with the Applicant regarding Condition PF 4 of Exhibit 15. There is a 3-foot soft trail next to the 10 feet, so it was really 13 feet.

- Commissioner Hinds agreed with the Applicant as well.
- Commissioner Juza also agreed with the Applicant. The trails could easily be overdone. If they looked like roads, it lost its aesthetic appeal.
- Commissioner Maybee agreed with the Applicant.
- Commissioner Faiman wanted to see the whole system brought into compliance with Oregon State standards, major pathways should be 12 feet wide without a soft side.
 - * While he liked soft trails, there were not enough of the connecting soft trails. He saw no point to having little stretches of soft trail here and there.
- Mr. Neamtzu asked if the 3-foot soft side had already been installed in PDP-1 for SAP-South and if installing it part of the plan.
 - * Mr. Bernhardt answered from the audience that it had not been installed and was not part of the plan.
 - * Mr. Neamtzu restated Mr. Bernhardt’s comments for the record, noting that there was an existing 10-foot path in SAP-South, PDP-1 without a 3-foot soft shoulder adjacent to it. And, Mr. Bernhardt suggested that it was not part of the original plan.
 - * Mr. Lange remarked that an oversight should not be characterized; if the plan was not followed, that was not cause for continuing that error.
- Mr. Neamtzu stated City staff’s recommendation was consistent with Commissioner Faiman, a 12-foot wide path with no 3-foot soft shoulder. However if the Commission wanted two options, adding

a 10-foot with a 3-foot, perhaps there were places that was appropriate could be stated in the Condition.

- Commissioner Faiman encouraged the Commissioners to be realistic. Soft surface trails had maintenance issues. The Boy Scouts, who mulch collected Christmas trees to spread on the trails, largely maintained the soft trails currently in Memorial Park.
 - * Gave several examples of soft surface trails that were stand-alone and as such tended to be well maintained. Springwater Trail supposedly has a soft surface trail next to the asphalt, but it is difficult to find.
 - * Believed the 3-foot soft surface, adjoining a trail was a myth and recommended only a 12-foot path.
 - * Agreed with the State standards as realistic minimums, though they might seem absurd at first. While on the trails and seeing people moving back and forth, the standards made sense.
- Commissioner Hinds still agreed with the Applicant's revisions.
- Commissioner Maybee agreed with Commissioner Faiman's comments regarding trail maintenance. He also believed the soft surface trails would disappear with time. Given those comments, he prefers the 12-foot permanent trails.
- Commissioner Juza thought that 12-feet was really too wide for a trail. It would feel like a road or someone's driveway; not a trail. She believed ten feet was fine for bicyclists and pedestrians to share, though she was not dead set one way or the other.
- Chair Iguchi agreed with the Applicant.

Chair Iguchi moved that the Planning Commission accept the public facilities conditions for Application No. LP-2005-02-00006 as stated in Exhibit 12: an Engineering Department Memo dated May 25, 2005, to Chris Neamtzu, from Sharon Zimmerman, with amended language for PF #1:

Condition PF #1: The applicant has submitted materials relative to the provision of wastewater flows within the Master Planning Area. In some instances the assumptions used in preparing these materials are not clearly defined and therefore, cannot be reviewed by Engineering staff. The applicant shall submit **with SAP Central** additional information prepared by a registered engineer sufficient to allow a complete review and comparison to the previously approved Master Plan. (Bold text indicates Commission's language amendment.)

The Planning Commission also accepts the public facilities conditions PF #7, PF #9, PF #10, and PF #11 as listed in Exhibit 15 an Engineering Department Memo dated June 6, 2005, to Chris Neamtzu, from Sharon Zimmerman. The Commission also agree that Conditions PF #8, PF#12, and PF #13 are to be moved to the Specific Area Plan (SAP) process. The Planning Commission accept the applicant's request for amending the following public facilities amendments as stated in Exhibit 23 "Response to Exhibits 12 and 15 (Public Facilities Conditions) (Casefile LP-2005-02-00006)" with the noted changes to applicant's proposals:

- PF #1:** The Planning Commission asks that City Staff propose alternate language to the City Council that would allow master plan level bicycle/pedestrian connectivity to be made in a reasonable fashion.
- PF #2:** The Planning Commission accepts City Staff's recommendation in alignment with the June 15, 2005 DKS Associates recommendation in Exhibit 9, page 50 of 87 of the Staff Report, for Chapter 3, Section 3.1, T-1 Nature Trails (Parks and Recreation Master Plan Category), page 25.
- PF #3:** The Planning Commission accepts City Staff's recommendation in alignment with the June 15, 2005 DKS Associates recommendation in Exhibit 9, page 50 of 87 of the Staff Report, for Chapter 3, Section 3.1, T-2 Minor Pathways (Parks and Recreation Master Plan Category), page 25.
- PF #4:** The Planning Commission accepts the applicant's response that the Major Pathways be 10 feet of pavement and 3 feet of soft trail.

- PF #5:** The Planning Commission accepts City Staff's recommendation for PF #5 but realizes that striping of bicycle lanes is unlikely for bicycles, but there may be other alternatives such as different color paving and signage that would allow bicyclists and pedestrians to move safely through the Villebois Drive section that has been changed.
- PF #6:** The applicant has submitted a private roadway section, Private Woonerf, in which the travel lane cross-slope and vertical separation from the pedestrian walkway is eliminated. The applicant shall submit additional information prepared by a registered engineer to allow complete review of the pedestrian safety and Americans with Disabilities Act (ADA) provisions, **at the time of PDP SAP submittal that includes the Woonerf.** *(Bold text indicates Applicant's suggested language amendments; Bold italicized text and struckthrough text indicates Planning Commission's text amendments.)*

Commissioner Hinds seconded the motion.

The following comments were added to the appropriate amendments:

- Commissioner Hinds had not heard Conditions PF 2, PF 3 and PF 4 stated in the motion, which were added to the motion by Chair Iguchi.
- Mr. Neamtzu offered a friendly amendment that 'with SAP-Central' was to be added to PF #1 of Exhibit #12.
- Chair Iguchi asked if Exhibit 22 was to be included in the motion.
 - * Mr. Lee replied that it could be included now or later.
 - * Chair Iguchi chose to address it later.

Commissioner Faïman moved to amend main motion regarding Condition PF #4. The Planning Commission agrees with the applicant response for 10 feet of pavement and 3 feet of soft trail for Major Pathways, but also include as an option, 12 feet of asphalt. Commissioner Maybee seconded amending motion, which carried 4 to 1 with Commissioner Hinds opposing.

The main motion passed 5 to 0.

Chair Iguchi:

- Acknowledged that no agreement had been reached regarding Condition #4 of Exhibit 22 about the pocket park.
- Suggested that the street section from where the original pocket park was to be removed be made into a linear green instead, with the possibility of making a driveway to access the apartments there.

Commissioner Faïman believed that the consensus on Recommendation #4 was to stay with the City staff recommendation.

Mr. Hoyt suggested using "green park" or "park and open space" so the solution resulted in a linear green as Chair Iguchi mentioned rather than using "pocket park." The square footage of the pocket park being moved could be calculated and the motion could state, "to replace the pocket park with 8,000 square feet of park and/or open space" somewhere, rather than stating "pocket park."

Chair Iguchi agreed with Mr. Hoyt's comments.

Commissioner Hinds:

- Did not believe the recommendation could be worded to reflect Chair Iguchi's idea of taking out the road, putting in a driveway while leaving all the trees and calling it a linear park.
 - * Mr. Hoyt said the intent was not to prescribe the one and only answer, but to prescribe the ultimate outcome, which was City staff's recommendation of replacing the lost square footage.
- Read Condition #4, "Require the applicant to identify the location of another comparable sized park area or open space." City staff had already stated "comparable"...

- * Chair Iguchi was not comfortable with 'pocket' because it could become more of a linear park than a pocket park.
- Agreed with City staff's suggestion and believed the Commission had consensus on Condition #4.
- Chair Iguchi suggested adding 'at least comparable size', so the Applicant could be put in a bigger park if they chose to.
- Commissioner Faiman wanted to stay with the City staff recommendation and not offer the opportunity for a bigger park.

Chair Iguchi clarified that Item #8 was addressed in PF 5 of Exhibit 23.

Commissioner Faiman moved to accept City staff recommendations as listed on page 13 of 87 of the July 13, 2005 Staff Report for LP-2005-02-00006 except for Recommendation #7 and Recommendation #8 which are to be changed as noted in the discussion and motion for Exhibit 23 "Response to Exhibits 12 and 15 (Public Facilities Conditions) (Casefile LP-2005-02-00006)." Chair Iguchi seconded the motion, which carried 5 to 0.

Chair Iguchi:

- Noted a reference to Living Enrichment Center (LEC) usages on page 10 in the Villebois Village Master Plan. She was unclear about whether this was being deleted.
 - * Mr. Lange responded that LEC, as an entity, did not exist. He believed the intent was to leave the content of the discussion the same and simply change the reference since LEC could not be stated anymore.
 - * In the Villebois Village Master Plan, the future study area discussed team center, sanctuary and additional lodging on page 10 of the Villebois Village Master Plan. She then read the reference from Villebois Village Master Plan
 - ⌘ Mr. Neamtzu understood that the reference had been struck.
 - ⌘ Mr. Lange added that it was documented with the approval of the Villebois Village Master Plan at the time and there had been no refinement to that, other than state that LEC, as an entity, did not exist.

Commissioner Hinds moved to adopt Resolution No. LP-2005-02-00006 recommending to the City Council the adoption of Villebois Village Master Plan amendments, making the Master Plan consistent with subsequent land use approvals, modifications of the land uses and layout of the Village Center, identification of a specific 10-acre elementary school site, and deletion of references to the Living Enrichment Center, and other minor edits, and as amended by the Planning Commission. Commissioner Faïman seconded the motion, which carried 5 to 0.

Chair Iguchi closed the public hearing at 9:50 p.m.

[illegible]

**PLANNING COMMISSION
WEDNESDAY, JULY 13, 2005
6:30 P.M.**

IV. CONTINUED PUBLIC HEARINGS

A. Application No. LP-2005-02-00006

APPLICANT: Costa Pacific Communities

REQUEST: Amendments to the Villebois Village Master Plan, making the Master Plan consistent with subsequent land use approvals, modifications of the land uses and layout of the Village Center, identification of a specific 10-acre elementary school site, and deletion of references to the Living Enrichment Center, and other minor edits. The Planning Commission action is in the form of a recommendation to the City Council.

This item has been continued from the May 11, 2005 and June 8, 2005 Planning Commission Meetings.

**WILSONVILLE PLANNING DIVISION
STAFF REPORT**

HEARING DATE: July 13, 2005

DATE OF REPORT: July 6, 2005

APPLICATION NO: LP-2005-02-006

APPLICANT: Costa Pacific Communities

REQUEST: Amendments to the Villebois Village Master Plan, making the Master Plan consistent with subsequent land use approvals for Specific Area Plan (SAP) South and East, modifications to the land uses and layout of the Village Center in SAP Central, identification of a specific 10-acre elementary school site in the north part of the Village, and deletion of references to the Living Enrichment Center and Wilsonville Tract, and other minor edits. *The Planning Commission action is in the form of a recommendation to the City Council.*

LOCATION: Approximately 480 acres on the west side of Wilsonville commonly referred to as Villebois.

LAND USE DESIGNATION: Wilsonville Comprehensive Plan Map Designation: "Residential-Village".

ZONING DESIGNATIONS: Wilsonville Zone Map Classifications: "Public Facilities," "Village Zone" and "Residential Agriculture-Holding"; Clackamas County Zone Map Classification: "Exclusive Farm Use"

STAFF REVIEWER: Chris Neamtzu AICP, Manager of Long-Range Planning

APPLICABLE REVIEW CRITERIA: *Wilsonville Comprehensive Plan*, pages 7-9: Standards for Approval of Plan Amendments, Goal 1.1 Citizen Involvement, Implementation Measure 1.1.1.e, Implementation Measure 1.1.1.f, and Implementation Measure 4.1.6.b; *Metro Urban Growth Management Functional Plan*; *Applicable Statewide Planning Goals* 1, 2, 10, 11; *Oregon Revised Statute* 426.508; *Wilsonville Planning and Land Development Ordinance (Wilsonville's Development Code)* Section 4.003: Consistency with Plan and Laws; Section 4.008 Application Procedures- In General, Section 4.009 Who May Initiate Applications, Section 4.032 Authority of the Planning Commission, Section 4.033 Authority of the City Council, Section 4.125 Village Zone, and Section 4.198 Comprehensive Plan Changes-Adoption by the City Council.

SUMMARY:

At the May Planning Commission meeting, the applicant made a presentation on the proposed changes to the Master Plan and the Development Code (Case Files LP-2005-02-006 and LP-2005-02-007). After the presentation, the Commission continued these items to the June meeting. In June, the Commission again continued the two applications at Staff's request and conducted a worksession with Robert Hoffman, Architect with Fletcher Farr Ayotte on the proposed Development Code text amendments related to the Village Center architecture and the Village Center Architectural Standards book that will be used to guide architectural review of the buildings constructed in the Village Center.

The applicant, Costa Pacific Communities, proposes a series of amendments to the text and graphics of the adopted Villebois Master Plan (dated June 21, 2004). The changes are primarily related to a refined design of the street grid, parks and land uses in the Central SAP that have been necessitated by further study and evolution of the design, a modification to the orientation of land uses and public spaces, as well as the identification of a specific location of the 10-acre elementary school site consistent with adopted implementation measures in the north part of the project area, and associated street and land use modifications.

The applicant has submitted the Specific Area Plan (SAP) for the central part of the project. The site plans are included in the packet as background information for contextual purposes and are not the subject of review of this case file. The case file record contains a number of memos and correspondence between the applicant's consultant and Staff in response to questions raised during the review of this legislative master plan amendment. Much of this material is intended to help the Commission understand the full scope of the changes and to provide additional information on specific topics.

The Planning Commission received the revised Master Plans in May. This is the document being reviewed (dated "received May 11, 2005"). Opposed to producing a large number of revised Master Plans for the hearing in July, the applicant proposes to keep a rolling log of changes to the Master Plan (Exhibit 18) that have been agreed to between the applicant and Staff as well as ones that come out of the Planning Commission review and make the changes following the Commission hearings. The applicant would submit updated and revised Master Plans for the hearings with the City Council. The applicant has submitted color versions of a revised Figure 2-Neighborhood Concept Diagram, Figure 5-Parks and Open Space Plan, Figure 7-Street Plan, and Figure 9a-Street and Trail Sections and a bus stop exhibit. These are replacements for the maps contained in the Master Plan distributed in May (Exhibit 17).

Other proposed changes to the Master Plan include:

- an increase in total units from 2,390 to 2,473, an increase of 83 dwelling units
- modifications to the total unit counts for various housing categories and prices
- the incorporation of approvals recently granted by the DRB for SAP's and PDP's to make the Master Plan maps and diagrams current (with the exception of the most recent approvals for SAP-E)

- the deletion of the reference to the “Living Enrichment Center” and “Wilsonville Tract” replacing them with “Future Study Area” and “Grahams Oak Natural Area” respectively
- trail renaming to avoid confusion
- street grid modifications on Figure 7 and cross section modifications on Figure 9 and 9A deleting the residential village center with median, residential one-way with parking and adding the private Woonerf (street cross section N1, and N2 on Figure 9B) and residential-Village Center with bike lanes (street cross section H on Figure 9A).

RECOMMENDATION:

Staff respectfully recommends that the Planning Commission conduct a public hearing on this matter, incorporate the changes recommended by Staff and forward a recommendation of approval to the City Council.

BACKGROUND:

The Wilsonville City Council adopted the Villebois Village Concept Plan (Ordinance No. 553) on June 2, 2003. The City of Wilsonville Comprehensive Plan text has been amended to include the Residential-Village land use designation (City Ordinance No. 554, May 19, 2003) and the Comprehensive Plan Map has been revised to designate the Villebois Village Master Plan area as Residential-Village (City Ordinance No. 555, May 19, 2003). The City of Wilsonville Comprehensive Plan has been amended by adoption of the Villebois Village Master Plan as an ancillary document (City Ordinance No. 556, August 18, 2003). Adoption of a revised Villebois Village Master Plan was granted by the City Council on June 21, 2004 (City Ordinance No. 566) which replaced the originally approved Master Plan that was adopted by the City Council on August 18, 2003. This proposal, submitted on February 23, 2005 and revised on April 26, 2005 would replace the Villebois Master Plan adopted on June 21, 2004.

The general goals of the Villebois development include these objectives:

- A plan for a minimum residential development of 2,300 units,
- Assurance that housing would be provided for special needs and a variety of income levels,
- Transportation alternatives to the automobile using transit, bikeways and effective land-use planning to reduce total vehicle trips,
- Creation and construction of a pedestrian-friendly community,
- A village center that incorporates transit oriented development,
- Protection of natural resources and provision of green spaces and other public spaces including a public elementary school, and
- A method of directing and controlling architectural standards for the development.

The proposed legislative amendment of the Villebois Village Master Plan is demonstrated to be in compliance with the City of Wilsonville Comprehensive Plan and with other applicable City Master Plans, and other applicable standards, as provided for in the conclusionary findings of

this Staff Report as well as the findings found in Attachment X (dated "Received May 2, 2005") provided by the applicant and entered into the record as Exhibit #2.

Description of the Changes to the Villebois Village Master Plan:

The changes to the Villebois Master Plan are primarily related to the siting of the elementary school, and revisions to the Village Center to enable submittal of SAP Central as well as housekeeping and updating to make the Plan current with recent land use approvals.

The revised Villebois Village Master Plan identifies the infrastructure expansion that is necessary for the development proposed by the Villebois Village Concept Plan to occur. The discussion and conclusions of the different chapters form the basis for the City's calculations of Systems Development Charges (SDCs) within the Villebois Study Area, and indicate the range and type of infrastructure improvements that must be available to serve the development.

Each Master Plan chapter proposes how, and to what scale, infrastructure must be provided, followed by an analysis of how proposed infrastructure conforms to adopted City master plans. Full compliance with City master plans and other policy directives provide the basis for SDC charges through time and indicate how concurrency requirements are fulfilled.

Chapter Summaries:

It is helpful to use the adopted Villebois Master Plan (dated June 21, 2004) for comparison with the proposed changes. Below is a general summary of the proposed changes by chapter.

Chapter 1 – Purpose & Scope of the Villebois Village Master Plan:

- No changes are proposed.

Chapter 2 – Land Use:

Please refer to Exhibit #3 and #5 Memorandums from Stacy Connery and Michelle Tyson of Alpha for additional information regarding the proposed changes to the land use plan. The changes are summarized as follows:

- Minor text changes are proposed throughout the Master Plan replacing "Living Enrichment Center" with "Future Study Area" and "Wilsonville Tract" with "Grahams Oak Natural Area".
- Figure 1: The land uses have been changed in the Central and Northern SAP's, and the boundary of the Central SAP has been enlarged by 8 acres to the northeast to include Hilltop Park and some village apartments to the northeast.

PLANNING COMMISSION
RESOLUTION NO. LP-2005-02-00006

A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE VILLEBOIS VILLAGE MASTER PLAN, MAKING THE MASTER PLAN CONSISTENT WITH SUBSEQUENT LAND USE APPROVALS, MODIFICATIONS OF THE LAND USES AND LAYOUT OF THE VILLAGE CENTER, IDENTIFICATION OF A SPECIFIC TEN-ACRE ELEMENTARY SCHOOL SITE, AND DELETION OF REFERENCES TO THE LIVING ENRICHMENT CENTER, AND OTHER MINOR EDITS.

WHEREAS, the Wilsonville Planning Director submitted proposed Villebois Village Master Plan amendments to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after providing the required notice, held Public Hearings on May 11, 2005, June 8, 2005 and July 13, 2005 to review the Villebois Village Master Plan amendments and to gather additional testimony and evidence regarding the amendments; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties; and

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt all Planning Staff Reports along with the findings and recommendations contained therein and, further, recommends that the Wilsonville City Council approve and adopt the Villebois Village Master Plan amendments, as reviewed by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 13th day of July 2005, and filed with the Planning Administrative Assistant on July 14, 2005

Wilsonville Planning Commission

Attest:

Linda Straessle, Administrative Assistant I

SUMMARY of Votes:

Chair Iguchi:	_____
Commissioner Goddard:	_____
Commissioner Faiman:	_____
Commissioner Guyton:	_____
Commissioner Hinds	_____
Commissioner Juza:	_____
Commissioner Maybee:	_____

Figure 5

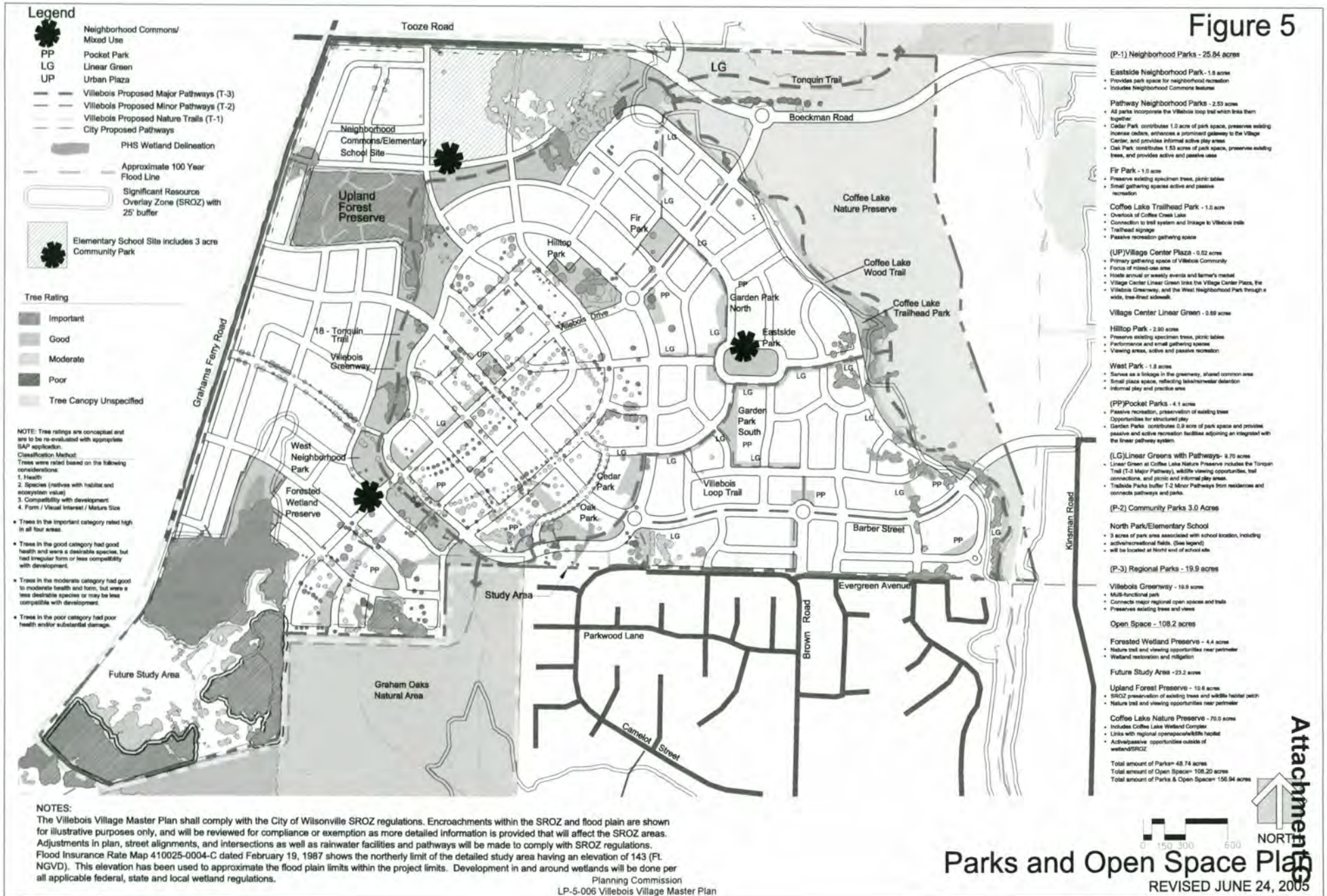


Figure 7

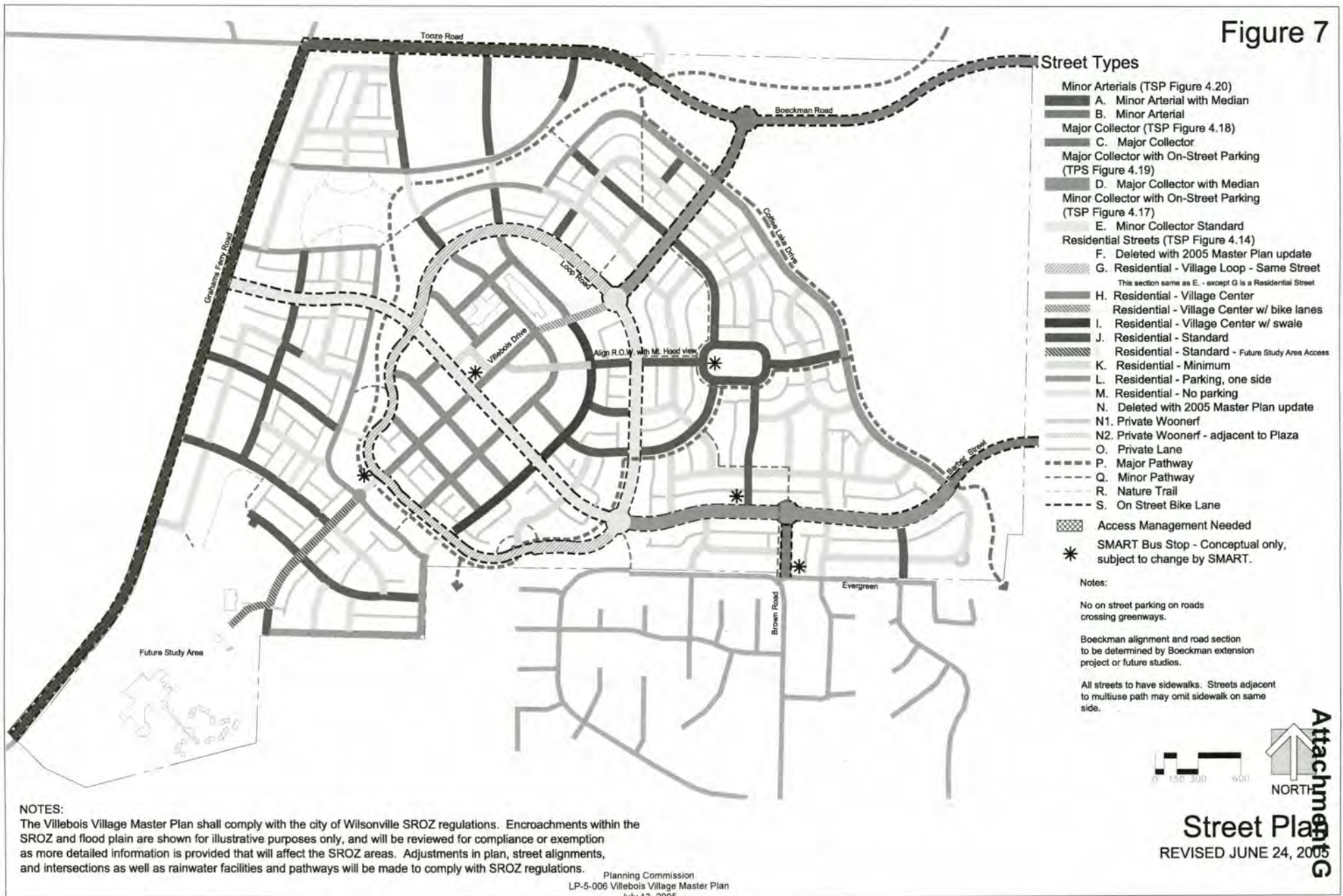
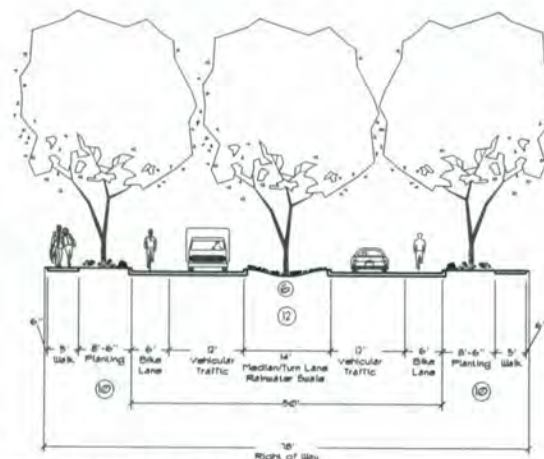


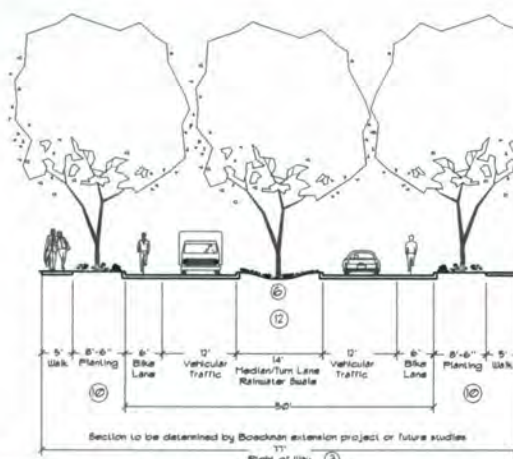
Figure 9A



A. Minor Arterial with Median

(TSP Figure 4.20)

Scale: 1" = 20'

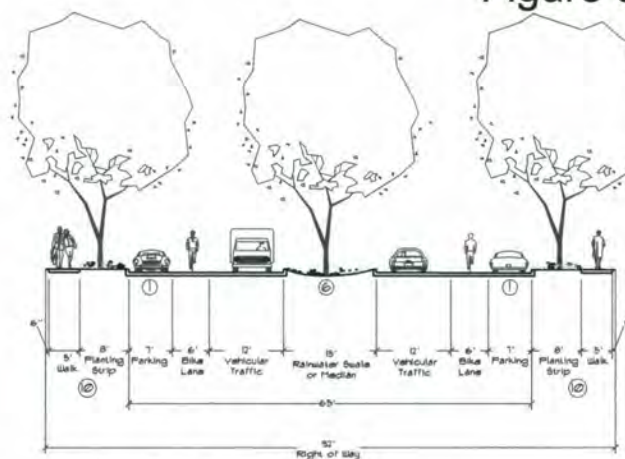


B. & C. Minor Arterial / Major Collector

(TSP Figure 4.20 / 4.18)

Minor Arterial at Boeckman Road
Major Collector at Berbee Street

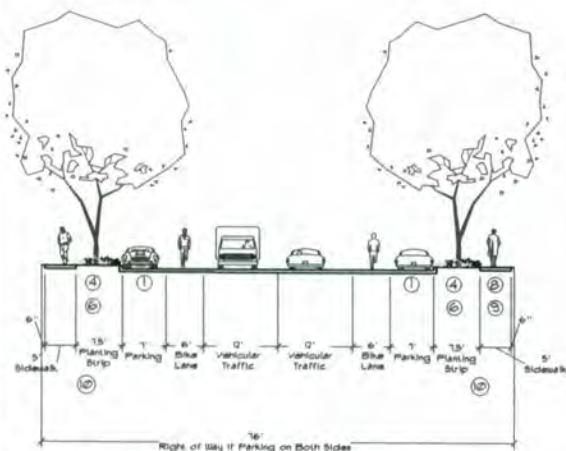
Scale: 1" = 20'



D. Major Collector with Median

(TSP Figure 4.19)

Scale: 1" = 20'

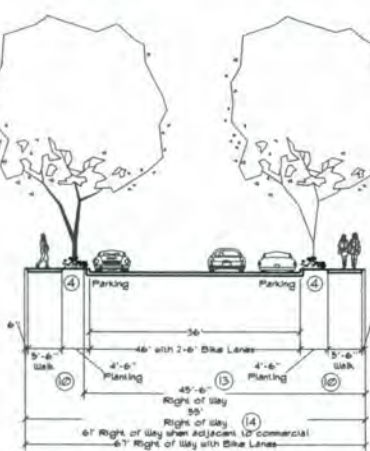


E. & G. Minor Collector Standard / Residential - Village Loop

(TSP Figure 4.17)

(TSP Figure 4.14)
Residential Village Loop - same street section as
Minor Collector - Standard but is a Residential Street

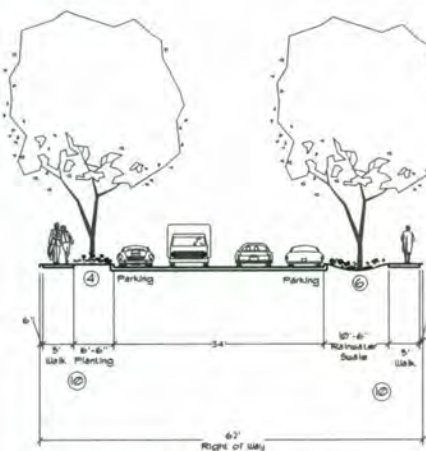
Scale: 1" = 20'



H. Residential - Village Center

(TSP Figure 4.14)

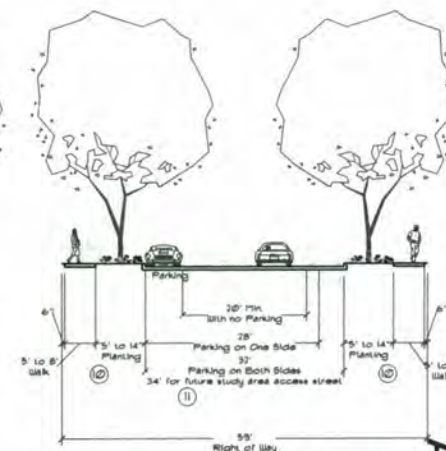
Scale: 1" = 20'



I. Residential - Village Center w/ swale

(TSP Figure 4.14)

Scale: 1" = 20'



J. Residential - Standard - FSA Access

(TSP Figure 4.14)

Scale: 1" = 20'

NOTES:

1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Rainwater swales are not required for streets with grades in excess of 8%.
3. Section to be determined by Boeckman extension project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to retail/commercial uses.
5. Blocks over 350' will have a red-block pedestrian crossing. This same area will provide 20' clear for vehicle passing on Quaking streets.
6. See DBA Submission for swale locations.
7. No planting strip at driveway crossings. Provide minimum 5' clear sidewalk from back of curb.
8. Sidewalk and planting strip optional when adjacent to multi-use trail.

9. The Right of Way shall be reduced to 12" behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual unit service to be in private lane where available.
11. 34' width for LEC access road may be revised with the SAP Plans to a 35' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 46' width when adjacent to Linear Green.
14. Sidewalk becomes 13.5' planting strip is removed and Right of Way becomes 61' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section H deleted and replaced with Sections H1 + H2.

Planning Commission
LP-5-006 Villebois Village Master Plan
July 13, 2005
34 of 87

Street and Trail Sections -

REVISED JUNE 24, 2005

Attachment G

Exhibit 18

MASTER PLAN AMENDMENT ROLLING LOG of EDITS		
#		
1	item	Villebois Drive through the Village Center currently depicted as a Collector. The classification is correctly shown on Figure 7 - Street Plan, make correction on Figure 2.
	location	Master Plan Figure 2
2	item	Delete the list of uses in the LEC from the Master Plan Findings Document
	location	Findings Document - Finding A-144, (P. 60)
3	item	Revise Implementation Measures to remove specificity regarding the placement and orientation of the Elementary School and 3-acre community park. Make corresponding changes in the findings document
	location	Master Plan - Section 2.2, Elementary School Implementation Measure 1 (P. 18) Master Plan - Section 3.4, Implementation Measure 3 (P. 34) Findings Document - Finding A-159, (P. 68) Findings Document - Finding A-169, (P. 71)
4	item	Update for approval of PDP 1(E). Update figures, park acreages, and unit counts throughout the Master Plan document and the findings
	location	Figures 1, 3, 4, 5, 6A, 6B, and 7 for new street layout Figure 1 for new unit counts in table Figure 5 for new park spaces and new park totals Update all references to unit counts and parks acreages throughout the Master Plan text and findings
5	item	Villebois Drive - Street Section with bike lane for 2 blocks past roundabout. Add a third alternative Section H - Residential Village Center on Figure 9A and a note showing this situation.
	location	Master Plan Figure 9A, Section H - Residential - Village Center. (Using this approach, not changes would be necessary to Figure 7 for this change)
6	item	Placement of bus stops per coordination with SMART
	location	Master Plan Figure 7
7	item	Re-insert language regarding water connections from SW Barber to SW Evergreen Road
	location	Master Plan - Section 4.2.2, Villebois proposed water plan (P. 45) Master Plan - Section 4.2.4, Implementation Measure 1, #10 (P. 48) Findings Document - Finding A-177, (P. 75)
8	item	New population projections due to change in unit counts, make corresponding changes in Table 1: Parks and Recreation Master Plan Comparison
	location	Master Plan Table 1: Parks and Recreation Master Plan Comparison, (P. 27-31)

VILLEBOIS

SPECIFIC AREA PLAN - CENTRAL

DRAWINGS

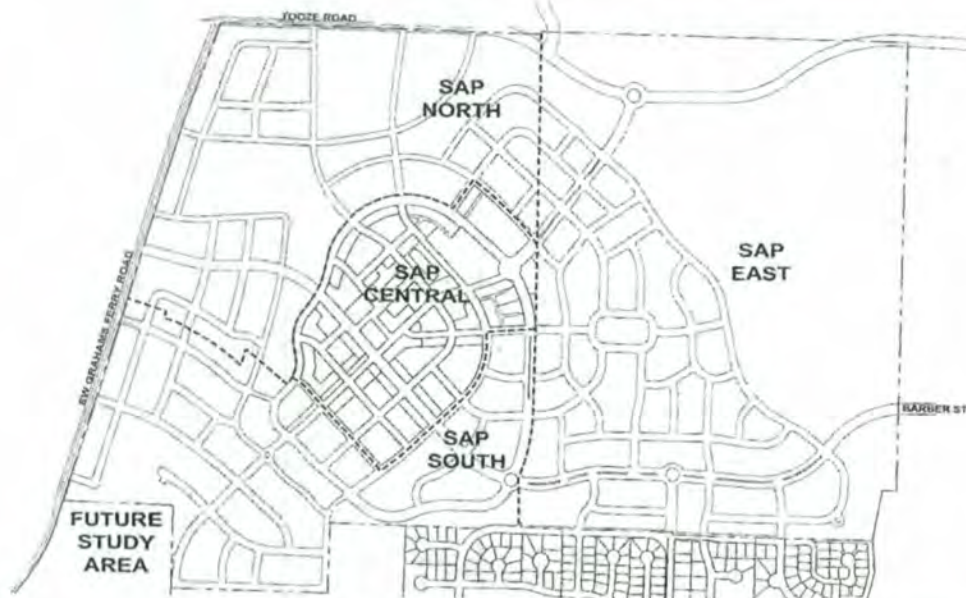
CITY OF WILSONVILLE, OREGON



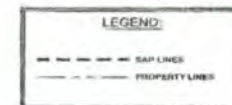
Villebois

COSTA PACIFIC
COMMUNITIES

ALPHA COMMUNITY DEVELOPMENT
FLETCHER PARK ASSOCIATES
IVYSON ASSOCIATES
PACIFIC HABITAT SERVICES
WALT KRAFF
KUTTELSON & ASSOCIATES



VICINITY MAP



BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT
BOX IN CENTERLINE OF TOOZE ROAD 2 MILES WEST OF 110TH.
ELEVATION DATUM: NAVD 88, ELEVATION = 202.951

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3UT
PARKS:	CITY OF WILSONVILLE
PHONE:	VERIZON
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 AERIAL PHOTOGRAPH
- 4 LAND USE PLAN
- 5 CIRCULATION PLAN
- 6 STREET SECTIONS
- 7 STREET TREE PLAN
- 8 TREE PRESERVATION PLAN
- 9 TREE PRESERVATION PLAN
- 10 TREE PRESERVATION PLAN
- 11 GRADING PLAN
- 12 UTILITY PLAN
- 13 SEQUENCE OF DEVELOPMENT

**FOR
REFERENCE
ONLY**



Exhibit 11

VILLEBOIS

Specific Area Plan
Central

Cover Sheet

DATE: PROJECT:



Attachment G



MEMORANDUM

Exhibit 3

DATE: 3/9/2005

TO: Sandi Young, Planning Director

cc: Chris Neamtzu, Manager of Long Range Planning

FROM: Stacy Connery
Michele Tyson

RE: Master Plan Amendment (LP2005-02-006)

This memorandum is written to address changes to the February 23, 2005 proposed Villebois Village Master Plan Legislative Amendment (City File No. LP 2005-02-006). The changes are in response to comments made by the city as well as to correct oversights in the first submittal.

The first change to the proposed Villebois Village Master Plan amendment is to remove the allowed uses listed for the Future Study Area. This change occurs on pages 10 and 15 of the Villebois Village Master Plan as submitted February 23, 2005. The following will therefore be removed from the Master Plan on page 10 in the description of the Future Study Area as well as in the Implementation Measure on page 15:

Uses within the Future Study Area may include the following uses that are allowed in the Village Center:

- General Office: professional offices, non-profit, health services, governmental services, real estate, insurance, travel.
- Hospitality: hotel, bed and breakfast, conference center.
- Light Manufacturing/Research and Development.
- Civic/Institutional: meeting hall, library, museum, churches, farmer's market, community center.
- Residential: condominiums, apartments, and townhouses.

The remaining changes are corrections to the text and figures within the proposed Villebois Village Master Plan amendment. The corrections to the Figures are as follows:

Figure 1 – The first change to Figure 1 makes a correction to the Land Use table and corrects the inclusion of the 3-acre community park associated with the

school with the acreage of the school site. This acreage has already been accounted for in the Open Space acreage. This correction therefore adjusts the school site acreage to 7 acres (excluding the 3-acre Community Park) and the resulting area of right-of-way to 112.9 acres.

The second change to Figure 1 extends the Linear Green that connects the Coffee Lake Nature Preserve with the Eastside Neighborhood Park. This Linear Green is shown on the Figure 5 – Parks and Open Space Plan, but was omitted on Figure 1 with the amendment to the Villebois Village Master Plan. These changes are noted on the hand-marked Figure 1 attached.

Figure 9A – The third correction to the figures of the Villebois Village Master Plan amendment occurs on Figure 9A. This correction changes the reference to LEC to read "Future Study area" as is shown throughout the remainder of the Master Plan document. This change is noted on the hand-marked Figure 9A attached.

The following changes seek to correct oversights within the text of the amended Villebois Village Master Plan. The corrections to the text are for two reasons. The first reason is to change overlooked references to the "Living Enrichment Center" to read "Future Study Area". The second reason is to correct references in the text to the Tonquin Trail, Coffee Lake Wood Trail and Coffee Lake Trailhead Park that were missed when the names of these facilities were changed. The changes are as follows, and are highlighted in the text:

Page 21 – Coffee Lake Trailhead Park (1.0 acres)

This park will provide an overlook area for the Coffee Lake Nature Preserve and trailhead signage for the Coffee Lake Wood Trail.

West Park (1.8 acres)

This park is a linkage in the Greenway and hosts a section of the Tonquin Trail on its eastern edge.

Page 22 – Linear Greens with Pathways (9.9 acres)

Linear Green at Coffee Lake Nature Preserve - The Coffee Lake Wood Trail will weave through a linear park outside the boundary of the Coffee Lake SROZ. This long park will serve as a conduit for Villebois residents to access wildlife viewing opportunities along the edge of the nature preserve without actually entering the SROZ and allow access to major trail connections. It will also serve as a significant open space in its own right, with benches, picnic areas and grassy areas for informal play. This park leads into and out of the Coffee Lake Trailhead Park.

Trailside Parks - The Villebois Loop Trail will weave through the east neighborhood and connect to the Coffee Lake Wood Trail on the outer east edge of the Villebois residential neighborhoods.

Page 23 – Villebois Greenway (19.9 acres)

... The Greenway will include amenities such as the Tonquin Trail, picnic areas, gathering spaces, and neighborhood park space, as well as wildlife habitat in patches and rainwater collection and cleaning.

Future Study Area SROZ (23.2 acres)

This area will be further defined by the developer of the Future Study Area during future planning for that property.

Upland Forest Preserve (10.6 acres)

... The forest is contiguous with the Villebois Greenway and the Tonquin Trail.

Page 24 – Coffee Lake Nature Preserve (70.0 acres)

...These areas are categorized separately within the Linear Green at Coffee Lake Nature Preserve or the Coffee Lake Trailhead Park.

Page 25 – Forested Wetland Preserve: The Villebois Village Master Plan includes 700 lineal feet of nature trails around the edge of the forested wetland, connecting the Future Study Area with the West Neighborhood Park and Greenway via a short sidewalk.

Coffee Lake-Wood Trail/Villebois Loop Trail/Brown Road Trail/Tonquin Trail

There are several major pathways planned for Villebois, the Tonquin Trail and the connection suggested by the Brown Road Trail in the PRMP. Metro's Tonquin Trail (now the Coffee Lake Wood Trail) was envisioned in the DATELUP study to run north to south along the western edge of the Coffee Lake Nature Preserve. The Villebois Loop Trail provides connections between the Tonquin Trail and the Coffee Lake-Wood Trail.

Please enter this information into the record for the proposed Villebois Village Master Plan Legislative Amendment (LP2005-02-006). Feel free to contact us if there are any questions.

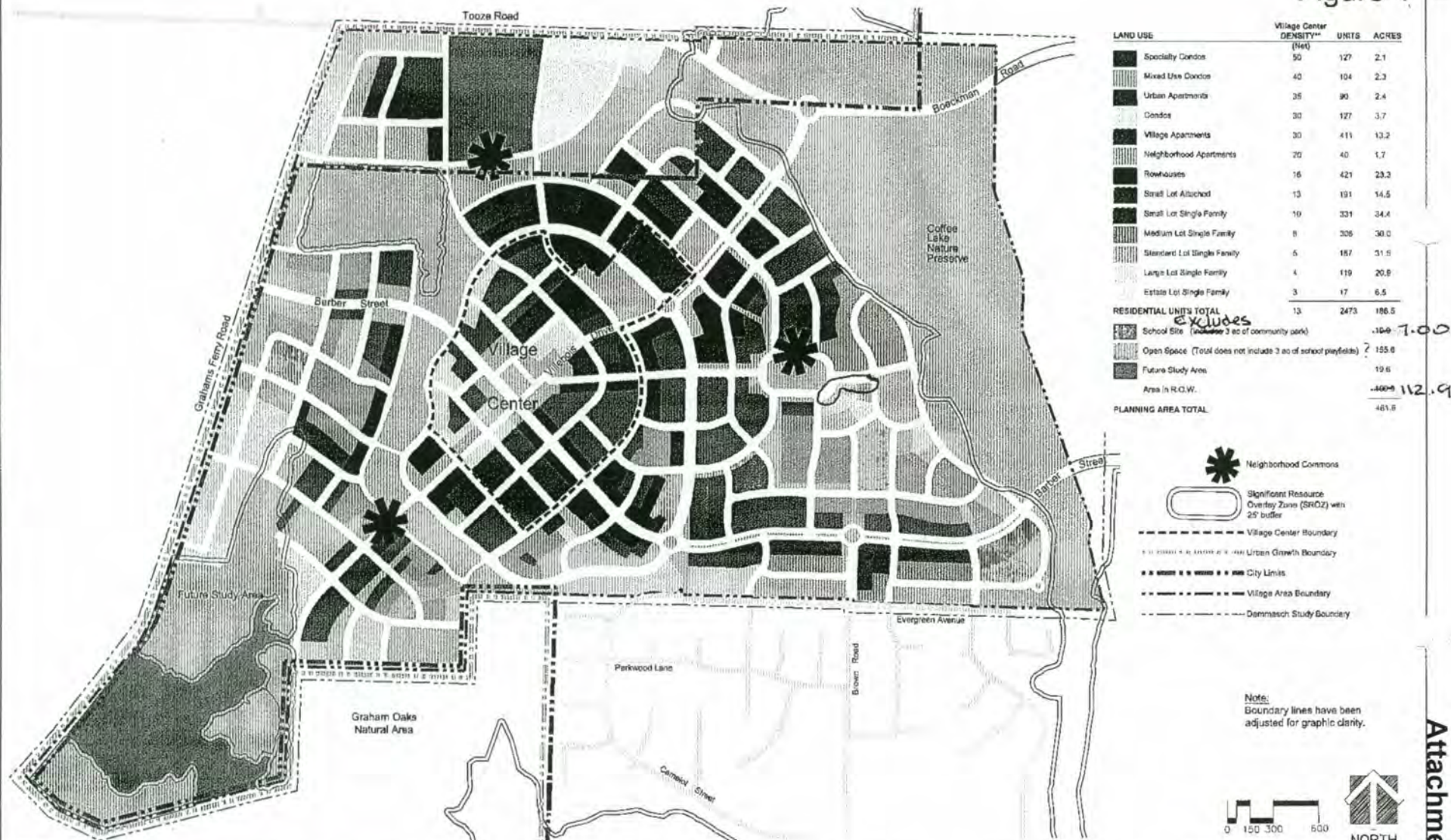
Thank you.

Enclosures:

Figure 1 with noted change

Figure 9A with noted change

Figure 1

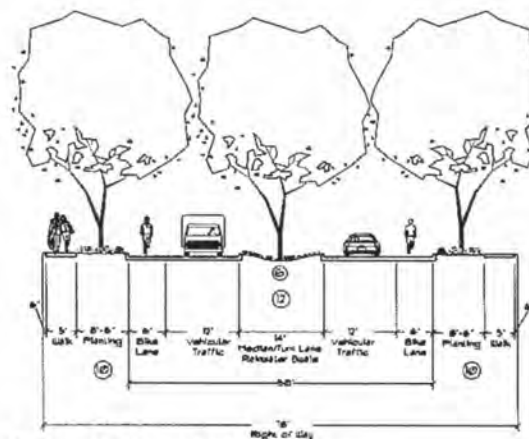


NOTES:
 The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Land Use Plan
 FEBRUARY 23, 2005

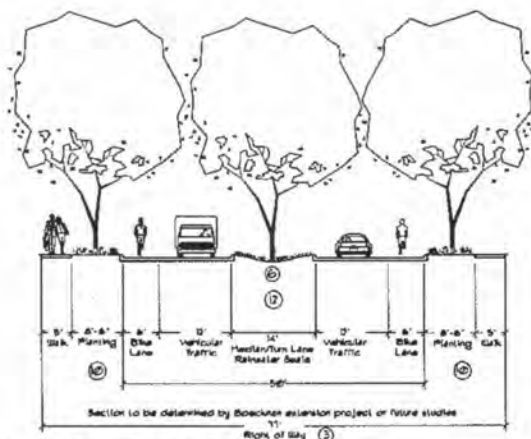
Figure 9A



A. Minor Arterial with Median

Scale: 1" = 20'

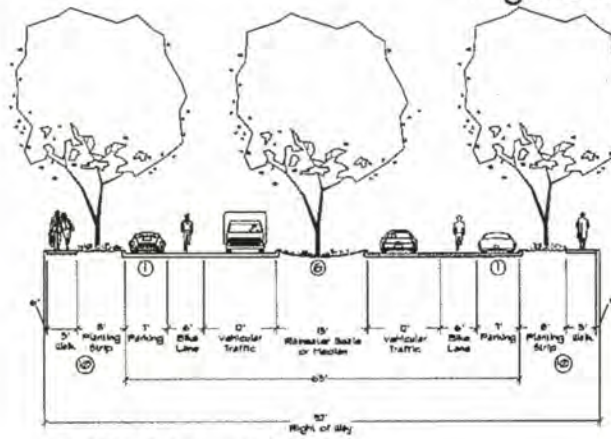
(TSP Figure 4.26)



B. & C. Minor Arterial / Major Collector

Scale: 1" = 20'

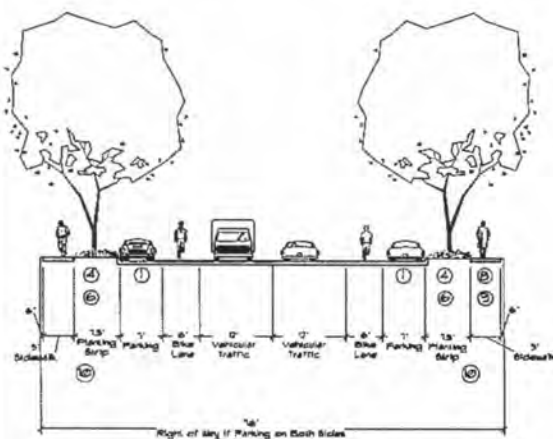
Minor Arterial to Bockman Road
Major Collector at Butler Street
(TSP Figures 4.20 / 4.14)



D. Major Collector with Median

Scale: 1" = 20'

(TSP Figures 4.19)

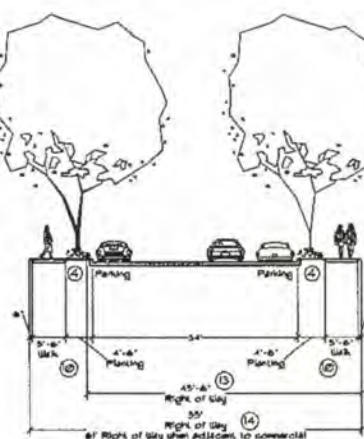


E. & G. Minor Collector Standard / Residential - Village Loop

Scale: 1" = 20'

(TSP Figures 4.17)

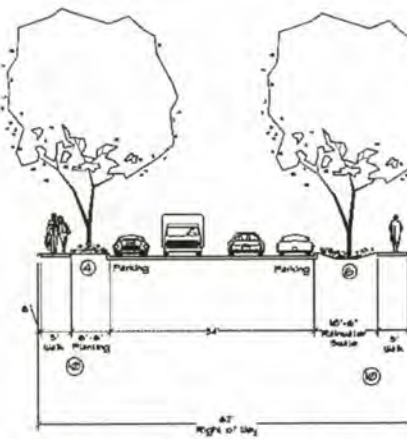
Residential Village Loop - same street section as
Minor Collector - Standard but is a Residential Street



H. Residential - Village Center

Scale: 1" = 20'

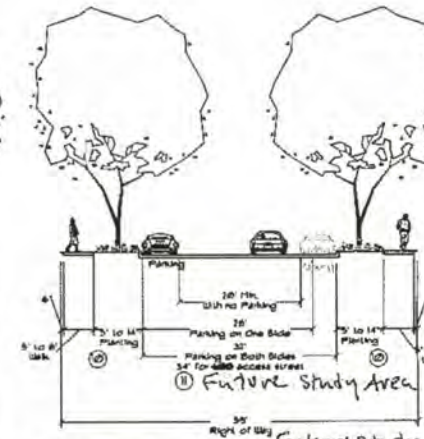
(TSP Figure 4.14)



I. Residential - Village Center w/ swale

Scale: 1" = 20'

(TSP Figure 4.14)



J. Residential - Standard - LEC Access

Scale: 1" = 20'

(TSP Figure 4.14)

NOTES:

1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Retention walls are not required for streets with grades in excess of 8%.
3. Section to be determined by Bockman extension project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to residential uses.
5. Block over 350' will have a mid-block pedestrian crossing. This area will provide 30' clear for vehicle parking on crossing streets.
6. See B&P Submittal for aisle locations.
7. No parking strip at Graham's Ferry Road. Provide within 5' clear sidewalk from back of curb.
8. Sidewalk and planting strip optional when adjacent to multi-use trail.

9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to open spaces.
10. Dry Utilities in sidewalk and planter area where necessary. Individual utility service to be in private line where available.
11. 34' width for LEC access road may be revised with the B&P Plan to a 30' access road.
12. Continuous turn lane at Graham's Ferry Road.
13. 48' width when adjacent to Linear Green.
14. Sidewalk becomes 30' planting strip is removed and Right of Way becomes 67' when adjacent to Commercial.
15. Section F deleted with 2005 Master Plan update.
16. Section H deleted and replaced with Sections H & I.

Street and Trail Sections - A

FEBRUARY 23, 2005

Attachment G

Changes to Master Plan (February 23, 2005)

Figure 1

- New Village Center land use plan;
- Identifies school site in North, surrounding land uses therefore altered;
- Updates portions of SAP South and SAP East to reflect approved plans;
- Updates Density, units and acreages table;
- Changes "LEC" to Future Study Area and "Metro Wilsonville Tract" to Graham Oaks Natural Area.
- Updates City limit line.

Figure 2

- Changes "LEC" to Future Study Area and "Metro Wilsonville Tract" to Graham Oaks Natural Area;
- Updates trail names – Coffee Lake Wood Trail and Tonquin Trail;
- Various changes to make it read easier.

Figure 2A

- New Village Center land use plan.

Figure 3

- Updated street layout;
- Changes "LEC" to Future Study Area and "Metro Wilsonville Tract" to Graham Oaks Natural Area.

Figure 4

- Adds note regarding phasing dates;
- Updated street layout;
- Changes "LEC" to Future Study Area and "Metro Wilsonville Tract" to Graham Oaks Natural Area;

Figure 5

- Updated parks as approved for SAP South and SAP East;
- Updated parks in Village Center;
- Tonquin Trailhead Park is renamed Coffee Lake Trailhead Park;
- Tonquin Trail is renamed Coffee Lake Wood Trail in Eastside;

- Coffee Lake Wood Trail through the Villebois Greenway is renamed Tonquin Trail;
- Updated park areas:
 - Oak Park
 - Village Center Plaza
 - Village Center Linear Green
 - Hilltop Park
 - Pocket Parks
 - Linear Greens and Pathways and related changes to park totals
- Additional notes regarding School site;
- Addition of note regarding tree ratings;
- Changes "LEC" to Future Study Area and "Metro Wilsonville Tract" to Graham Oaks Natural Area.

Figure 6

- Updated location of proposed sanitary sewer.

Figure 6A

- Updated stormwater facilities in the East;
- Addition of stormwater facilities in North along Tooze Road (have always been planned, but were inadvertently left off plans in the past);
- Changes "LEC" to Future Study Area and "Metro Wilsonville Tract" to Graham Oaks Natural Area.

Figure 6B

- Changes "LEC" to Future Study Area and "Metro Wilsonville Tract" to Graham Oaks Natural Area.

Figure 7

- Updated Village Center streets;
- Updated street layout around school site in North;
- Slight updates in East and South per approved plans;
- Changes "LEC" to Future Study Area.
- Section "F" deleted;
- Section "N" deleted;
- Note added to Section "G"
- Section "N1" and "N2" added;
- Changes "LEC" to Future Study Area and "Metro Wilsonville Tract" to Graham Oaks Natural Area.

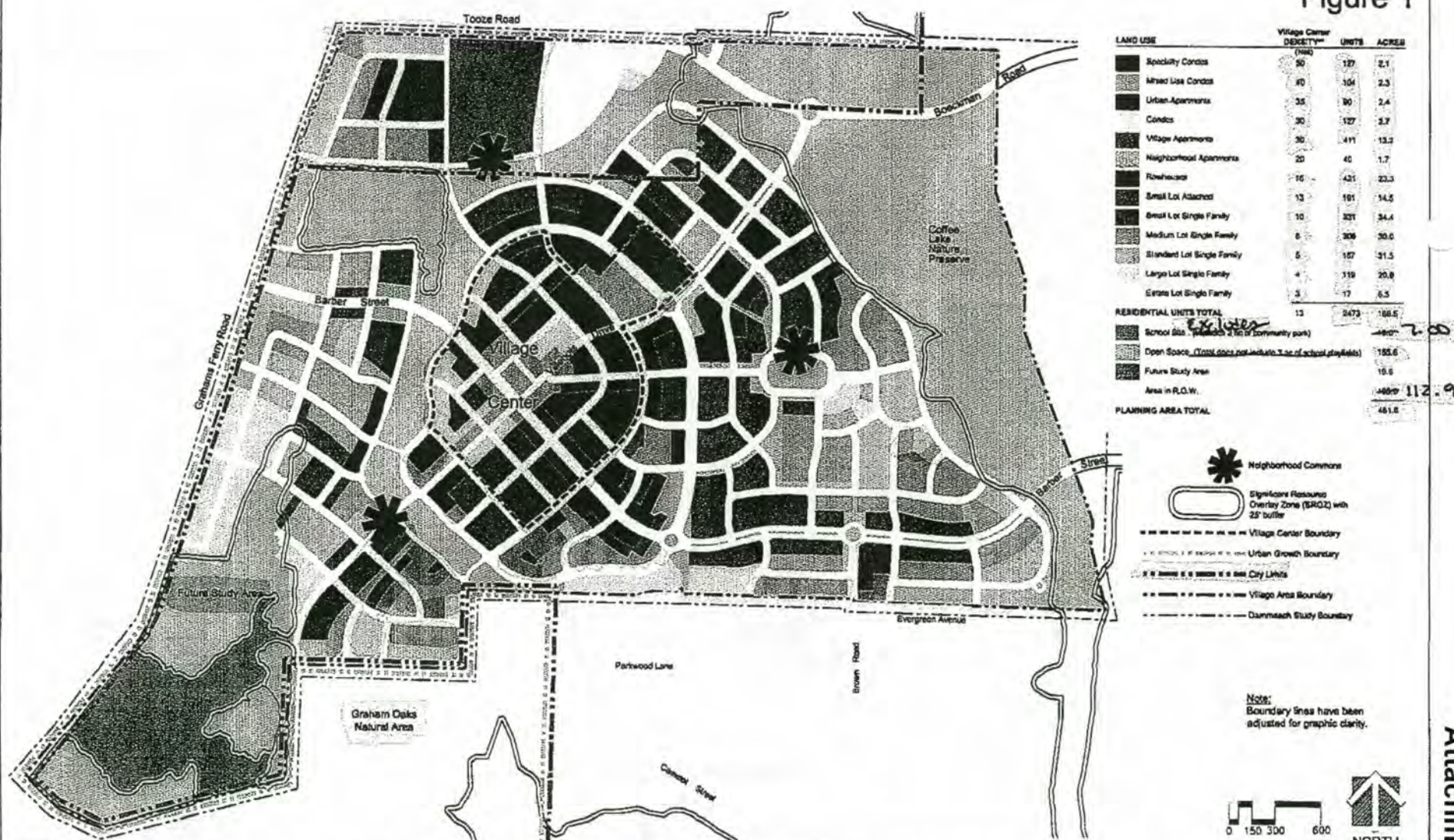
Figure 8

- Fixes line type on Evergreen Street to be a local street.

Figure 9A and 9B

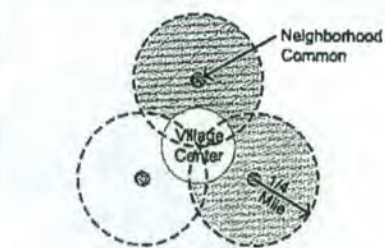
- Section "F" deleted, note 15 added;
- Section "H" – addition of circumstance adjacent to linear green and adjacent to commercial, notes 13 and 14 added;
- Section "I" – specifies 5' walk and 62' right-of-way;
- Section "J" – reference to LEC becomes Future Study area*;
- Section "N" deleted, note 16 added;
- Section "N1" added – Private Woonerf;
- Section "N2" added – Private Woonerf – adjacent to plaza;

Figure 1

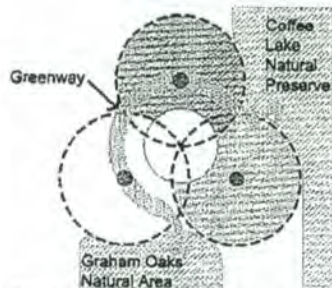


Land Use Plan
FEBRUARY 23, 2005

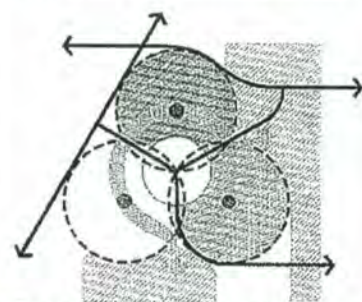
Figure 2



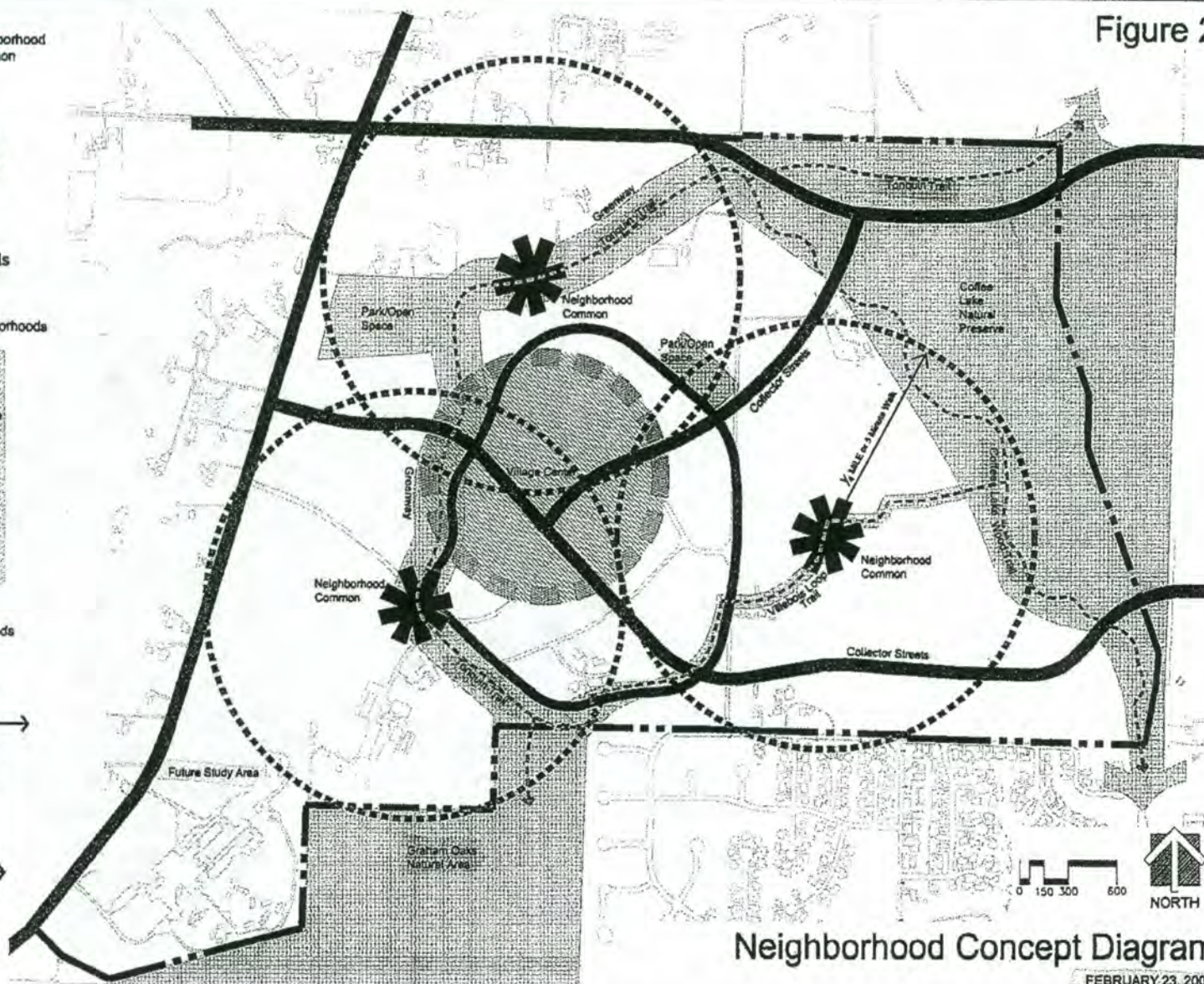
Conceptual Diagram - Neighborhoods
 - 1/4 mile radius neighborhood = 5 minute walking distance
 - Commons at neighborhood center
 - Village Center at the confluence of neighborhoods



Conceptual Diagram - Greenway
 - Connection to adjacent open spaces
 - Open space linkage between neighborhoods



Conceptual Diagram - Roadways
 - Roadway system defines neighborhood edges



Neighborhood Concept Diagram

FEBRUARY 23, 2005

Updated street layout

Figure 3

Legend

- S.A.P. Boundary
- Village Area Boundary
- Damneesh Study Boundary

Note:
Boundary lines have been adjusted for graphic clarity.

0 150 300 600



Conceptual Specific Area Plan Boundaries

FEBRUARY 23, 2005

Attachment G

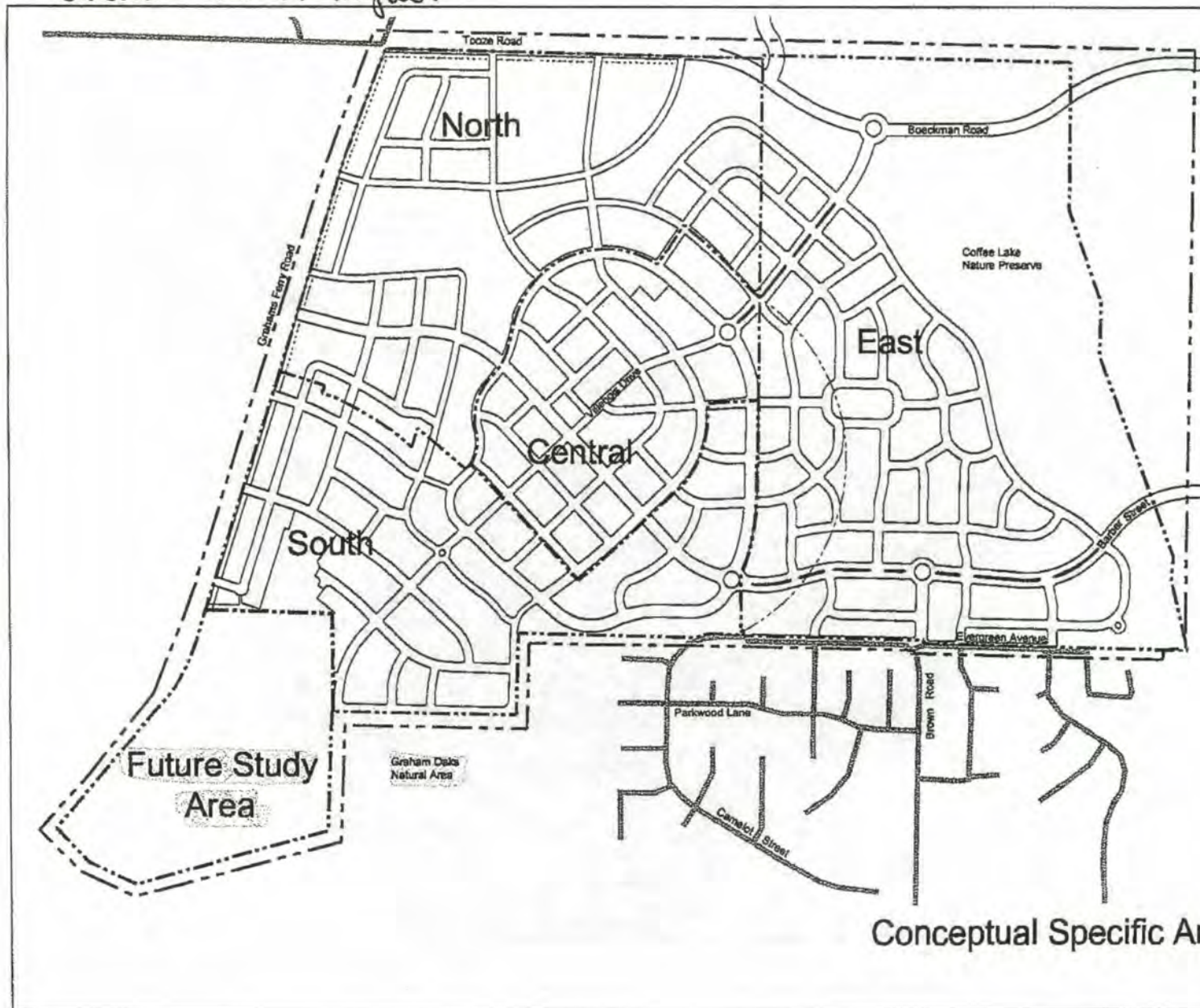


Figure 4

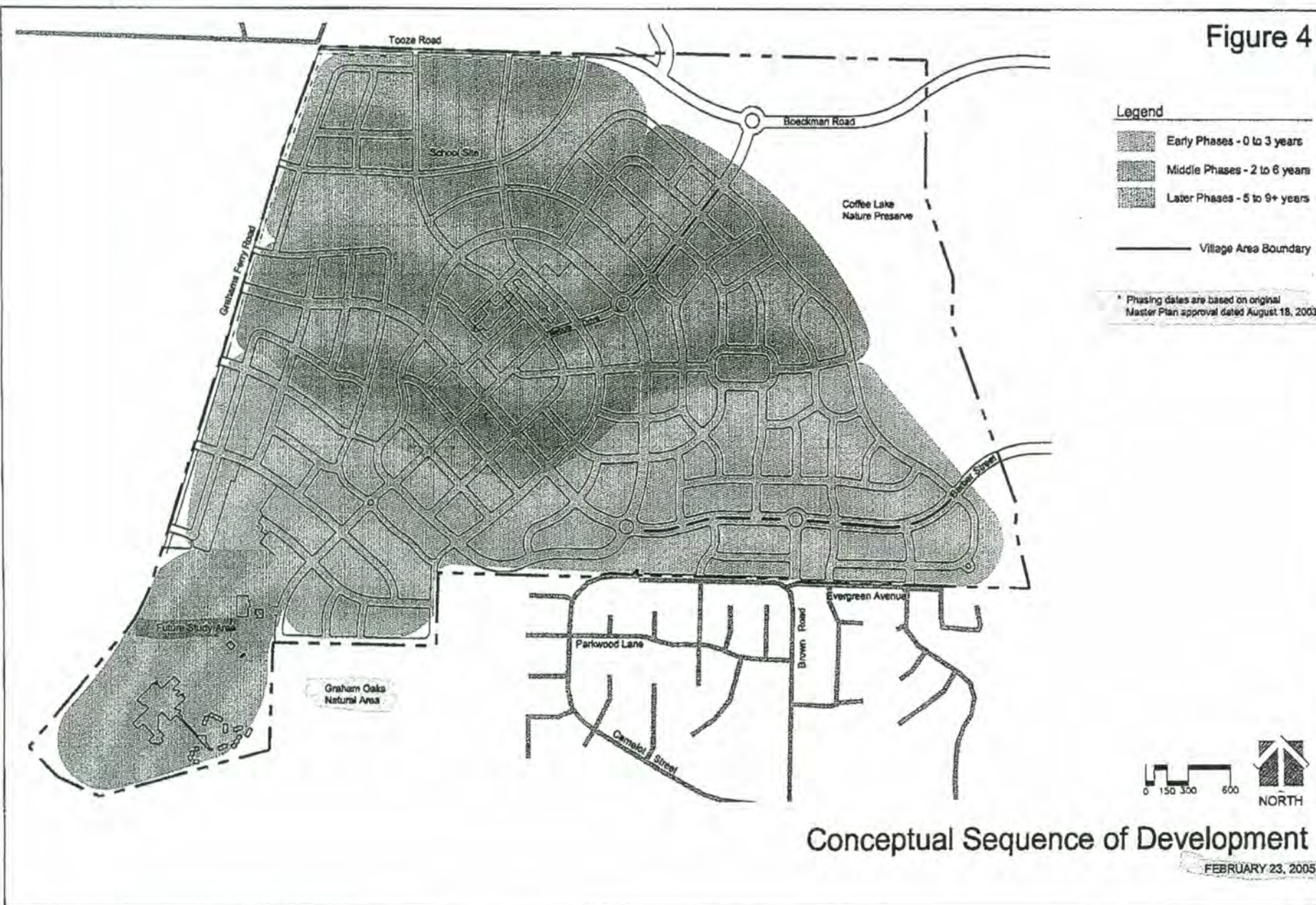


Figure 5

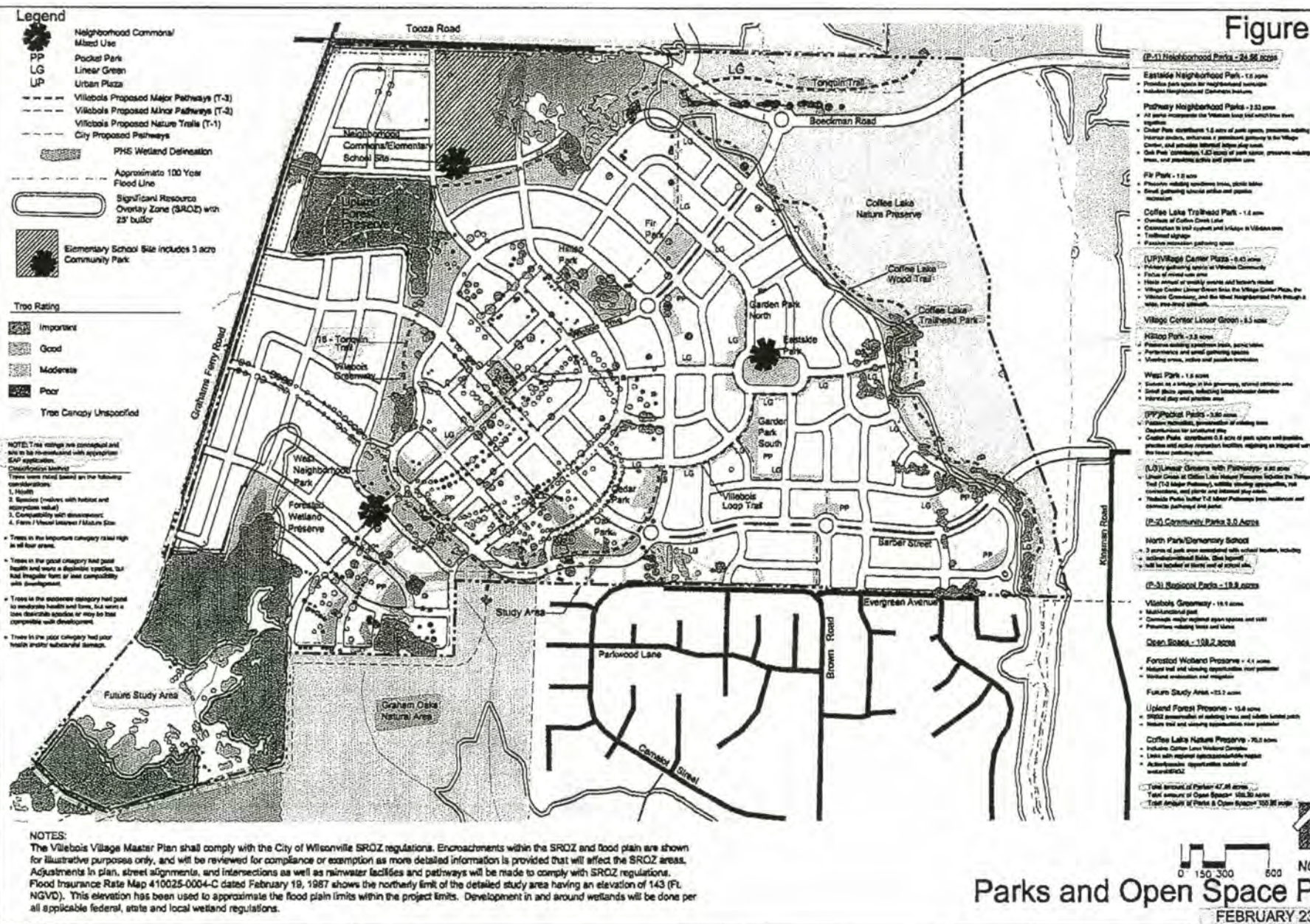


Figure 6

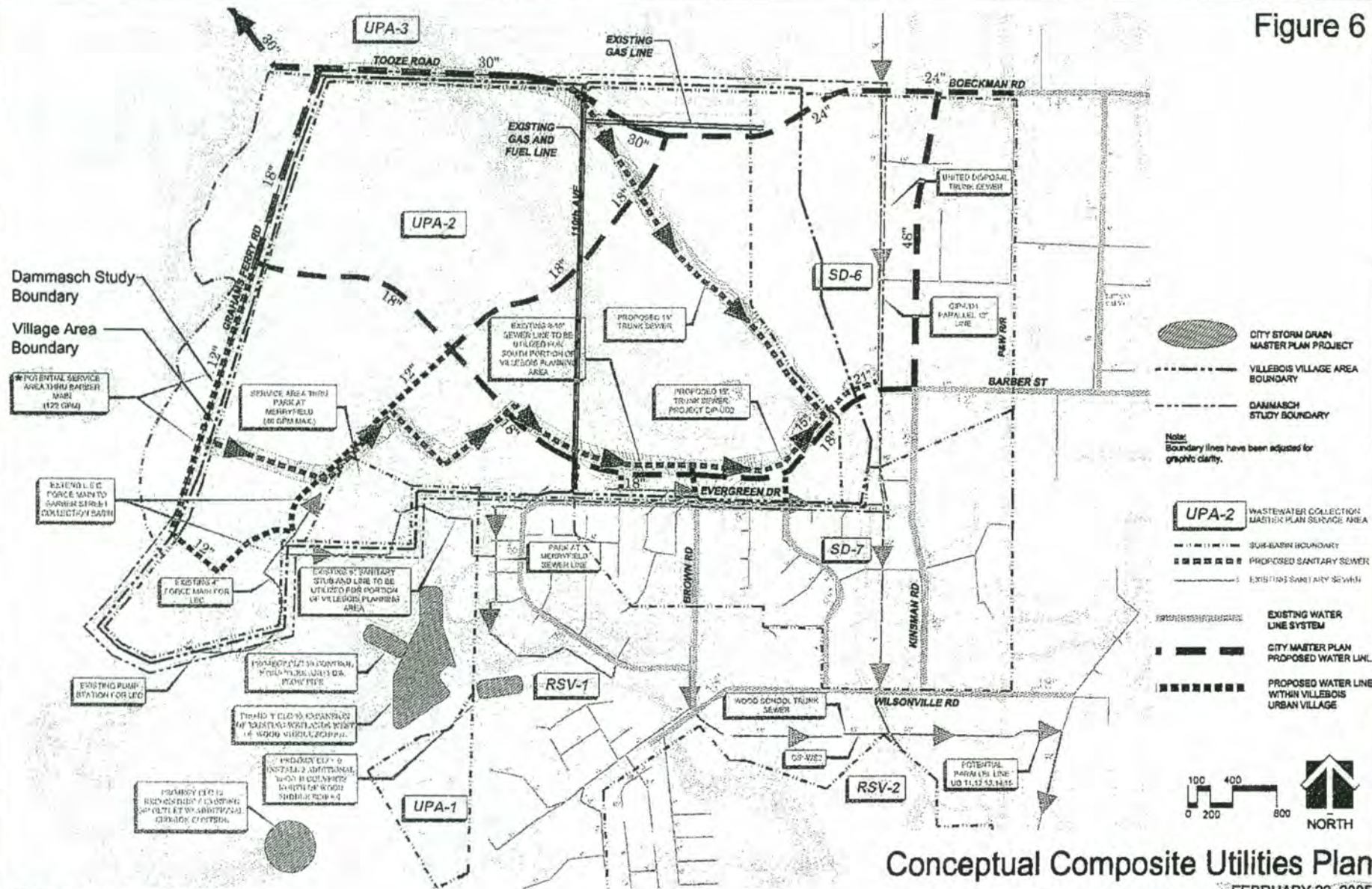


Figure 6A

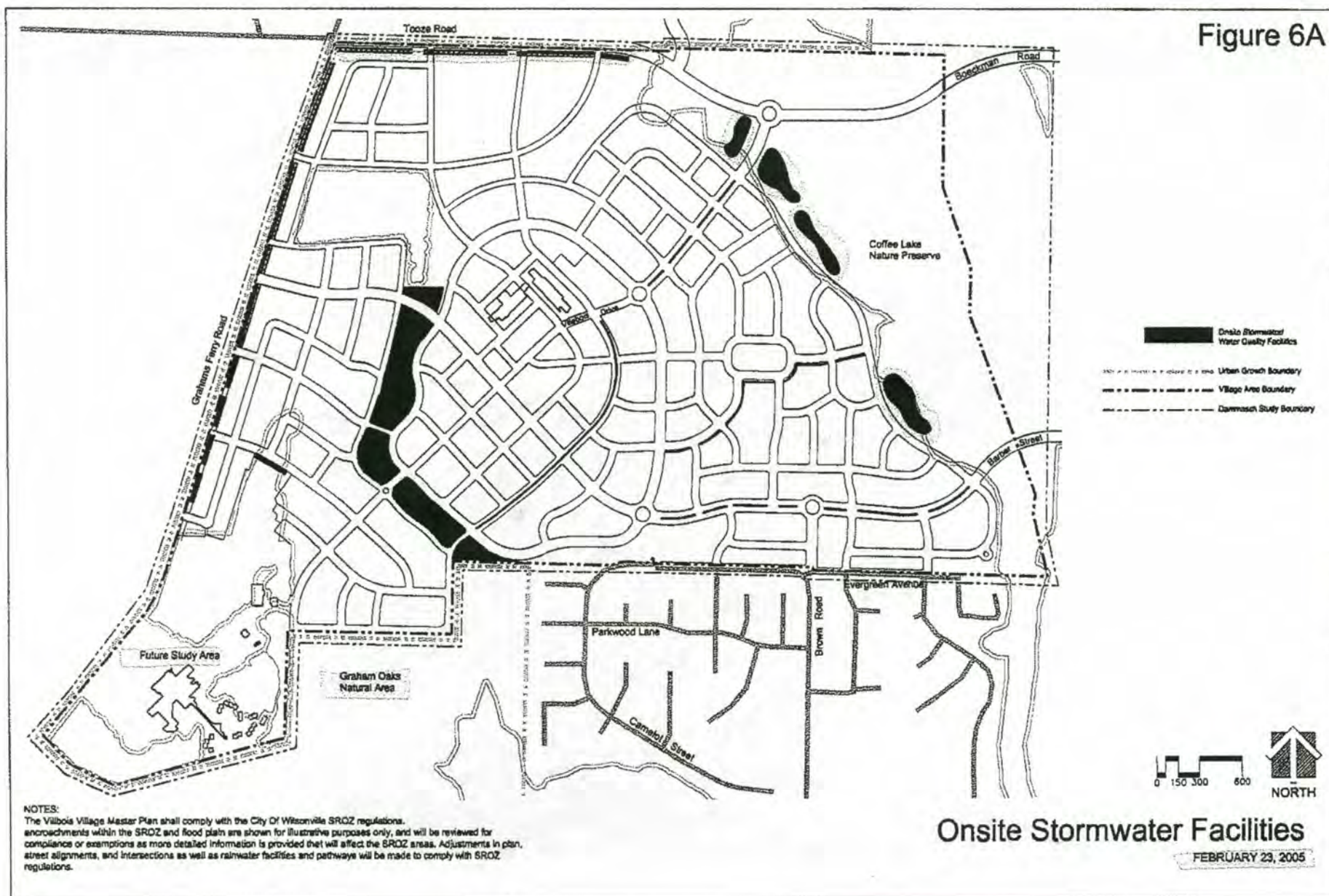
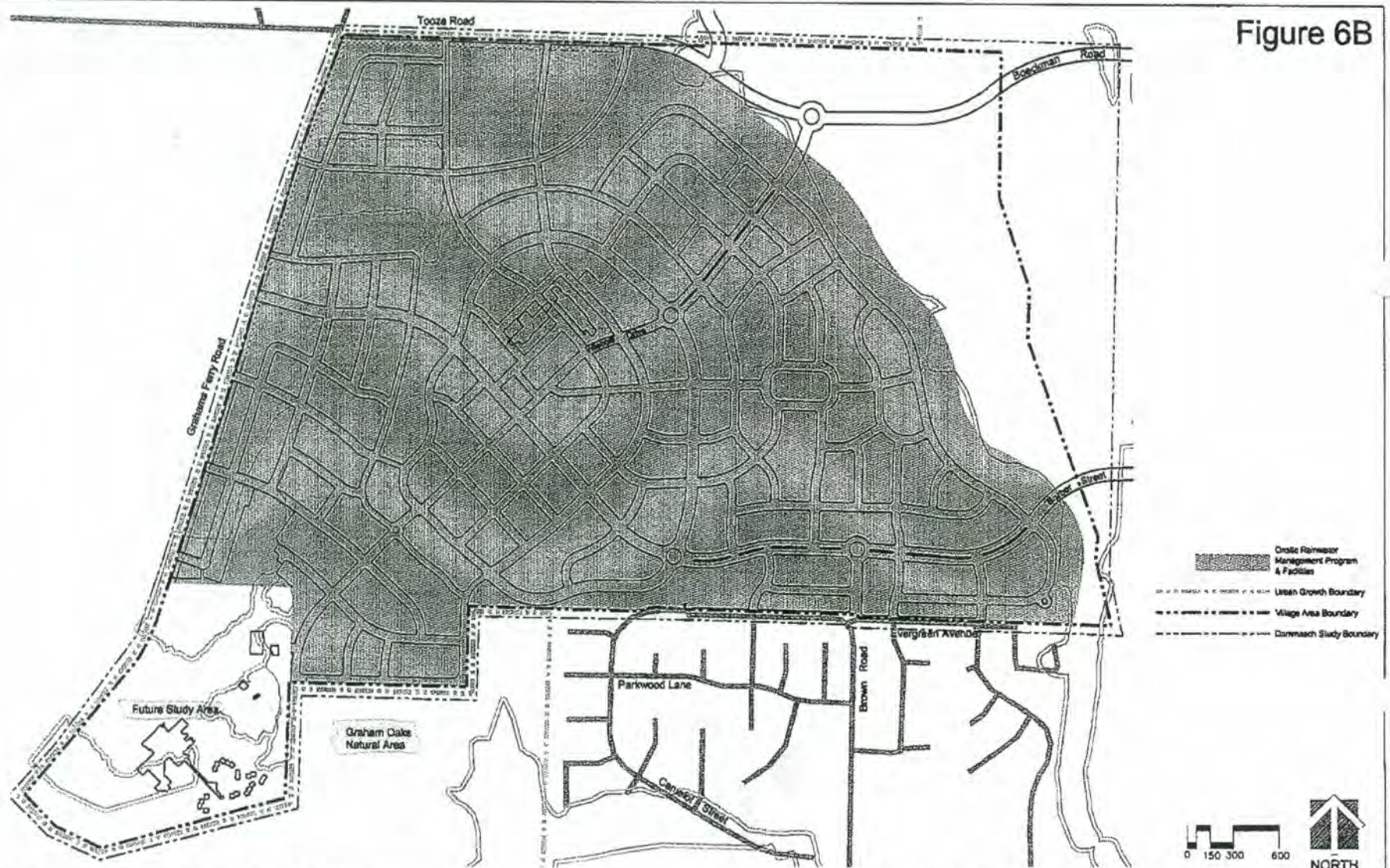


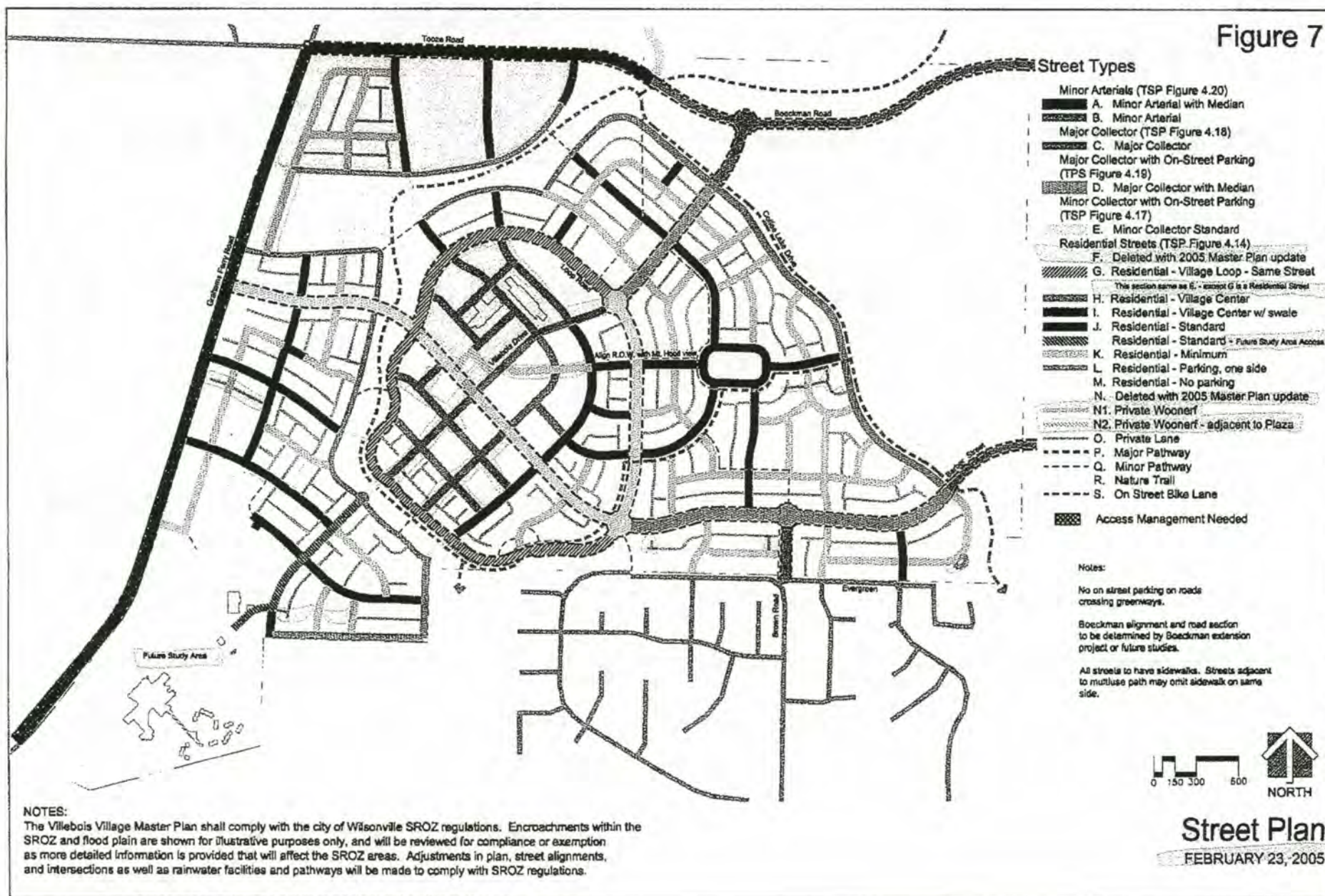
Figure 6B



NOTES:
 The Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

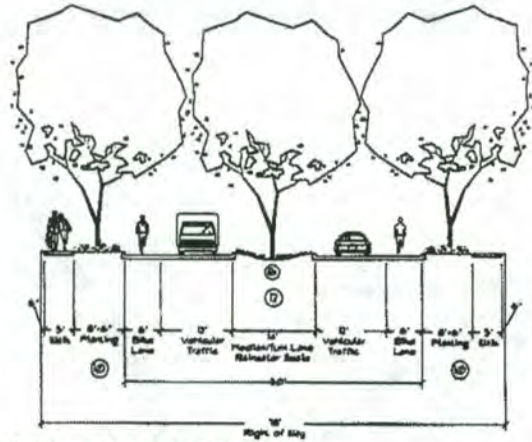
Onsite Rainwater Management
 FEBRUARY 23, 2005

Figure 7



NOTES:
The Village of Wilsonville 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.

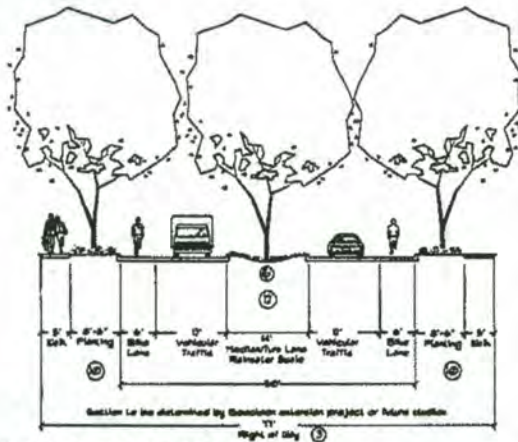
Figure 9A



A. Minor Arterial with Median

(TSP Figure 4.30)

Scale: 1" = 30'

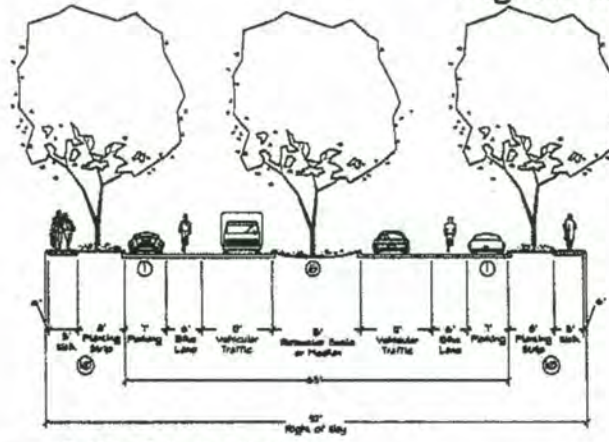


B. & C. Minor Arterial / Major Collector

(TSP Figure 4.30 / 4.38)

Minor Arterial at Broadview Road
Major Collector at Barker Street

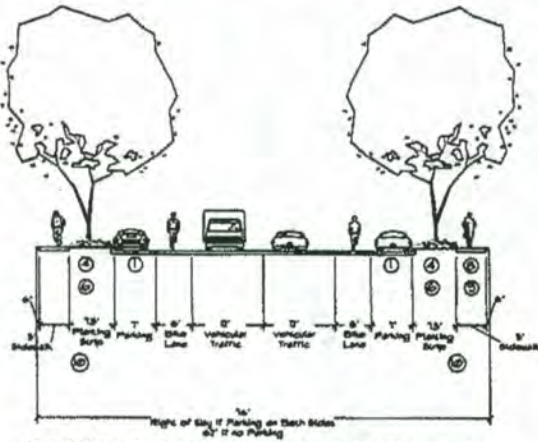
Scale: 1" = 30'



D. Major Collector with Median

(TSP Figure 4.19)

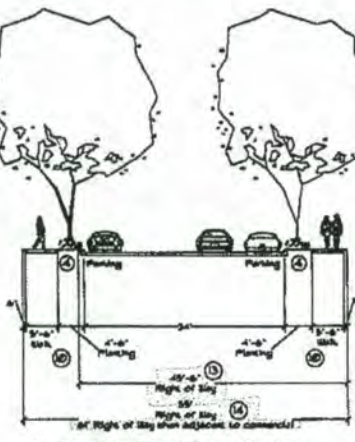
Scale: 1" = 30'



E. & G. Minor Collector Standard / Residential - Village Loop

(TSP Figure 4.17)

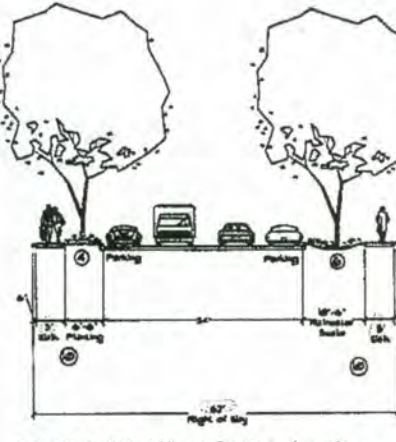
Scale: 1" = 30'



H. Residential - Village Center

(TSP Figure 4.14)

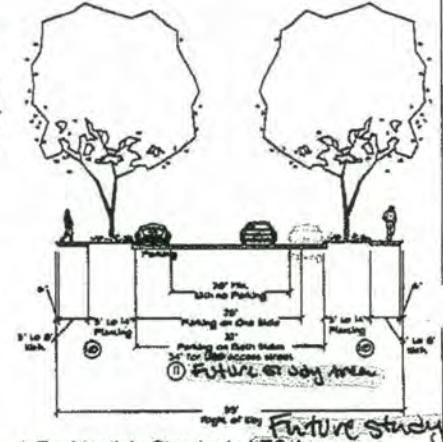
Scale: 1" = 30'



I. Residential - Village Center w/ swale

(TSP Figure 4.14)

Scale: 1" = 30'



J. Residential - Standard - F&E Access

(TSP Figure 4.14)

Scale: 1" = 30'

NOTES:

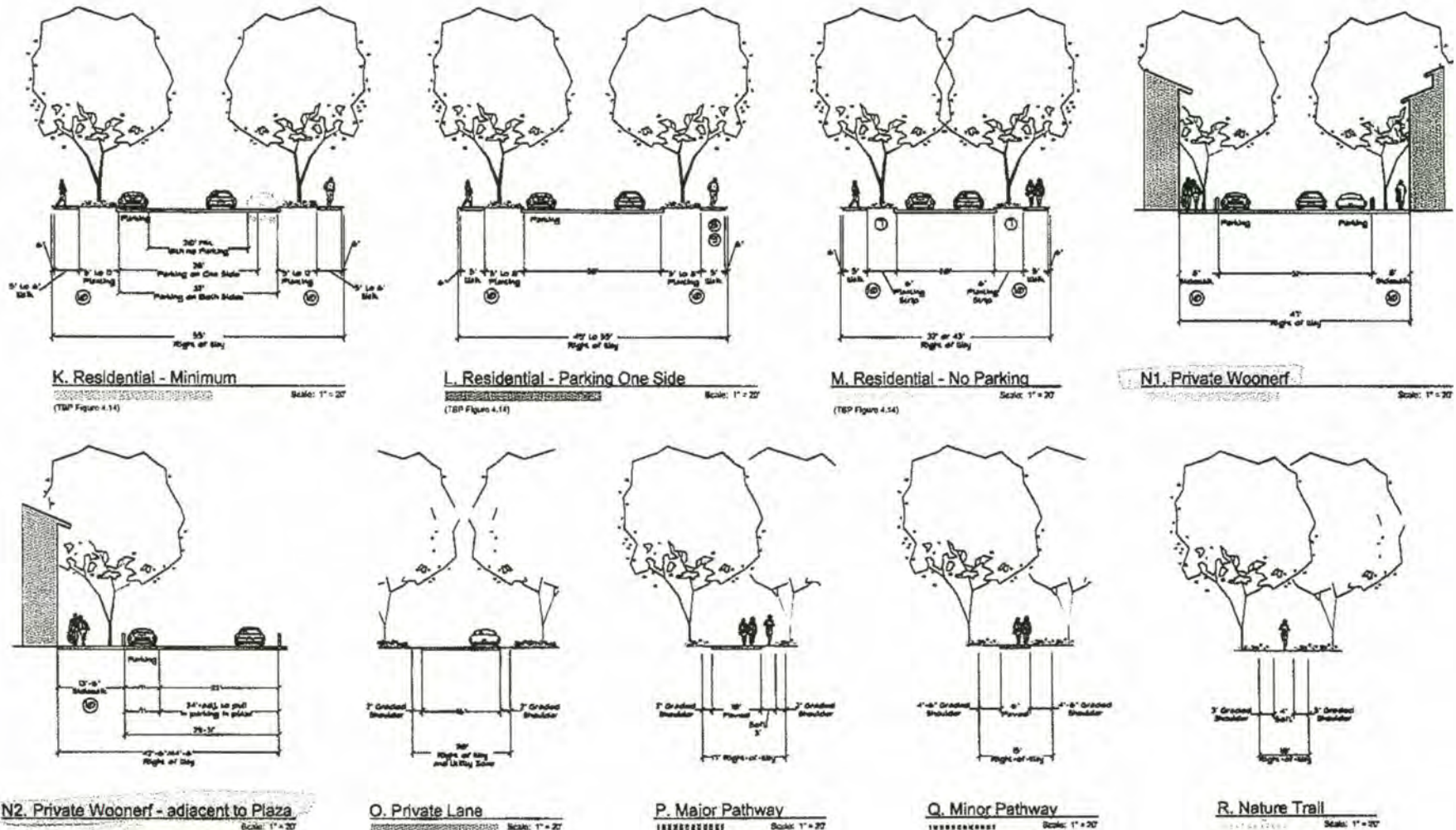
1. No parking where turn lanes are required at intersections or at Graham's Ferry Road.
2. Medians shall not be required for streets with grades in excess of 5%.
3. Section 10 to be determined by landscape architect project or future studies.
4. In the village center the sidewalk may be widened to include the planting area when adjacent to neighborhood uses.
5. Medians over 10' shall have a mid-block pedestrian crossing. This same area will provide 20' less clear for vehicle passing on crossing streets.
6. See Block Submittal for north location.
7. No planting strip at driveway crossings. Provide at least 1' clear sidewalk from back of curb.
8. Sidewalk and planting strip optional when adjacent to multi-use trail.

9. The Right of Way shall be reduced to 5' behind face of curb where adjacent to open spaces.
10. City utilities in sidewalk and planter area where necessary. Individual unit service to be in previous lane where possible.
11. 3' width for L&C access road may be revised with the SAP Plans to a 3' decision made.
12. Continuous turn lane at Graham's Ferry Road.
13. 40' width when adjacent to linear drives.
14. Sidewalk becomes 10' planting strip to reserved and Right of Way becomes 40' when adjacent to Commercial.
15. Section 10 deleted with North Major Plan update.
16. Section 10 deleted and replaced with Section 10 + 10.

Street and Trail Sections - A

FEBRUARY 23, 2005

Figure 9B



NOTES:

1. For parking, show turn lanes and required at intersections or at Graham's Ferry Road.
2. Residential, use and not required for streets with grades in excess of 8%.
3. Section to be determined by the owner and/or the city or town.
4. In the village center, the sidewalk may be widened to include the planting strip when adjacent to residential use.
5. Streets over 30' wide have a high-speed, medium-width crossing. This area must all provide full foot clear for vehicle turning or crossing street.
6. See Street Subsection for more details.
7. For planting strip, show minimum 5' clear sidewalk from back of curb.
8. Sidewalk and planting strip optional when adjacent to multi-use trail.

9. The Right of Way shall be reduced to 12' behind face of curb where adjacent to street section.
10. Dry utilities in sidewalk and planting area where necessary. Individual will be required to be in place line where available.
11. 34' width for LEC, access road may be reduced with the BAP Plan to a 32' access road.
12. Continue turn lane at Graham's Ferry Road.
13. 48' width when adjacent to Linear Green.
14. Sidewalk between 125' planting strip is removed and Right of Way becomes 48' when adjacent to Commercial.
15. Section 7 deleted with 2000 Master Plan update.
16. Section 8 deleted and replaced with Section 10 & 11.

Street and Trail Sections - B

FEBRUARY 23, 2005

Selected pages from the following Planning Commission Villebois documents related to the Living Enrichment Center/Future Study Area:

7. LP08-0001 – The Grove at Villebois – The applicant withdrew this project prior to public hearing.

- January 9, 2008 Planning Commission Work Session minutes

PLANNING COMMISSION

WEDNESDAY, JANUARY 9, 2008

6:00 P.M.

Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon

Approved
February 13, 2008

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Chair Guyton called the meeting to order at 6:02 p.m. Those present:

Planning Commission: Sue Guyton, Steve Hurst, Robert Meyer and Ray Phelps. Craig Faiman, Yvonne Peck and City Councilor Alan Kirk were absent.

City Staff: Sandi Young, Paul Lee, Gerald Fisher, and Chris Neamtzu

II. CITIZEN'S INPUT - This is an opportunity for visitors to address the Planning Commission on items not on the agenda. There was none.

A. Villebois Update and presentation of The Grove at Villebois

Chris Neamtzu, Long-Range Planning Manager, reviewed key elements of Villebois, including the planning process and aerial photos, via PowerPoint presentation and updated the Commission about the development's progress.

- Slides were included from Costa Pacific, who had received awards at a tree conference last summer.
- The Future Study Area, where The Grove would be located, was identified on a Villebois site plan and aerial photo.
- Several aerial photos were shown of the Boeckman Road project, which was briefly described.

Randy Tyler, Director of Development, Pacific Property Search, 340 Oswego Pointe Drive #106, Lake Oswego, OR 97034, noted he and Ed Darrow, also of Pacific Property Search, had worked together for over 20 years on a number of mixed-use, master planned communities, including Oswego Point, in Lake Oswego; Tidewater Cove, in Vancouver; South Shore, in Newport; and numerous smaller projects.

Bill Kreager, Principal of Mithūn Architects + Designers + Planners in Seattle Washington, presented the concept for The Grove at Villebois via PowerPoint, noting that more than half the site was an existing Significant Resource Overlay Zone (SROZ) area. The mantra for the project was sustainability, connectivity, and diversity with affordability.

Mr. Kreager and Mr. Darrow responded to the following questions and comments from the Commission:

- What was the percentage of single-level types of homes to accommodate those moving towards retirement?
 - All small lot, single-family homes were planned for master down living and might have a second bedroom or loft upstairs, so about 30 to 35% and more units could be expanded if the market profile

demanded it. More than half of the small lots, alley-loaded houses were designed for one-level living opportunities, with a bedroom and full bath on the main floor.

- How many square feet of park area, specifically the size of the four proposed tot lots, was being contemplated, and what was the price range of the homes?
 - * Of the site's 42.7 acres, about 60% of the site would be open space. The square footage of the four tot lots have not been calculated yet.
 - * Units in the 1,000 to 1,200 sq. ft. range would be in the \$250,000 category. Obviously, the unique site had reasonably expensive lots, so the developers were trying to keep the whole package attractive at under \$400,000.

On previous, more expensive projects in the \$500,000 to \$600,000 range, the developers had developed a Builders Congress to construct homes at a lower expense, with the same diversity and architectural character by having different builders assigned to different sizes and market segments. They wanted to come in at a lower level than plans offered by Arbor Homes and Matrix Development.
- Was there a place for garbage service to work through the small lot areas, which looked pretty crowded for the big automated trucks used for recycling wet garbage?
 - * While a number of different approaches were available, Villebois set a precedent for how alley-loaded homes were handled. In some jurisdictions, people pulled their totes to the end of the alley, put them on garbage pads, and took them back home again at night.

The Commission offered the following comments and suggestions:

- The presentation was impressive and the Commission liked the plan, eliminating the current eyesore and preserving the SROZ, which was wonderful.
- The developers should pay attention to wildlife migrations as the project was being built in and around an SROZ that hosted a significant amount of wildlife; flow-through was needed to maintain the health of those areas.
- Affordable housing meant density, often with a lot of children, so parks, green space, and recreational opportunities were extremely important to that segment, especially where children were confined in a smaller housing environment.
- A formal recreation building or swimming pool was not needed, nor were expensive play sets and structures. Children needed open green space to play on; ensuring enough dedicated park space would be important as the project moved forward.
- The project's heavy traffic flow must be considered; hopefully it would not impact wildlife too much.

A link would be provided on the City's website for the Commission to access the PowerPoint presentation presented by Mr. Kreager. A printed copy would be given to Commissioner Phelps.

LP13-0005
Villebois Village Master Plan Amendment for Future Study Area
Planning Commission
Record Index

July 10, 2013 Planning Commission Work Session documents

- Minutes Excerpt
- Presentation shown by Daniel Pauly
- Presentation shown by Jim Lange of Pacific Community Design
- Replacement for Figure 1. Land Use Plan, July 3, 2013
- Attachment A: Introductory Narrative for Villebois Village Master Plan Amendment Clean Copy.
(This document was included in City Staff Copies of the packet and emailed to PC on July 5 and distributed at the meeting.)
- Staff Report dated July 3, 2013 for July 10, 2013 Planning Commission meeting including:
 - Attachment A: Introductory Narrative for Villebois Village Master Plan Amendment *(copy with edits shown – was included only in the Commissioner's packets – others only had clean copy included.)*
 - Attachment B: Pages from 2010 Villebois Village Master Plan with proposed edits, dated May 31, 2013.
 - Attachment C: Figures from 2010 Villebois Village Master Plan with proposed edits, dated May 31, 2013.

**PLANNING COMMISSION
WEDNESDAY, JULY 10, 2013
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Approved
August 14, 2013**

Minutes Excerpt

I. CALL TO ORDER - ROLL CALL

Vice Chair Postma called the meeting to order at 6:01 p.m. Those present:

Planning Commission: Eric Postma, Ray Phelps, Marta McGuire, and Al Levit. Peter Hurley and Phyllis Millan arrived after roll call. Ben Altman and City Councilor Julie Fitzgerald were absent.

City Staff: Katie Mangle, Barbara Jacobson and Daniel Pauly

II. WORK SESSIONS

A. LP13-0005 - Villebois Village Master Plan amendment relating to Future Study Area (former LEC site, Polygon NW, applicant) (Pauly)

Daniel Pauly, Associate Planner, briefly presented the Staff report via PowerPoint, noting the location of the Future Study Area, reviewing the Villebois planning process and overviewing the proposed Master Plan amendments. A public hearing was scheduled for the August Planning Commission meeting.

Jim Lange, Pacific Community Design, 12564 SW Main St, Tigard, OR thanked the Planning Commission for taking the time to have the work session. The Applicant had done a substantial amount of work and believed sharing that work with the Commission in an informal setting might make for a more productive public session. He presented the proposed Villebois Village Master Plan amendments with these key comments:

- He briefly presented the background on the Villebois site as a whole, noting its framework, overall layout, features and general densities. Based on the framework, the Future Study Area was expected to be less dense than the rest of the Villebois project
- He displayed an aerial photograph, noting the key features of the existing site, including parking lots, the main facility, temporary housing, etc. Tunnels also connected various site features.
- Figure 1, dated July 3, 2013, was the proposed update to the Master Plan, which included a combination of medium alley-loaded product and standard, front-loaded product for 122 units.
 - He indicated the Significant Resource Overlay Zone (SROZ) and explained how the footprint and density of the site were chosen. Referencing the aerial photograph, he noted that the site plan essentially laid over the existing parking lot, hospital site, parking, maintenance facilities and housing. The density corresponded to what the Applicant believed was consistent with the Master Plan goals. The Applicant was involved with a prior attempt on the same site by a different developer that desired front-loaded lots. That proposal never reached formal application as it was considered inconsistent with the pedestrian-oriented theme of the rest of the development.

- The site was complicated and had lots of resources, so the Applicant had engaged in a process with Staff to walk the site, flagging wetlands and the SROZ, which had been established on a very rough level. A detailed audit with an arborist was also completed of all the trees in close proximity to the development footprint, which influenced the layout. The layout evolved after various visits to the site and discussions with Staff
 - Staff had provided input about a drainage condition and preferred consolidating the drainage facilities as much as possible into one facility, which the Applicant had been updated in the plan.
 - As encouraged by Staff, the Applicant was able to preserve a grove of trees located outside the SROZ, which they had not anticipated.
- After submitting the Master Plan, Staff also suggested eliminating the small lots in the development, so the Master Plan amendment application was resubmitted with all the small lots removed and only alley-loaded medium and front-loaded standard lots proposed.
- Half of the approximately 43-acre site would remain as parks and open space. The overall density was 2.8 dwelling units per acre, which was not very dense. He compared the proposed lot types to those in applications adjacent to this development and to prior Polygon applications (Slide 5: Type Distribution Comparison Table) as follows:
 - The proposed application had 38% large or standard lots, 62% were medium lots and no small lots.
 - Arbor Phase 4, which wraps around the site, had 35% large or standard lots, 9% medium and 56% small lots, so it was more skewed to small lots and row homes as opposed to medium lots.
 - The Tonquin applications, which he indicated on the Figure 1 (Slide 3), were closer to the Village core and had a much higher concentration of smaller lots. Phase 6, the first piece with which Polygon was involved, was a bit more toward the east side, but still had a predominance of the smaller product.
 - The Zion piece involved little parts of the Village Center, included row homes, and was denser. He corrected that the last column in the table reflected the Fasano/Lund piece, not Tonquin, which captured a denser part of the Master Plan.
 - Mr. Pauly stated it was Tonquin Meadows, the first column was Tonquin Woods.
- After calculating actual lot area sizes and the number of lots, the average lot size of the proposed application for the subject site exceeded any other within the functional classification. The proposed lots would be the largest lots of any other application, including PDP4 South, the Arbor project that this proposal abutted.

Commissioner Hurley arrived at 6:26 p.m.

Commissioner McGuire:

- Believed the two tables were a bit misleading, as there were seven PDP areas. Mr. Pauly had a table with the actual numbers by housing size as well as estates lots that should be entered into the exhibit. She believed his table was a better representation than percentages and combining the two lot sizes in the second graph to indicate the distribution of standard lot sizes.
 - Mr. Lange said Mr. Pauly's table came from the Applicant and was used to create the tables he presented, so the tables should be consistent with his table. Percentages were used because the Applicant believed it might be simpler to understand.
- Believed that as a Villebois resident, she had a better understanding of the sense of the plan and space. The Applicant had done a good job describing how the Master Plan was set up with the Village Center as the densest portion of the development and that development would become less dense moving away from the center. The Master Plan noted that larger lot sizes would be on the perimeter of the development along Grahams Ferry Rd, including the Future Study Area, so she was surprised to see medium/standard lots continuing along the edge into the Future Study Area. The comparisons should be made from the big picture of the Master Plan.

- Mr. Lange noted another relevant issue was that a fundamental conflict in use types existed.
 - Alleys did not make a lot of sense when there are big yards. As envisioned in the Master Plan, the lots themselves were smaller and each individual had a little less space on their lot, but the tradeoff was having an extremely heavy network of parks around them. It was a tradeoff in uses.
 - Part of the land-use goal that was established was to make a pedestrian-friendly environment, and one way to do that was to eliminate driveways. So, there was a meshing of goals with removing driveways, making lots smaller and alley-loading them, and having a parks framework around them. This was difficult to do around the edge, so front-loaded lots were developed, and there were fewer people walking, so it seemed like a good balance.
 - In the proposed area, all the lots could be front-loaded, but that would not make it consistent with the rest of the project by not having driveways. During the pre-application meeting, the Applicant also received feedback from Staff that approach would not be consistent with the Master Plan.
 - While beyond the detail of the Master Plan, he explained the Applicant tried to have an entry road with a 10-ft wide, planted median in the middle and houses fronting on it, creating an eyes-on, pleasing entryway without a cluster of driveways, parked cars and garage doors.
 - The Applicant also tried to maintain consistency with the Parks pattern, namely, the connectivity of the open space with the lots. He described how a normal front-loaded development pattern would move the road over, back a series of lots up to the open space. However, that did not feel consistent with the rest of development nor the goals for the Master Plan.
- Agreed shared open spaces were one guiding principle of the Master Plan. However, another tenet was diversity of housing, which meant diversity of sizes and types. While she was a proponent of small houses, the people who had bought into the Villebois Master Plan had done so because it was a planned community with certain expectations, including a range of housing sizes and types. The land-use table showed that Villebois was heavy on small houses, primarily built by Polygon, and not many estate large and standard lots exist.
 - Although the area had been designated as a Future Study Area in the Master Plan, it was identified as a unique area that would not be the status quo of development. The area presented an opportunity to do something different, especially because of the wooded wetlands.
- Agreed the front-loaded houses should not go in, but asked about other alternatives, such as having fewer houses and larger lots with the ability to preserve additional trees in that area that could still have the alley in back.
 - Mr. Pauly reminded that when the Master Plan was developed, the owners of the Living Enrichment Center had not anticipated losing the property the following year, which was part of the reason it was a Future Study Area. The owners wanted to keep their options open and therefore become involved in the Master Planning process.
 - Stacey Connery, Pacific Community Design, stated that Page 10 of the Master Plan under the Future Study Area outlined the uses anticipated by the Living Enrichment Center. They had not anticipated residential uses at that time, so this was in addition to what was done previously.

Mr. Lange continued with his presentation as follows:

- He displayed early draft elevations of some medium homes. Like everything else in Villebois, the Pattern Book served as the baseline that had to met, so there would be a variety of types and elevations, and control on adjacency rules. That pattern was ingrained into everything and the Applicant did not propose any change to it.
- Polygon had worked hard to overcome some big unresolved issues in this project and was very pleased to get some of those issues resolved. The Applicant was also happy with their ability to have the marketplace

accept what they had done. The amount of development being proposed reflected how strongly they believed in the vision of this project.

- Polygon had pressure from the City to innovate, however, Polygon's own success also created pressure. They were working hard to diversify the product lines they could bring to the marketplace, which was reflected in the series of other proposals that have been presented, with varying lot sizes and new product lines that were introduced.
- The Pattern Book lumped lot sizes into different lot sizes, but there were ranges, so the changes taking place on Tonquin North, for example were lost. In the Zion project, where the area was more dense, there was a row home product and small cottages. The one-story grade relief between the street and alley was also resulting in an entirely different product line.
- This property was part of the Applicant's solution of bringing new products to the marketplace. Subsequent applications would include and detail Polygon's larger lots and higher end product.
- The goal was for the mediums to be 2,200 to 2,600 sq ft houses that would sell from the upper \$300,000s to the lower \$400,000s. Standard homes would range from 2500 to at least 3200 sq ft and would sell from the mid \$400,000s up to over \$500,000. (Slide 17)
- The products themselves were still under development so no architecture was available to show, but he wanted to share the Applicant's intent.
- He noted that making a large lot alley-loaded would be a bit strange. As far as providing an opportunity to save additional trees on the property, he explained that the project needed to pencil out, so if many lots were lost, there would have to be a new deal.

Vice Chair Postma asked the Applicant to provide a context regarding their current plans and an estimate on how many trees were expected to be lost, but noted the Commission would save their questions until the end.

- He clarified the Commission might be able to receive citizen comments or encourage people to provide information or questions via email.

Mr. Lange continued his presentation with these comments:

- Part of the Specific Area Plan (SAP) process was to do an on-the-ground SROZ refinement, which had been done and was included in the SAP application being submitted. Due to the block depth, the development encroached on 5%, or slightly less than one acre, of the 19 acres of SROZ on the site, which required 2.5 acres of mitigation. However, the Applicant proposed 4.5 acres of mitigation. (Slide 12)
- The reason the Applicant almost doubled their mitigation was because the project site had oaks, which were part of what Grahams Oak Park was trying to reestablish. The Applicant wanted to expand what the park was doing into their site and provide a healthy habitat for the park to abut, although that required a larger area than the Applicant was required to mitigate.
- Mitigation involved dealing with some invasive species, such as ivy and conifers that were shading the oak trees and causing them to grow unhealthily. Natural Resource Staff advised that it would be best to girdle the conifer trees, cut a line around them to kill them and leave them standing as habitat.
- Approximately 1,800 trees had been counted, although not every tree within some of the massive groves were not included. About 600 trees would be removed, leaving two-thirds of the 1800 trees remaining. (Slide 13) Many trees in the hospital area were ornamentals. The Applicant's tree mitigation would add more trees than were being removed.

The Applicant sought feedback from the Commission on several items. Mr. Lange posed the following questions and addressed questions while the Commissioners provided comments and feedback as noted:

- Grahams Ferry Rd was originally planned as a minor arterial in the Transportation System Plan (TSP). City Council had asked that an interim road section be built with the phases developed north of the subject

site. The Applicant presumed that matching that section would be appropriate for the road section adjacent to the subject site, but asked if something different was preferred.

- Katie Mangle, Manager of Long-Range Planning, said she was unsure, but noted the new TSP allowed for a more flexible design, so some of the specific actions that had to be taken by Council would not be required any longer. At this point, the type of roadway or urban design was a matter of opinion.
- Mr. Lange understood from the traffic input regarding the singular access to Grahams Ferry Rd so far that not even a turn lane would be necessary, therefore it would not rise to the warrants of a roundabout.
- The same improvements done on Grahams Ferry Rd to the north, adjacent to the development in Tonquin North, should extend down because it was all part of the back of the neighborhood; otherwise the proposed project would be a wholly independent development as only one tie in existed to the rest of Villebois.
 - Mr. Pauly noted that a prior Master Plan, when uses were unknown, Villebois Drive was shown as access to this property in Figure 7 of the Master Plan.
 - Mr. Lange did not believe the functional classification changed in the TSP update, so it seemed the Applicant would do that same interim section.
 - He clarified that any improvements would begin at the south end of the existing improvements down to the south end of the proposed lots. The next section of road got twisty and would be difficult to upgrade. The Applicant believed this section of road should match the section to the north.
- The next question regarded the Parks Plan. Mr. Lange displayed a Villebois SAP South - Plan Area 2 map (Slide 7) which featured key Villebois park components, as well as major and minor trail routes. He noted the proposed trails for the project, which totaled more than a mile in length, and key connections to existing Villebois and Grahams Oak trails. The Applicant worked with Staff to figure out where and what type of park elements to include. He asked for feedback about the locations of two proposed play area which he described as follows (Slide 8):
 - An older child play area in a clearing amongst the trees that was visible from the street and close to one of the most active trails, which would connect to the Grahams Ferry Road Multi-Modal Path.
 - A tot play area centrally located outside the woods.
 - He clarified that the sidewalk along Grahams Ferry Rd would be on the lots side and an attempt would also be made to get pedestrians onto the trails. The width of the blocks was approximately 200 ft long and the long streets would be 450 to 500 ft, so the development was easily walkable.
 - Too often, the City placed young children's play areas too close to roads without good barriers. The older child and tot play areas should be switched to get them farther away from the roads. Sidewalks help provide a bit of a barrier between play areas and roads.
 - The Applicant believed they could deal with the proximity to the road given the proposed location of the older child play area, and liked the idea of eyes-on, though they had debated it themselves.
 - Barriers could address the issue. Bushes were planted between the water park and Wilsonville Rd at Murase Plaza after the project was completed to deter children from darting over to Wilsonville Rd, which had a lot of high-speed traffic. The hope was to avoid the same situation where nice open spaces are created and then barriers installed because no one thought about toddlers playing within 25 ft of a road.
 - The tot play area could be moved to the northeast, behind Lots 117 through 120, which could provide better access for homes to the north. The older child play area could move closer to the center of the development, on the other side of the trail and between the proposed trails to provide more equal access.

- Mr. Lange responded that area had been the Applicant's second preferred spot; SROZ was nearby, so they were balancing things. The proposed area had oaks with a clearing, while the secondary spot had more deciduous tall trees and was a bit darker.
- The proposed entrance would be new. The street would have a nice landscaped median with houses fronting it without driveways and garages. The Applicant liked the clean, walkable entryway with a nice terminating vista. The Applicant considered having two entrances, but liked the very strong entry and there were technical issues regarding access spacing standards. Mr. Lange requested input about the idea of one or two entrances into the development.
 - A single access was preferred because it created a sense of community and would provide traffic dampering. Having more than one access would provide a bypass way to get to the rest of Villebois.
- Concern was expressed because shared spaces or common areas for people to gather that were found in other parts of Villebois were not included in the proposed plan.
- The line of proposed houses on the northeast corner seemed to encroach on the existing homes, which had green space in their backyards. What was the distance between the proposed and existing homes and how would the proposal impact existing properties?
 - Mr. Lange provided a sense of scale, indicating the distance between Lot 4 and the northern boundary was 50 ft, so the distance between the back of the homes was probably about 130 ft. He noted the SROZ would remain SROZ. An existing fence line and a strip of trees planted as hedges were located on the northeast boundary. The bigger trees would be retained, but others that were not as healthy would probably be removed. The area behind Lots 4 through 8 would not be touched. The road and alley connections would need to be completed. The distance between the existing and proposed houses would be approximately 170 ft apart with trees in between as well.
- During the tree audit had the arborist discussed the survival rate of trees during development?
 - Mr. Lange replied that a lot of detail would be included in subsequent applications. The trees would be functionally classified as important, good, fair and poor, and then decisions would be made about which trees would be removed or saved, depending on the health of the tree, safety, etc. If there was any question about the ability to save a tree, it was put into the questionable category and dealt with during grading.
 - Mr. Pauly added that as reviewers, they had experience with trees that were soggy underneath from irrigation in mid-August. Staff was a lot more aware of such things going into future phases and making sure irrigation systems and tree rings around the drip lines were more appropriate to have a higher survival rate, including that seen in Phase 4.
- The last question regarded Polygon opportunity to do a Street of Dreams on the property, which they were interested in doing and the Master Plan could be refined with subsequent applications. In the PDP, the Applicant would like to have an approved alternative for the southeast area, removing Lot 121 to allow for open space and appropriate entry monument, and changing Lots 101 through 104 and Lots 120 through 117 [1016 1:55] from 50 ft by 100 ft lots to 100 ft by 100 ft lots, potentially making the area the 2015 Street of Dreams.
 - Mr. Pauly confirmed the size change would make them estate lots, which were larger than the large lots. Estate lots would need to be added to the SAP South Pattern Book.
 - Mr. Lange added there were challenges even with the architecture. The Pattern Book could not be amended to anticipate the buildings that might be built in that scenario today, because Street of Dreams homes could be really different and that kind of creativity could be difficult to anticipate. There were many challenges, but the Applicant wanted to preserve the opportunity and see what the Planning Commission thought.
 - Additional consideration would be needed; the decision could not be based on the potential that it may or may not happen.

- Mr. Lange responded that was why it had been flagged today as opposed to in a hearing, where the Commission would have to make a decision. The concept was not necessarily wrapped up in the application; however, the Applicant was preserving flexibility to get there with each one.
- Mr. Pauly noted in the Villebois process, land uses were defined in the Master Plan on a conceptual level. In subsequent land use applications, the refinement process allowed an adjustment of approximately 10%. The refinements allowed for two aggregate land use categories. The first category consisted of medium and larger lots, and the second consisted of small lots, the condo, Village Center, and row homes. Flexibility existed from estate to medium in that they could be discussed during a subsequent land use application.
- Hearing about it now was appreciated given the public forum and because it gave the Commission a heads up. Again, it was difficult to make a determination now on a "potential".
- Had or would the Applicant consider increasing lot sizes of the lots proceeding the 100 ft by 100 ft Street of Dreams area?
 - Mr. Lange replied that touched on the problem Polygon had in figuring out how to address this; the ripple could prevent them from doing anything. Polygon was very anxious to get this piece done as it was an important part of bringing different things to the marketplace that the Applicant believed would be successful. If Polygon had to wait on the Street of Dreams, they would likely choose to not participate. Therefore, the best the Applicant could do would be to provide the 100 ft by 100 ft lots, but the rest of the pattern needed to be locked in so it could commence.
- Mr. Lange confirmed that if the scale was increased, the interior lots would go from medium lots to large or estate lots, and the lots at end would be extra-large estate lots. This was one reason Polygon believed this would be the right kind of entrance and that portion of the site would be entirely compatible.
- A neighborhood meeting was scheduled for tomorrow night to communicate with the neighbors surrounding the new addition. The Applicant fully expected to engage with the neighboring community. He clarified the Applicant was not asking for a decision today but for a conversation.

Vice Chair Postma understood, but noted the difficult timeline in trying to get the project approved by August, which meant the first time some of the homeowners' concerns or comments would be heard was at the public hearing, when decisions would be made. He believed it was important for the Planning Commission to hear what neighboring residents thought and the Applicant's responses to those comments before making a decision in August.

Comments and questions from the Commission regarding the proposal were addressed by the Applicant and Staff as follows:

- Mr. Lange confirmed the existing fence line on the eastern side of the former Living Enrichment Center property would be retained. He believed the fence was erected from the home construction and assumed it was on their lot so they would not mess with it. The chain link fence along the southwest side of the site had holes in it.
- The trail connection to Graham Oaks was an obvious pathway and the area was pretty flat. The southern access trail was an existing game trail. The trail connections would require Metro's approval. The Applicant assumed the Commission wanted them to make the connections, if possible.
 - The connections would be worthwhile for the neighboring residents.
- Although the property was difficult to utilize, concern was expressed about the property being separate from the Villebois community. There was no way to connect the property to Villebois, given the SROZ and the existing homes.

- Mr. Pauly clarified that the degree of encroachment into the SROZ was considered on a SAP basis. The applications were being grouped so that the SAP amendment, which was essentially the Stage 1 Master Plan, and the SROZ amendments and redefinition of the SROZ boundary based on what Natural Resource Program Manager Kerry Rappold has observed, was one package. The PDP, FDP for the parks and Tentative Plat and Zone changes, were part of another package.
 - While no specific information was available regarding the SROZ encroachment, language specific to the SROZ stated that things may have to change if resources were found. Referencing Figure 1, he noted that in Phase 3 East, a wetland was initially thought to be insignificant, so a road was planned right through it. As part of the refinement and SAP approval, the road section was removed and the wetland was preserved.
 - Impacts upon the SROZ would be addressed in more detail at a later phase. Language in the Master Plan acknowledged there were unknowns about the SROZ now and that changes may have to be made.
- How had the density numbers shown in Figure 1 (Slide 3) with regard to small lots, medium lots and estate lots changed over time? The perception seemed to be that development was becoming denser. It was important for the Commission to know if the density had generally stayed on track with what was envisioned years ago, especially for those who purchased homes in Villebois with the mindset of what was going to look like ten years from now.
 - Mr. Pauly replied he did not have the numbers at the moment. The numbers in the table on Figure 1 included the Future Study Area. There had been a number of iterations, as this was the fourth or fifth Master Plan amendment and previous iterations of the maps had not included the area. The figures from the prior iterations could be used to do a side-by-side comparison to the density numbers in Figure 1, which he would bring to the next meeting to provide the Commission with some context.
 - Mr. Lange stated he had been involved with the Villebois project since 2001. Getting the Master Plan approved laid the foundation for the SAPs, which had now been approved for everything, except the Future Study Area. SAP South and SAP North were on the average of the anticipated densities and SAP East was a little on the higher end of the anticipated density. The Village Core was in the middle or slightly higher and further changes could occur there. So far, there had been little shifts, but the macro density was as it was anticipated.
 - More information would be provided regarding the densities.

Vice Chair Postma:

- Reiterated the Commission's dilemma of hearing public comments for the first time in August and asked how people wanting to speak at tonight's meeting could, although the City had not noticed the meeting as a public hearing.
 - Ms. Mangle agreed it would be great to have a general public comment, noting that while not a public hearing, general public comments were welcome.
 - Barbara Jacobson, Assistant City Attorney, added it was important for those present to know that this was not a public hearing. Although hearing from those present would be helpful, she noted that they must testify at the actual public hearing if they wanted to be on the record and preserve their legal rights.
- Noted it was informative for the Applicant and to the Commission but was not determinative for the sake of the record and those commenting tonight may need to provide something at a later date.
 - Mr. Pauly stated that in addition to providing things for the legislative record, many of the comments might be related to what the DRB would hear. People in attendance should be aware that their comments might need to be repeated later.

- Mr. Lange added the Applicant would keep extensive notes from the neighborhood meeting and provide them to Staff early next week. He also provided his email address, jim@pacific-community.com, and office phone number, (503) 941-9484, so people could contact him directly.
- Thanked Mr. Lange and reiterated he wanted simply wanted a mechanism so the Applicant could get their desired approval within an efficient timeframe.

Ms. Jacobson clarified that although this was a work session, the Commission could open the meeting up to public comment to help the Commission learn more about the project and any concerns. Because it was not a public hearing, no public notice was required. She reiterated that the citizens must understand they were providing comments to help the Commission tonight, but in order to have legal significance, they would need to make their comments again at the public hearing or submit their comments in writing for the public record. Nothing stated tonight would have any legal bearing.

Commissioner Phelps said he wanted to be sure he could use what he heard tonight. He did not want to be precluded from using it if he did not get it in an official record. He confirmed that he could use the information or comments provided by the individuals tonight as he wished.

Commissioner McGuire moved to open the work session for public comment. Commissioner Levit seconded the motion, which passed unanimously.

Ms. Jacobson reiterated the public hearing would provide another opportunity for citizens to provide public comment if anyone was not prepared to comment this evening. Written materials were also welcome.

The Commission took a brief recess. The meeting was reconvened at 7:50 p.m.

Vice Chair Postma reiterated that the meeting was not a public hearing and it was incumbent upon those speaking tonight to find a mechanism to make sure whatever they indicated tonight became part of the record via written comments to Staff and/or public comment on August 14, 2013. The Commission was opening it up for comment because it would be constructive to get additional community input.

Buu Huynh, 11968 SW Lausanne St, Wilsonville, OR, stated his house backed up to the green space facing the development. He was concerned about the proposed block of houses in the upper northeast area that appeared to be overlaying some of the green space. There were large trees he could view from his home and he wanted to know which trees could be saved and which would have to be removed.

Andy James, 11976 SW Lausanne, Wilsonville, OR, said his home also abutted the green space. He said was struggling to understand the differences between the working session and public hearing process, and believed it was important to communicate that and how to submit public comments to the neighborhood. He was also struggling to know what an SROZ is, what it means and what the process was for refinement from the Master Plan and SAP. He was also concerned about the houses that impinged on the SROZ and suggested putting a park in the upper northeast area, which might possibly draw things together.

Commissioner Millan arrived at 8:54 p.m.

Vice Chair Postma explained that work sessions were not traditionally opened for public comment, but allowed the Commission to receive and discuss information provided from Staff. The public hearing was scheduled for

August 14, 2013, where there would be further presentations by Staff as well as the Applicant, public comment would be received, followed by Commission discussion, and an eventual vote.

- Ms. Mangle stated more information about the application could be found a few weeks before the hearing on the City of Wilsonville's website under Community Development, then Planning Department and then clicking "Projects around the City". All the neighbors would also receive a notification in the mail of the hearing with the time and directions. Those who could not participate could send comments in writing to Staff via email or postal mail. Staff would be glad to assist those with questions or concerns.
- Mr. Pauly added this was different than a typical Villebois process, making it understandably odd and confusing. He requested Mr. James' contact information to provide material that would explain the process, which he also hoped to provide at tomorrow night's neighborhood meeting. He believed a handout explaining the process could be really helpful for the neighbors.
 - He briefly described the process, noting there were two parts. Currently, the Commission was addressing the overall policy, and then another panel of citizens would serve as judges to determine whether or not specific criteria had been met. The Commission, with the recommendation to City Council, would establish the policy that would serve as guiding principles for development in the area. In the coming months, there would be another process where evidence would be provided to a panel of citizens who decide whether the application met the criteria and possibly recommend specific things must happen for the project to meet the criteria.

Mr. James requested timeframes on things such as when the streets would be constructed, the parks would be built, the trees would be selected, etc.

- Mr. Pauly confirmed legislative notice would be sent to all neighborhood property owners within 500 ft from any given point of the project. The quasi-judicial notice for the actual land use hearing would be sent to property owners within 250 ft. The City Council had to approve the Commission's recommendation, so there would be another opportunity for public comment before City Council.
- He explained that SROZ were natural areas, namely wetland areas, areas next to streams with a lot of vegetation, called riparian areas, and upland forests which have a dense forest habitat with many creatures.

Mr. James clarified his question about the SROZ was focused more around the process of definition. He understood the SROZ boundaries laid out right now were only done aerially and that a refinement process would follow.

- Mr. Pauly responded there was a citywide effort years ago to identify where potential resources might exist. When a project was proposed, it provided opportunity to see what was actually on the ground besides what was seen roughly from the air. In this case, Mr. Rappold, who managed the SROZ Program, visited the property numerous times with Mr. Lange, his staff and City Staff to see what was there, what made sense and what was creating habitat and needed to be preserved versus what did not provide as much benefit to animals.
- A tree removal plan would be one of the applications presented before the panel of citizens in the upcoming DRB process, when specific criteria in the City Code would be reviewed to determine whether a tree could be removed. At that time, the review would involve consideration of each tree. There would be a total of approximately five public hearings before the actual construction drawings for the project were created.

Commissioner McGuire noted the Master Plan amendment being discussed today essentially laid the foundation for the project by determining lots sizes, what the green spaces, trails and streets and major

elements would look like. The more refined details, such as trees, would go through the DRB later. She believed this was a critical point because what was decided at the Commission would define everything else.

- Mr. Pauly added that minor changes could be made to what was approved in the Master Plan at the DRB, so that if they realized something should have been done differently, there would not need to be another five public hearings. Certain limits set in the Code restricted how much the project could be changed from the Master Plan.

Janelle Beals, 11964 SW Lausanne St, Wilsonville, OR, said she was glad to see the area being developed and believed there was potential to have wonderful things that would enhance the neighborhood. Like others, her concern regarded the string of lots in the northeast section that abut the existing fence line and impact all the houses on Lausanne St.

- She hoped the development would respect the existing homes and consider how decisions would impact them. Those were some of the larger homes in Villebois and were sold at a premium with significant lot fees added due to the nature of their location and being able to face the green space and trees in the LEC area. When purchasing their lot, it had been explained that while the area had the potential to be developed, those trees would be respected in that development.
- From Lot 4 down to the entrance into the neighborhood from Villebois Dr had a significant band of large, old growth trees, which was a beautiful border for that corner of the neighborhood that she felt enhanced some of the philosophy of Villebois, which was to respect old growth trees and not cut everything down. The number of old growth trees throughout the neighborhood set Villebois apart in many regards.
- The deep and significant band of trees could be seen over the fence where the lots faced driving down Villebois Dr onto Normandy. She struggled to understand how that feature of the neighborhood could be retained in any significant way with the lots in that location, knowing they were on the smaller side and houses could not be built there without significantly removing the vast majority of the trees.
 - She noted comments that the distance between the lot and existing home was about 150 ft, which seemed significant at an angle, however, removing the trees and building houses would significantly change the nature of the existing homes; rather than looking at trees, residents would look onto a series of backyards because the development was quite close. The corner did hit some of the existing lots.
- She hoped that somehow those lots could be redistributed or eliminated to minimize the impact of the new development on the existing development. People did move there with the expectation that those trees would remain. The people on the other side of Normandy also benefited from the shade the trees provided during the late afternoon.
- She noted the T at the end of the road near Lot 4 on Slide 4 and asked if the map reflected all future development or if there was potential for future growth.

Vice Chair Postma suspected that when a road ended with a cut out like that, it provided opportunity for people to turn around or backup. The shape allowed for less hardscape while still providing the turnaround opportunity normally found in a cul-de-sac. He asked Ms. Beals if the existing building in the upper northeast corner of the property could actually be seen.

- Ms. Beals answered she could see a very tiny sliver of the building from her upper floor, but it was mostly masked by the band of trees. Without the trees, the view would be like any other development where houses backed up to one another.

Commissioner Phelps urged the citizens to get comments into the City, the developer, etc. as quickly as possible in order to have the biggest impact on the process. The longer they waited, the less influence they would have because of the practicality of achieving what they might want to accomplish. Getting comments in

as early as possible would allow for them to be digested and, if clarification was needed, Mr. Pauly or the developer could contact them. Waiting too long might result in one's recommendation to be abbreviated or not accomplished.

Commissioner McGuire thanked the homeowners for attending tonight's meeting. She agreed it was a good idea to remove the five lots in the upper northeast corner and potentially make the area a park, which might address some of the issues raised by the existing homeowners. She liked the idea of having a shared common space that might connect the new development with the rest of the neighborhood, reiterating that neighborhood commons were found throughout Villebois.

- She asked Polygon to consider, if at all possible, incorporating a couple larger lots into the medium and standard setup because there were so many additional larger lots along Grahams Ferry Rd, so it would be more consistent with the Villebois land use pattern. Looking at Figure 1 and the colors indicating lot sizes, it was apparent that additional variation was necessary to be consistent with the Master Plan.
- In general, she was concerned about the public hearing in August and preferred to have an additional work session, so the Commission could discuss any changes the Applicant might decide to make after tomorrow's meeting with the homeowners. It was difficult to have a homeowner meeting and then go straight into a public hearing. The project was significant, being that it was a future designated area, a large number of houses, as well an amendment to the Master Plan that could not be redone; therefore, she did not want to rush through the process. At a minimum, it warranted two work sessions, the standard public process for public comment, and an opportunity for the Applicant to revise their proposal and talk with the Commission again.

Commissioner Levit agreed about having another work session, if possible, because it was difficult to go from this potential change into a public hearing. Knowing in advance what would be presented was preferable.

Vice Chair Postma agreed public input was useful and important for the Commission when making decisions. He echoed Commissioner Phelps' comments that the earlier citizens engage in the process the more helpful it would be. He did not have a firm opinion on having another work session, but if no second work session was held before the public hearing in August, citizens should be sure to be heard early in the process so both Staff and the Applicant could address their issues at the hearing and hopefully alleviate any new issues coming before the Commission at public hearing.

- He understood the comments made regarding the lots in the upper northeast corner of the development, but noted for the record that there was already an older building there, so they would be going from one building to potentially other buildings, not that the area was better for homes or for a park. Having that context was important and, to his recollection, the building was visible from the road and some homes.
- He asked if the Applicant wanted to address any questions of comments that were made.

Mr. Lange displayed an aerial photograph and clarified where the road came in as well as the existing building and parking lot locations. He noted he and his team came to the work session to engage and listen and would review their notes to see what could be done. The Applicant wanted to be open but there were also things that Polygon needed to accomplish. The challenge was always to mesh everyone's goals together. Although not necessary or required, this work session and the upcoming neighborhood meeting were something the Applicant desired to do. They were having a dialogue to gain feedback and do their best to address it.

Commissioner Phelps complimented Mr. Lange on the Applicant's attempt to engage and listen to the homeowners, which reiterated his suggestion of the citizens giving their feedback earlier in order for the Applicant to have an opportunity to meet their concern.

Commissioner McGuire inquired about the process for requesting another work session.

- Ms. Mangle answered the Planning Commission could make the request and Planning Director Chris Neamtzu would make the call. As a legislative application that was coming in, it was a bit more complicated. It did not include a statutory timeframe they needed to fulfill. She recommended a motion be made regarding the request and then Mr. Neamtzu would take it from there.

Vice Chair Postma asked Mr. Lange's opinion as to whether holding another work session was workable.

- Mr. Lange replied he would have to talk with his client, but he could get back to Staff, possibly tomorrow.
- Ms. Mangle noted public hearings could be continued, so a decision did not always have to be on the same night.

Mr. Lange said the Applicant had discovered through this and other projects that after receiving input from a neighborhood meeting, some things could be resolved and some things could not due to differences of opinion or approach and someone needed to make a call. Following the neighborhood meeting and tonight's meeting, the Applicant would sift through their notes and decide if they were on a good path or had strayed somehow, and what could be done about it, which would lead to the next step. Sometimes, the only option was to take the hard vote. He hoped the Applicant had demonstrated a pattern of being flexible when possible and being clear where no flexibility existed and addressed the issue openly.

Vice Chair Postma encouraged the Applicant to talk with Staff after tomorrow's neighborhood meeting about whether there should be a public hearing or a work session in August.

- Mr. Lange responded they strived not to have surprises and the only way to do so was to communicate.

Villebois Village Master Plan Amendments for Future Study Area



Villebois

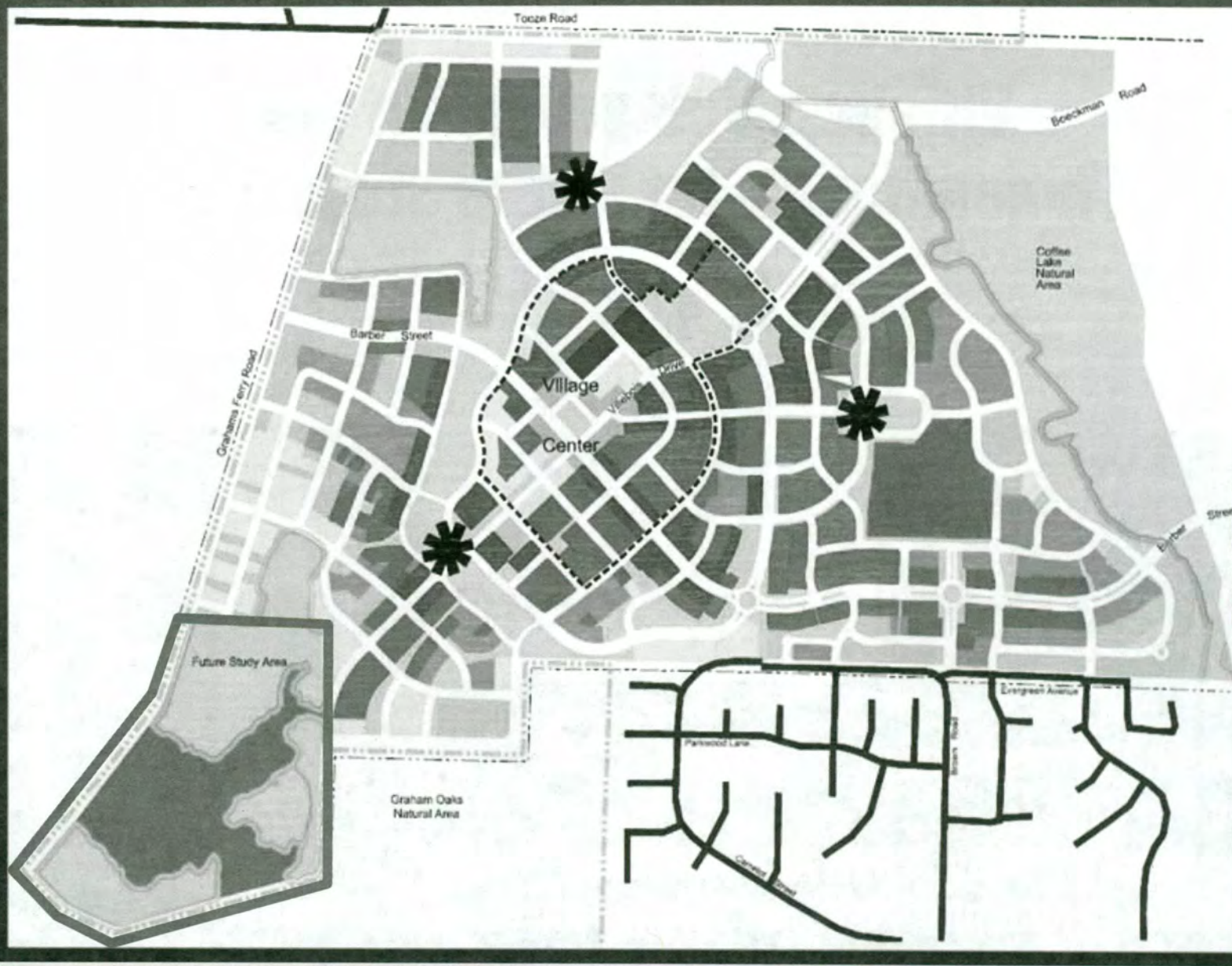
Planning Commission Work Session

July 10, 2013

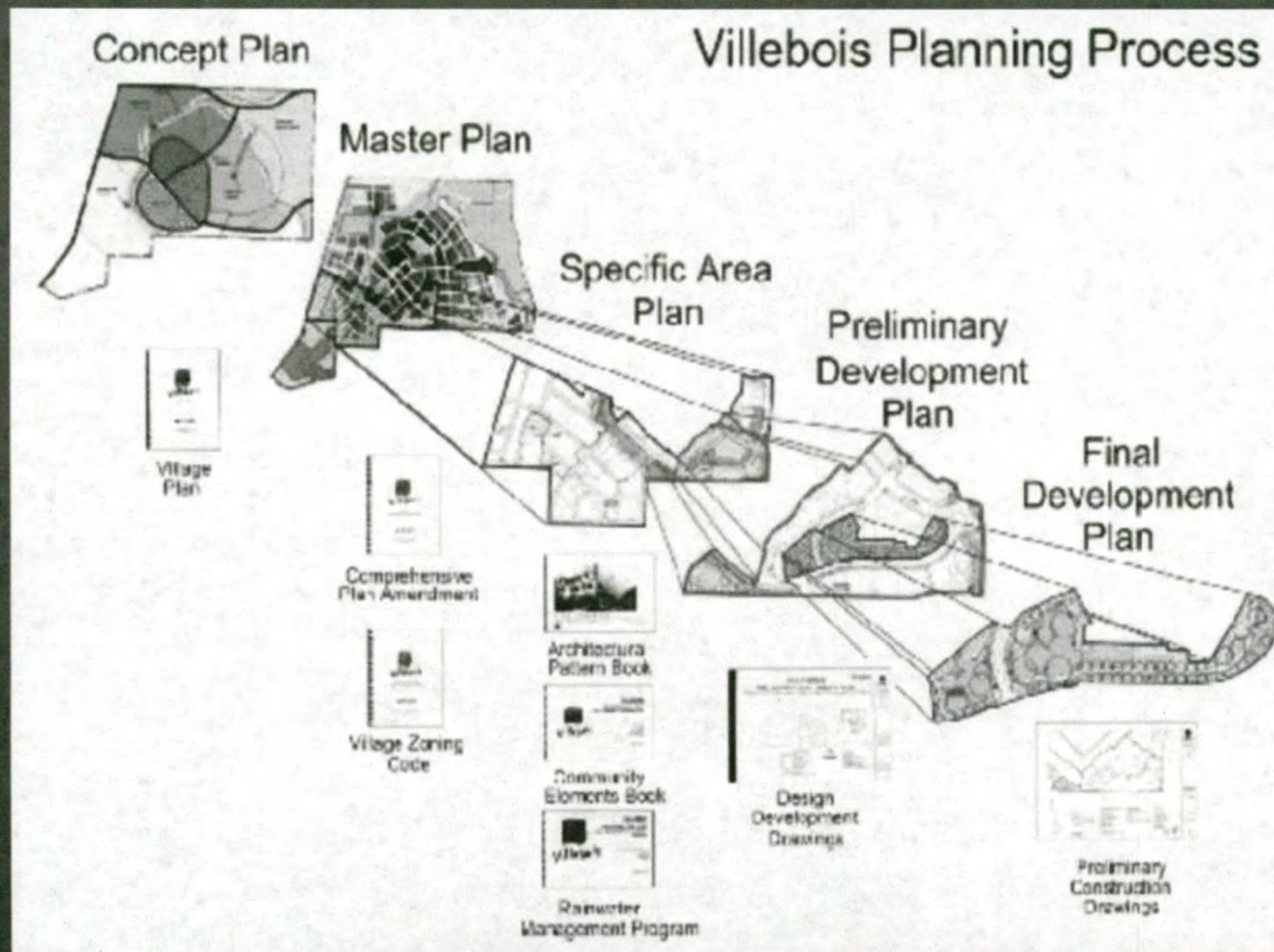
Presented by: Daniel Pauly AICP, Associate Planner

& Pacific Community Design for Polygon Northwest Company

Villebois Village Master Plan Amendments for Future Study Area



Villebois Village Master Plan Amendments for Future Study Area

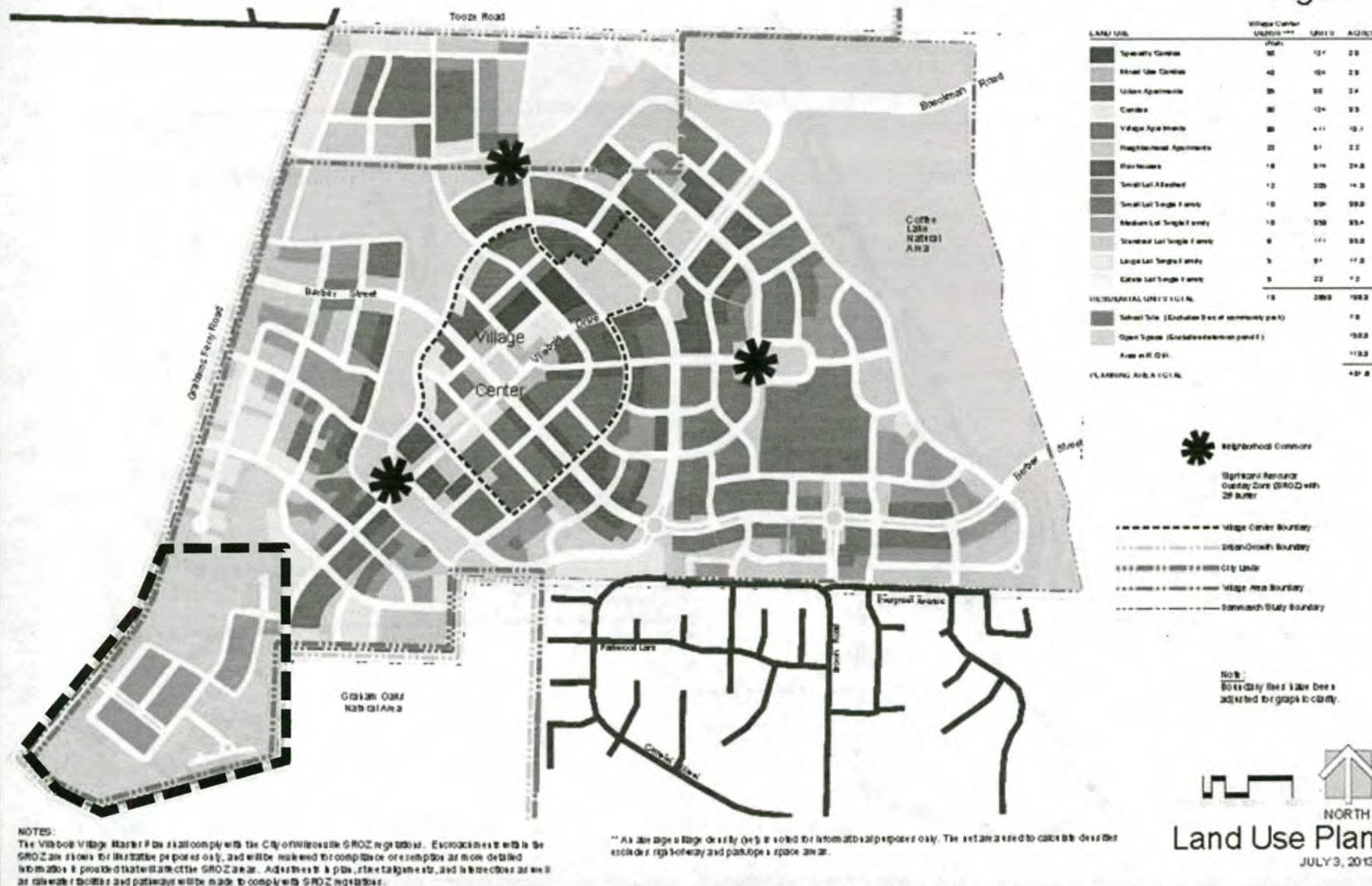


Villebois Village Master Plan Amendments for Future Study Area



Villebois Village Master Plan Amendments for Future Study Area

Figure 1



Villebois Village Master Plan Amendments for Future Study Area

Figure 2

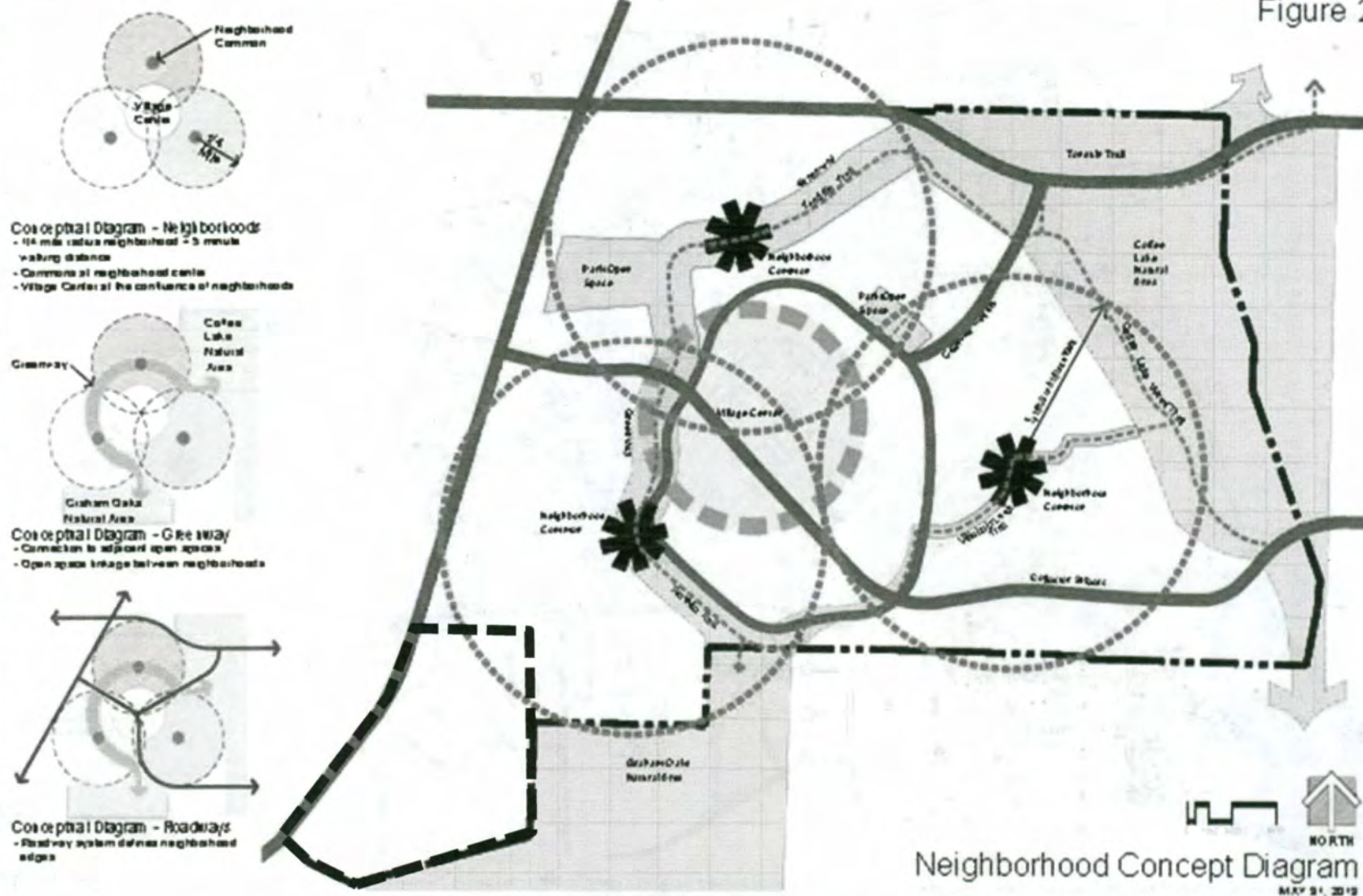
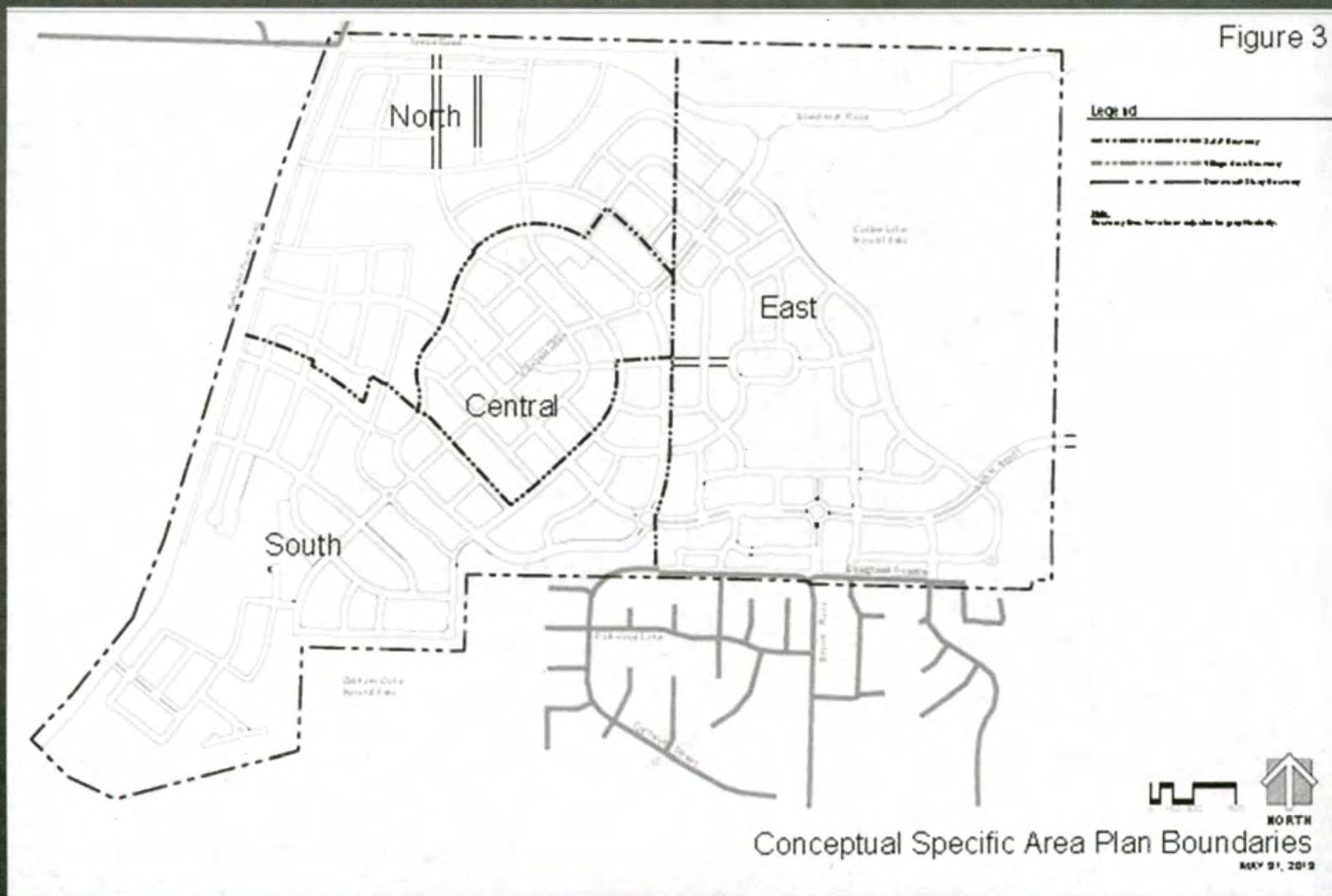
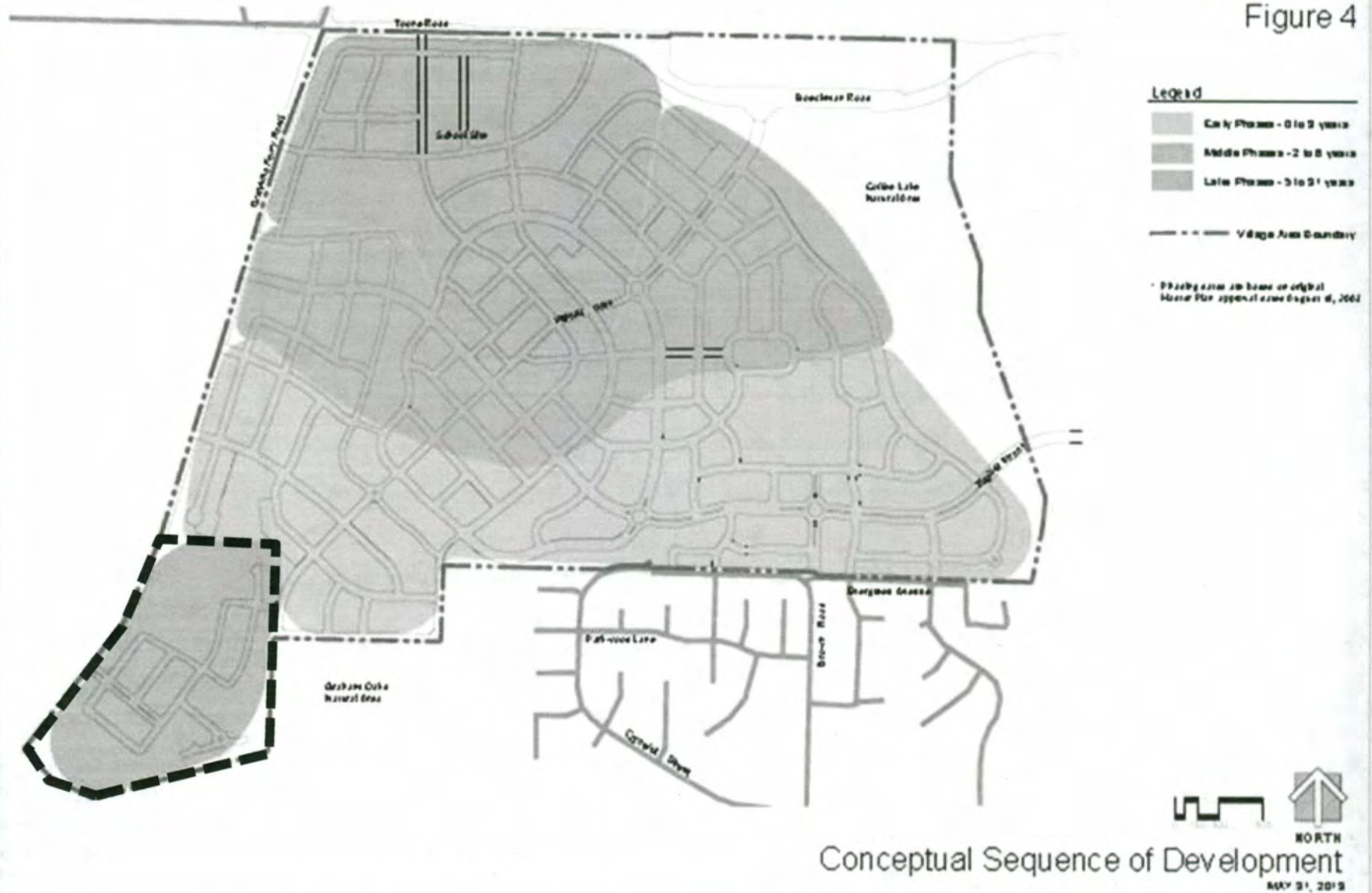


Figure 3

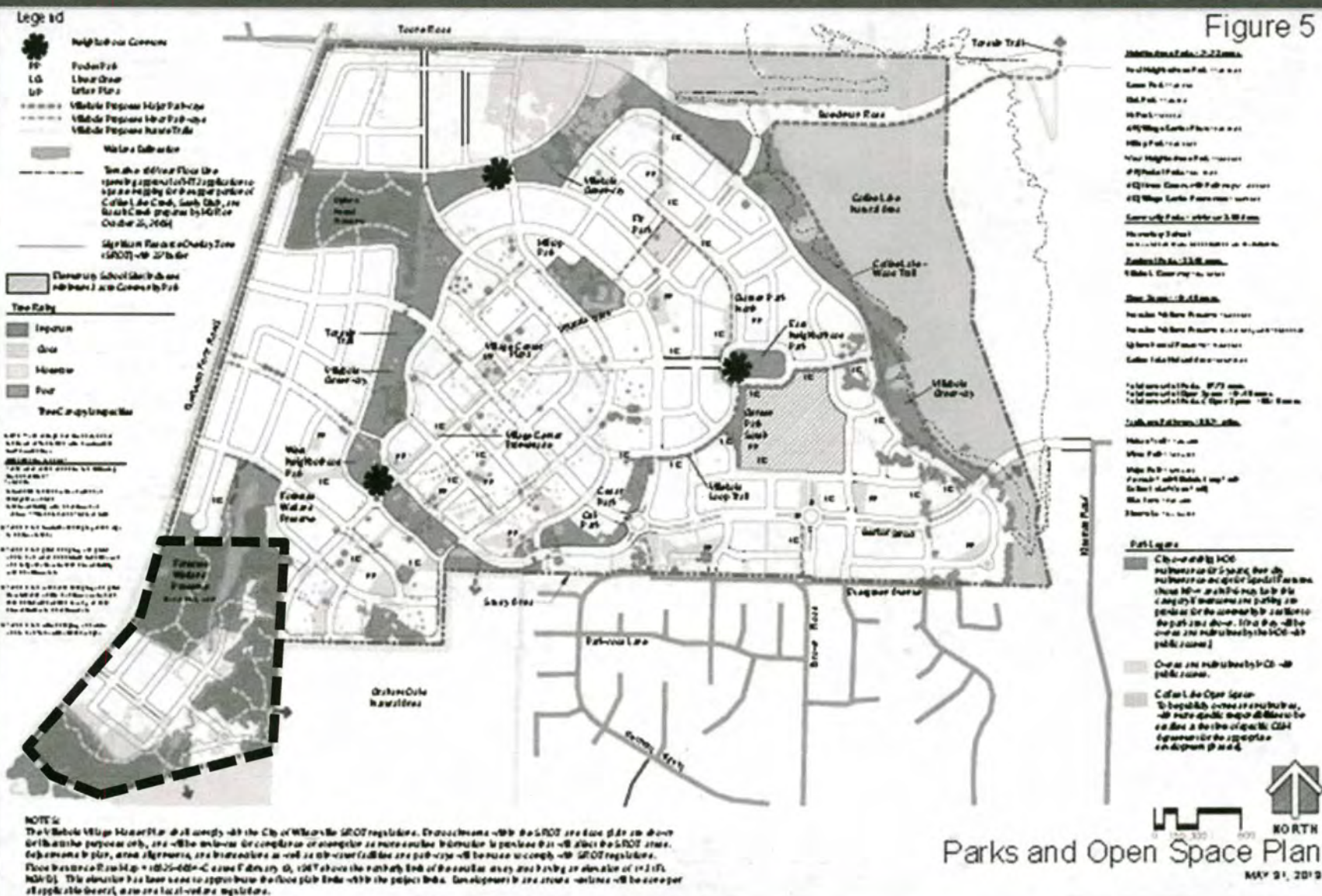


Villebois Village Master Plan Amendments for Future Study Area

Figure 4



Villebois Village Master Plan Amendments for Future Study Area



Villebois Village Master Plan Amendments for Future Study Area

Figure 5

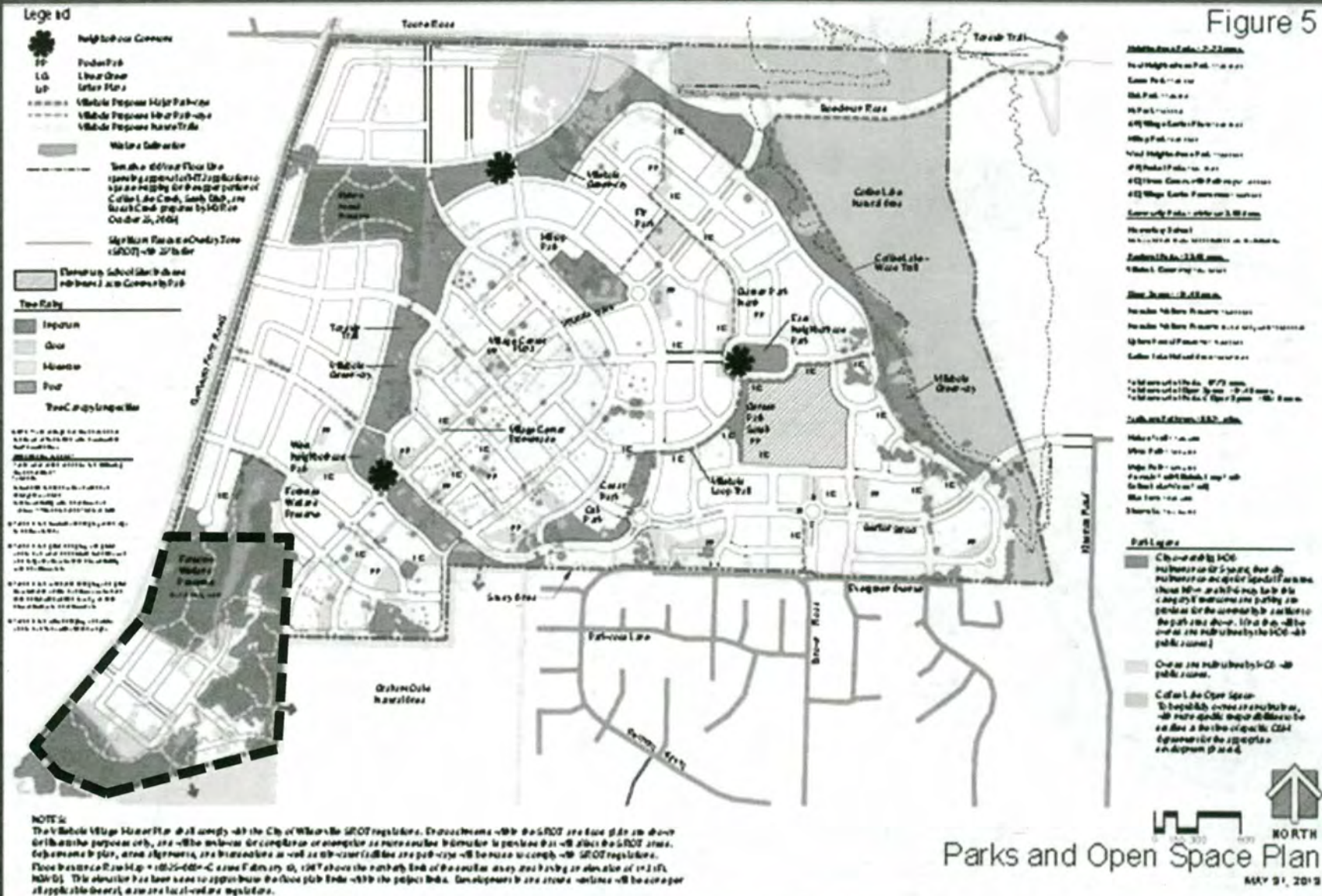
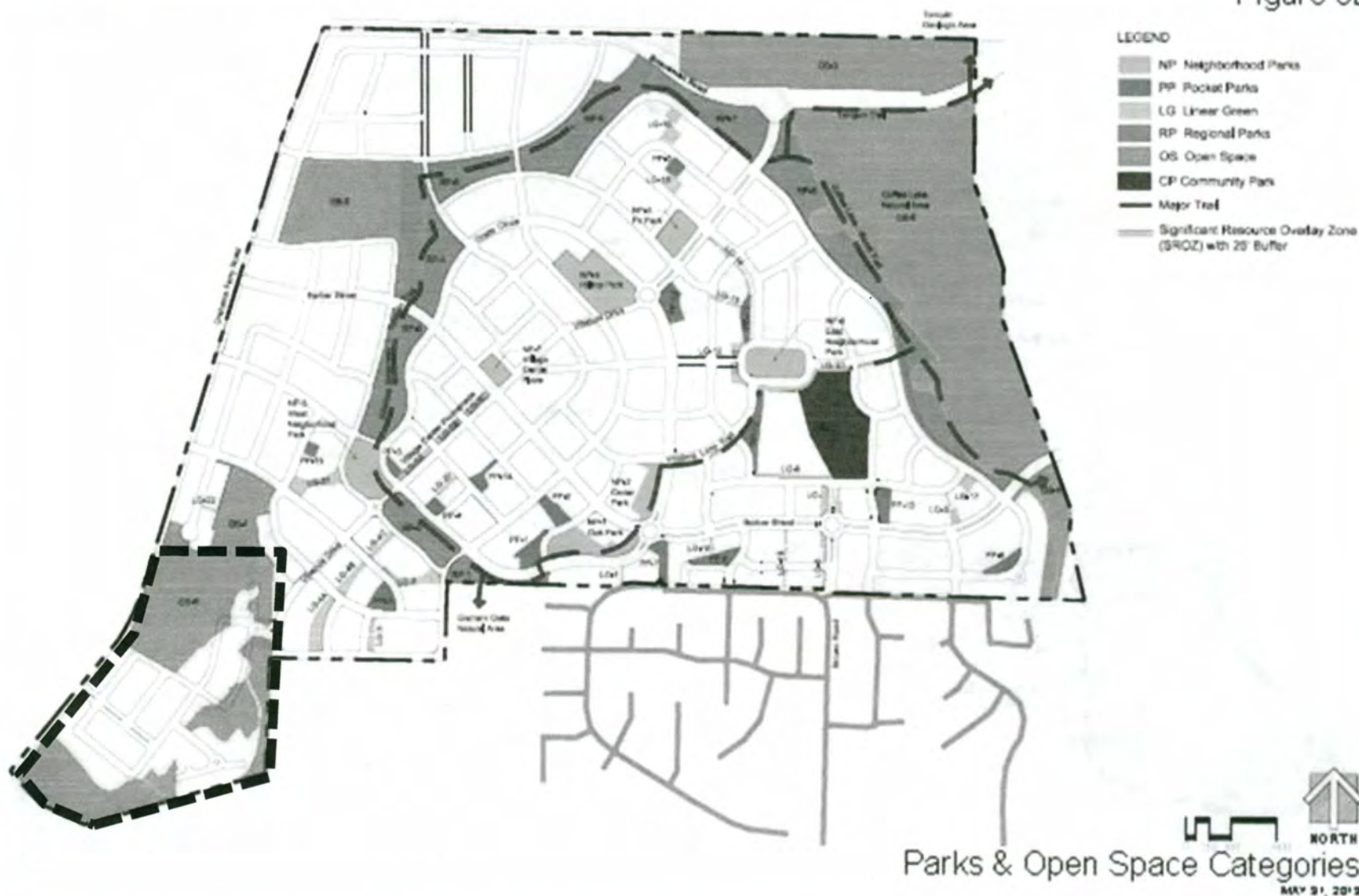


Figure 5A



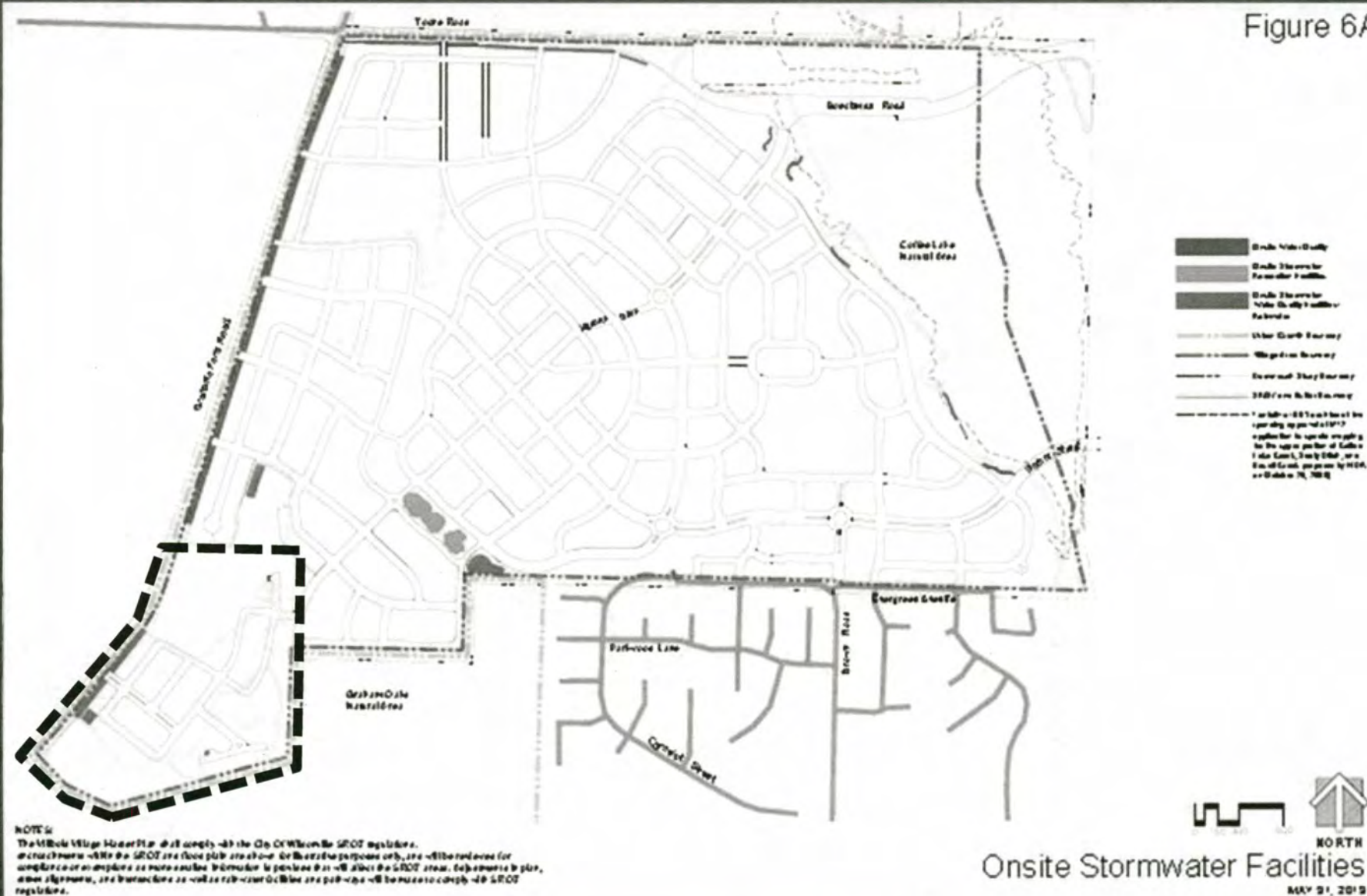
Villebois Village Master Plan Amendments for Future Study Area

Figure 5B



Villebois Village Master Plan Amendments for Future Study Area

Figure 6A



Villebois Village Master Plan Amendments for Future Study Area

Figure 6B

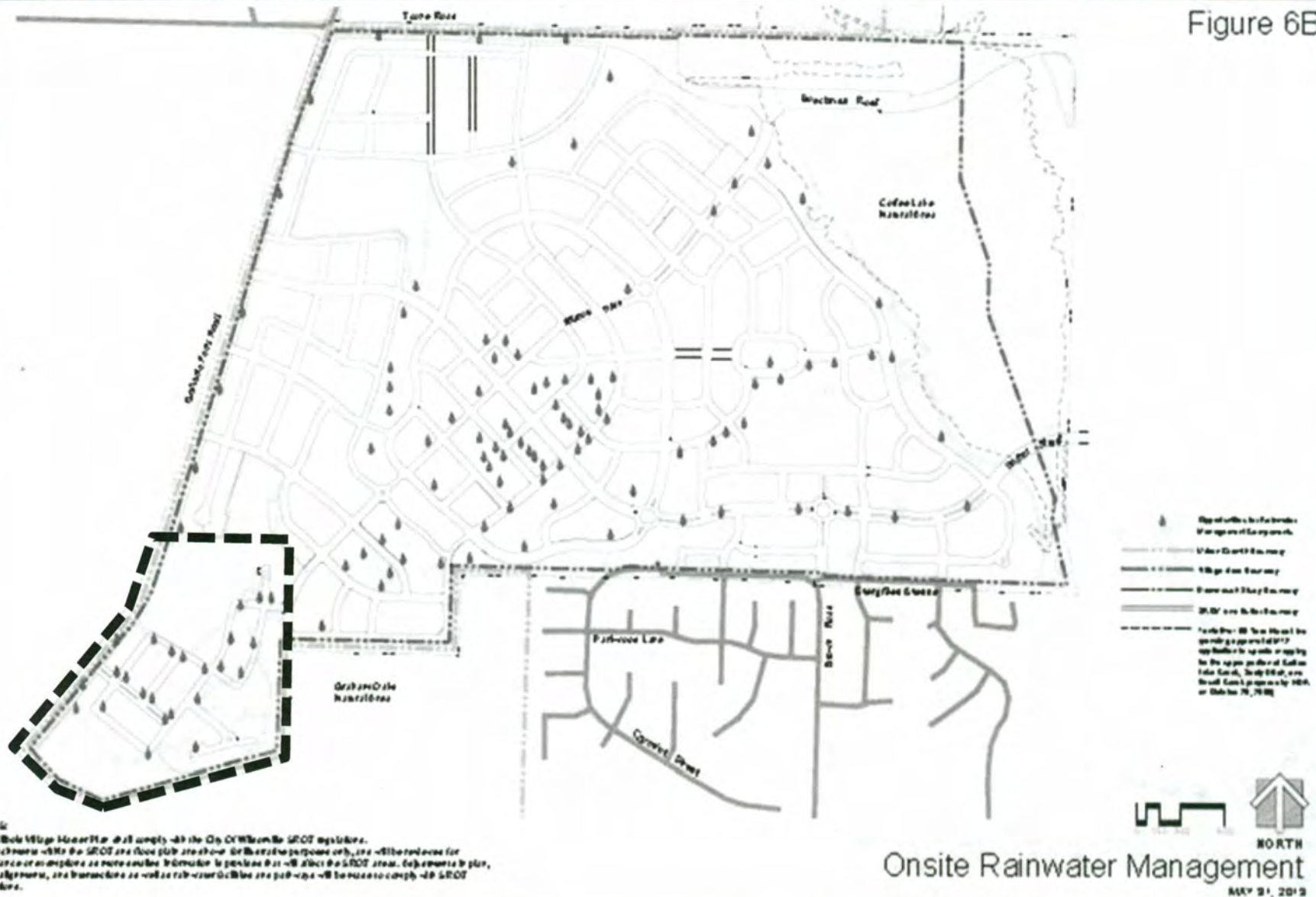
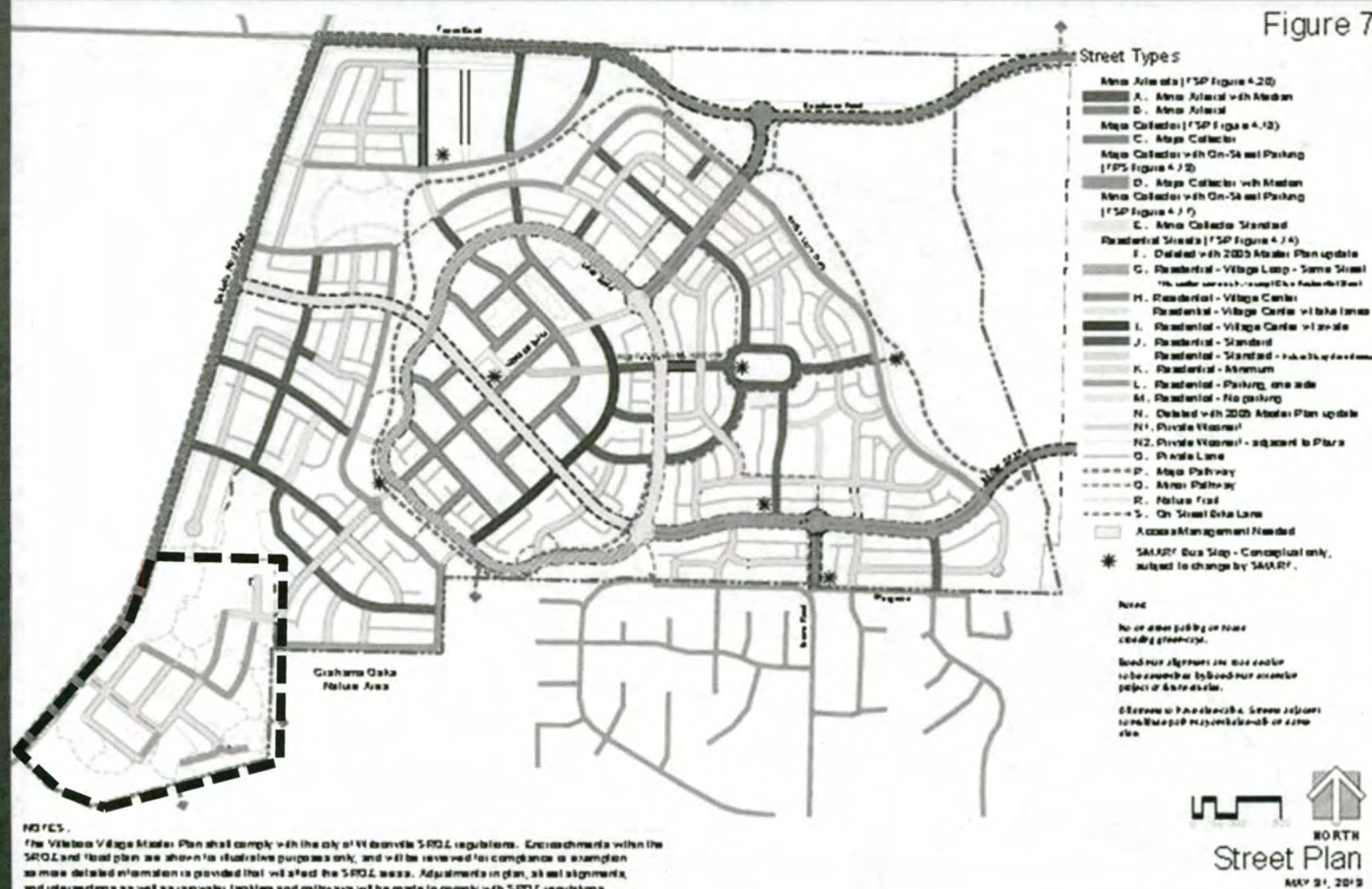


Figure 7



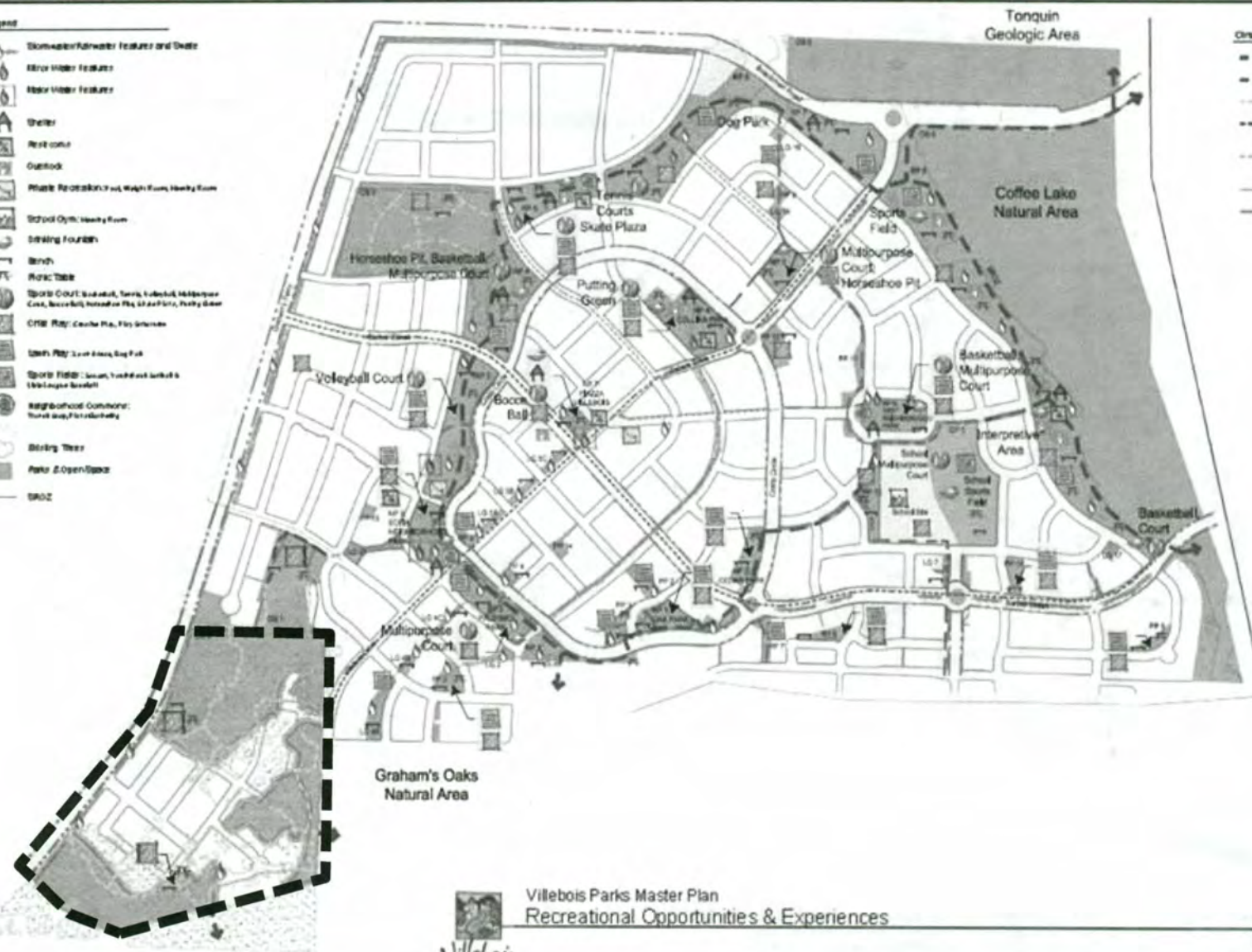
Villebois Village Master Plan Amendments for Future Study Area

Legend

- Stormwater/Underwater Features and Ditch
- River Water Features
- Lake Water Features
- Shelter
- Restroom
- Outlook
- Picnic Recreation Table, Picnic Room, Picnic Room
- School Gymnasium Room
- Drinking Fountain
- Bench
- Picnic Table
- Sports COURT: Basketball, Tennis, Volleyball, Multipurpose Court, Soccer/Softball, Hockey, Field Hockey, Hockey Game
- CRS: Play: Soccer, Play, Play Structure
- CRB: Play: Soccer, Play, Play Structure
- Sports FIELD: Soccer, Football, Softball & Baseball, Baseball
- Neighborhood Commons: Shared space, Recreation
- Biking Trail
- Park & Open Space
- DPOZ

Contours

- Major Path
- Minor Path
- Natural Trail
- Major Pedestrian Corridor
- Minor Pedestrian Corridor
- Bike Route
- On Street Bike Lane



Villebois Parks Master Plan
Recreational Opportunities & Experiences



Villebois Village Master Plan Amendments for Future Study Area

Open Space 3 (23.20 AC)

Summary

Phone: 744-1000

Child Play Structures, 2

Child Online Play: 2

This plan is a reasonably study, illustrating the what's capacity is accommodate certain outdoor space elements and recreational amenities. There should not be interpreted as a "site design."

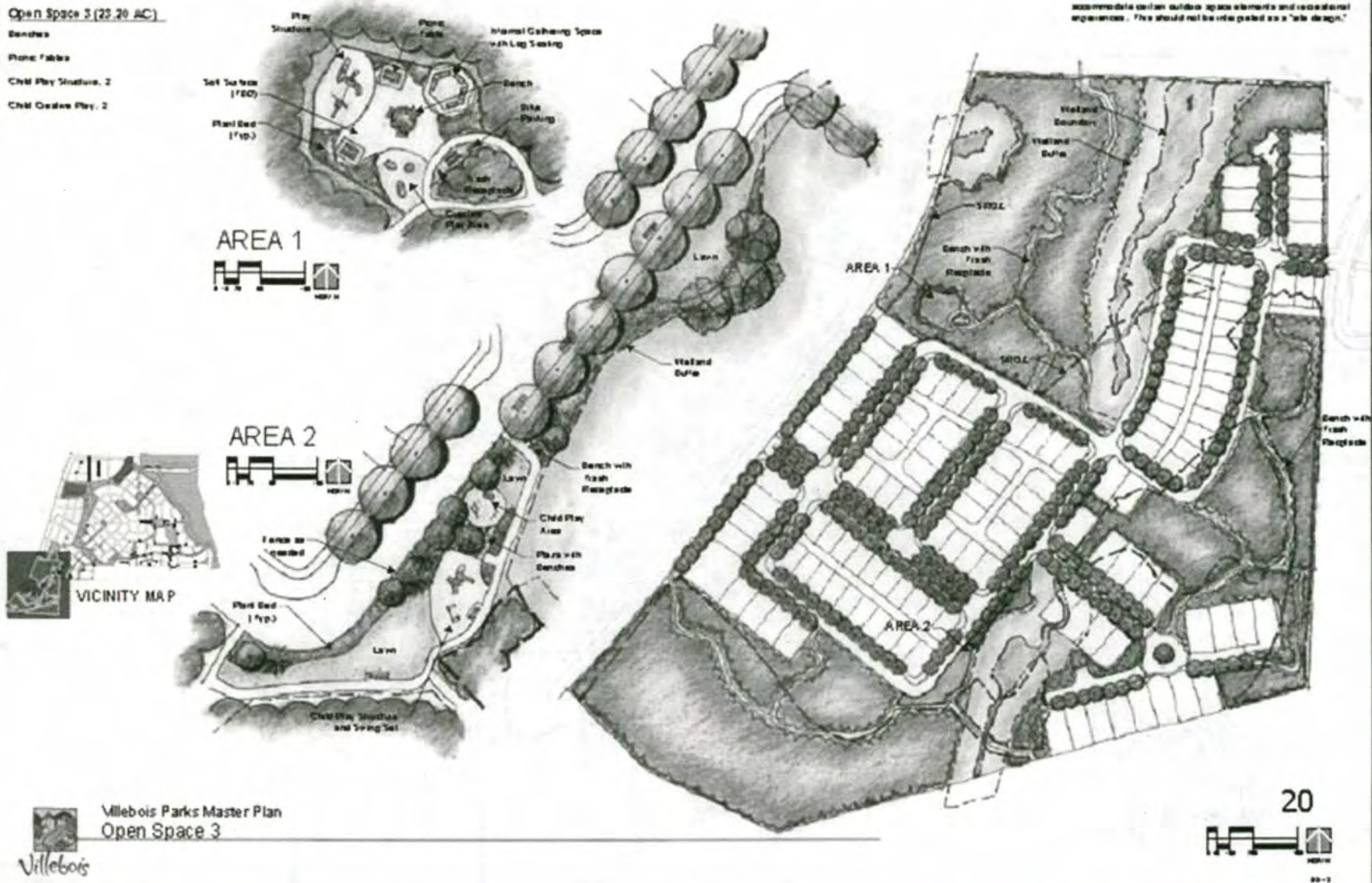


Figure 1

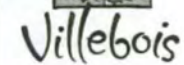


NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

Land Use Plan

MAY 12, 2010



Pacific
Community
Design

OTTEN LANDSCAPE ARCHITECTS, INC.
GEODISIGN, INC.

Villebois
SAP South
Plan Area 2

Aerial Photograph

DATE June 2011

3



Figure 1



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Land Use Plan
JULY 3, 2013

Gross Area	42.8 Acres
Development Area	18.9 Acres
Parks and Open Space Area	23.9 Acres
56 % Parks and Open Space 2.83 DU/Ac.	

Type Type Distribution Comparison

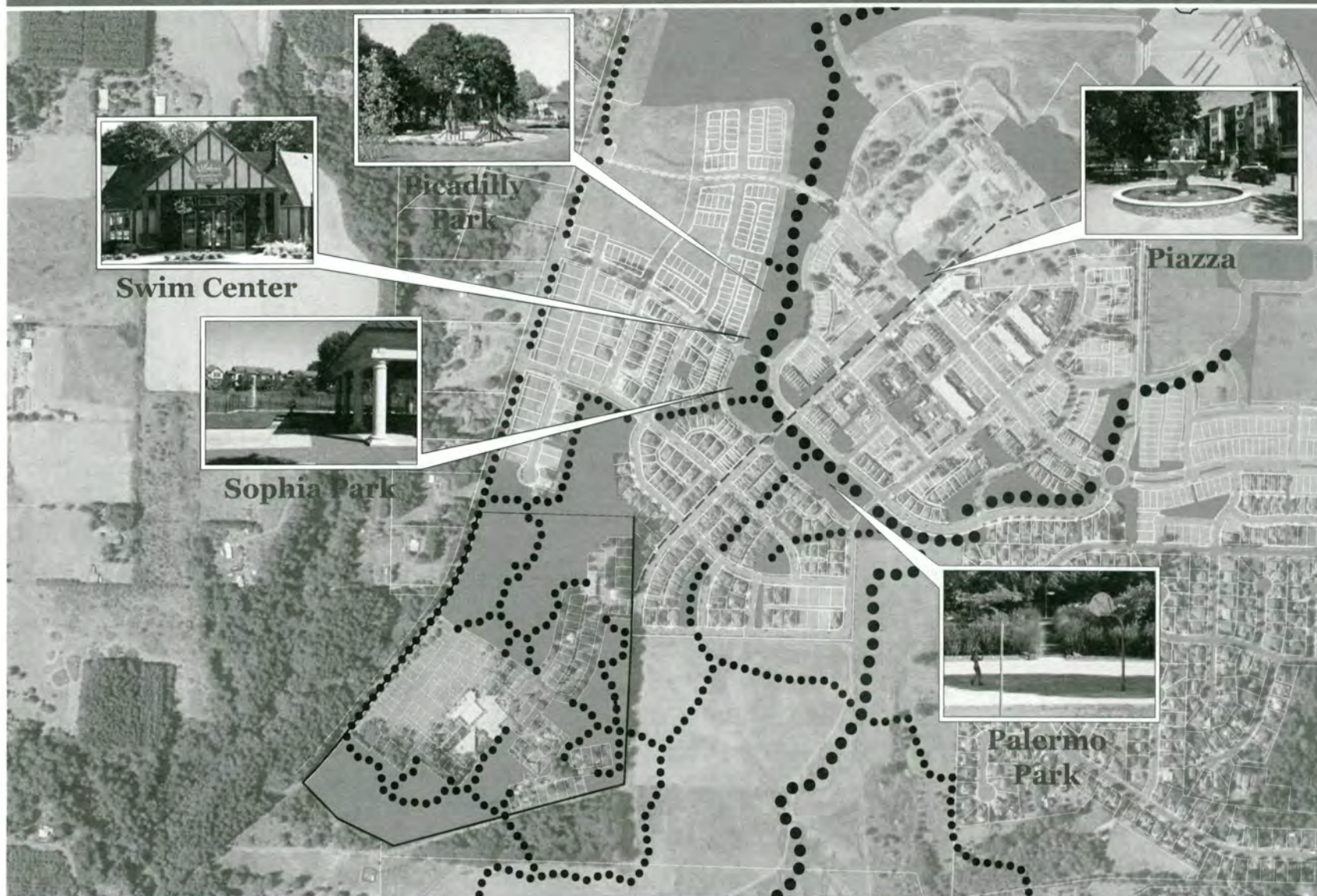
Lot Type	Proposal	PDP 4S Arbor Villebois	PDP 5S PDP 1N Tonquin	PDP 6S Polygon at	PDP 2N PDP 4C Zion	PDP 3E PDP 4E Tonquin
Front (Large/Stan	38%	35%	2%	--	7%	--
Medium	62%	9%	24%	40%	4%	14%
Small / Cottage / Row House	--	56%	74%	60%	89%	86%

Average Lot Size per Unit Comparison (Square Feet)

Proposal FSA	PDP 4S Arbor Villebois	PDP 5S PDP 1N Tonquin	PDP 6S Polygon at	PDP 2N PDP 4C Zion	PDP 3E PDP 4E Tonquin
3,888	3,735	2,324	2,736	2,333	2,635

VILLEBOIS SAP SOUTH - PLAN AREA 2

Park Exhibit

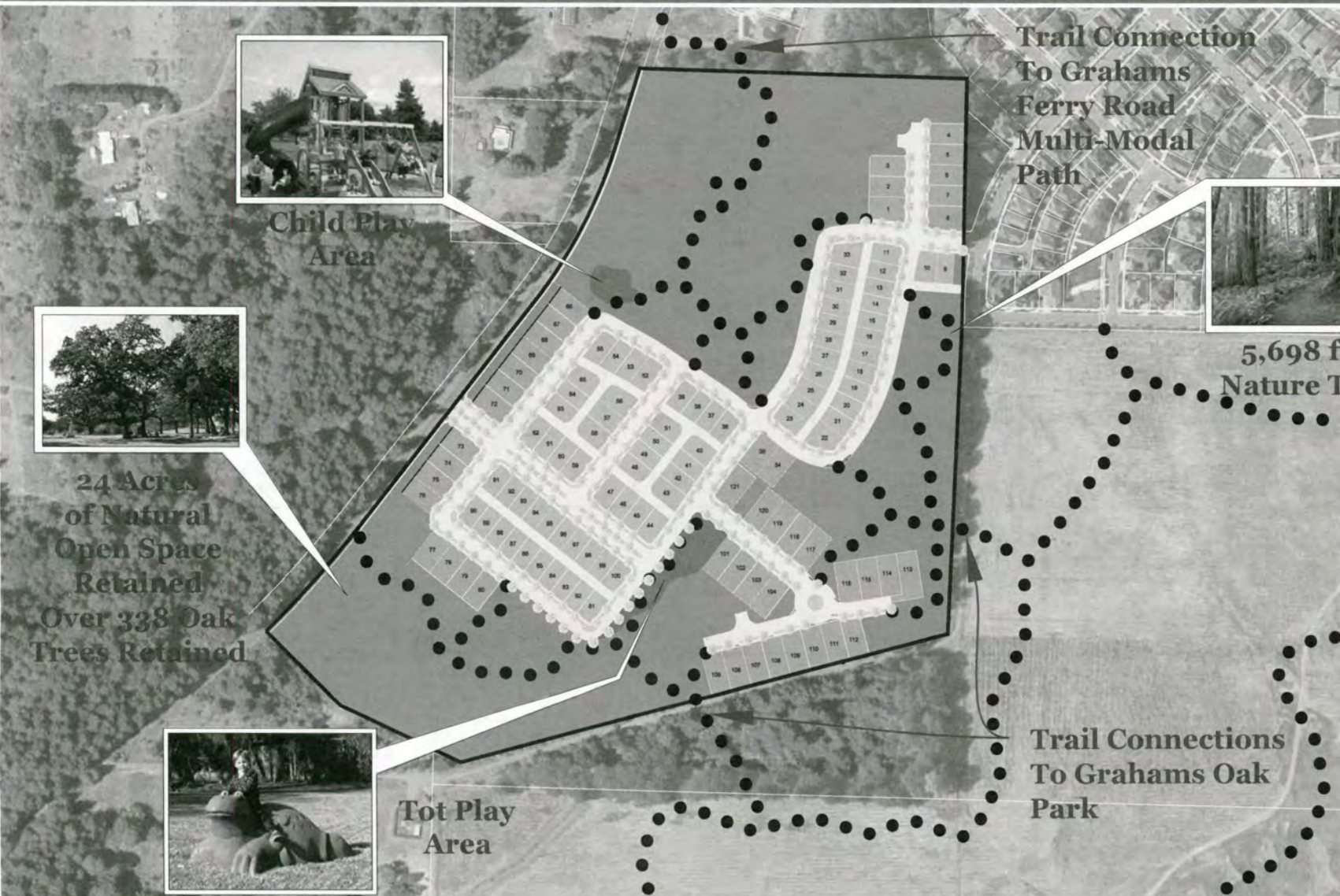


■ Park and Open Space



VILLEBOIS SAP SOUTH - PLAN AREA 2

Open Space Exhibit



Parks & Open Space Comparison

Proposal FSA	PDP 4S Arbor Villebois	PDP 1N Tonquin Woods	Polygon at Villebois	PDP 4C Zion Property	PDP 4E Tonquin Meadows
56%	25%	28%	18%	56%	21%

Parks & Open Space Comparison

Proposal FSA	PDP 4S Arbor Villebois	PDP 1N Tonquin Woods	Polygon at Villebois	PDP 4C Zion Property	PDP 4E Tonquin Meadows
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Figure 1



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Total SROZ Area	19.3 Acres
Impact Area	0.96 Acres
Required Mitigation	2.40 Acres
Proposed Mitigation	4.55 Acres

Impact Area less than 5% allowed
Mitigation is 90% more than required

Total Counted Trees	1,762
Total Trees to be removed	628
Saved Trees	1,340
At least 64% of all trees to be saved	



W.M. Milbrandt Architects, Inc., P.S.
25 Canyon Way, Suite 210, Kirkland, Washington 98033 Phone: 425.424.7110 Fax: 425.428.1208 Website: www.wmilbrandt.com

Polygon at Villebois
Wilsonville, Oregon
Polygon Northwest Company

Scale: 1/4" = 1'-0"

Sheet #: RT/AF

Date: 11-07-12

Date Plotted: 11-07-12

Job No.: 1119

Medium Detached (American Modern)
Front Elevation

10



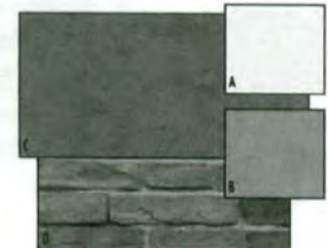
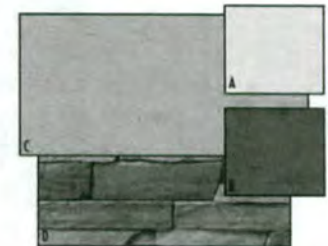
- (A) ACCENT 1 WINDOW, TRIM & COLUMNS
- (B) ACCENT 2 5" LAP SIDING SIDING
- (C) ACCENT 3 DOOR & VENT
- (D) BODY SHINGLE
- (E) BASE STONE VENEER

Color Option Legend



Color Option Legend

- | | |
|---|--------------------------------|
| A ACCENT 1
WINDOW, TRIM & COLUMNS | C BODY
STUCCO SIDING |
| B ACCENT 2
DOOR & SHUTTERS | D BASE
STONE VENEER |



Milbrandt Architects, Inc., P.S.
29 Central Way, Suite 210, Portland, Washington 98058 Phone: 425-454-7130 Fax: 425-458-1288 Website: <http://www.milbrandtarch.com>

Polygon at Villebois

Wilsonville, Oregon

Polygon Northwest Company

Medium Detached (French Revival) Front Elevation

Scale 1/4" = 1'-0"	Drawn By RT/AF	Date 11-07-12	Date Plotted 11-07-12
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Sheet No.

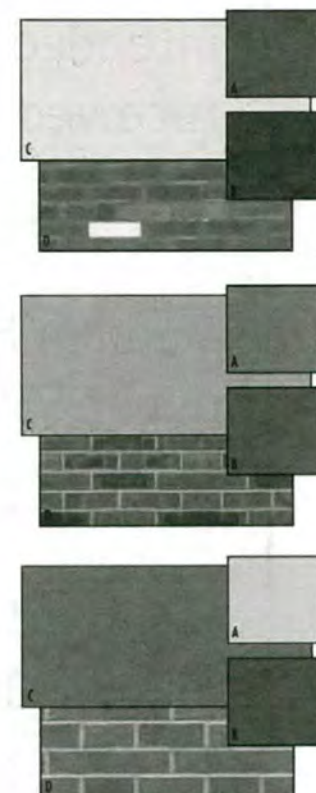
11

Job No.
1119



Color Option Legend

- | | |
|-------------------------------|---------------------------|
| (A) ACCENT 1
WINDOW & TRIM | (C) BODY
STUCCO SIDING |
| (B) ACCENT 2
DOOR & VENT | (D) BASE
BRICK VENEER |



Milbrandt Architects, Inc., P.S.
 25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-454-7120 Fax: 425-4580709 Website: <http://www.milbrandtarch.com>

Polygon at Villebois
 Wilsonville, Oregon

Polygon Northwest Company

Medium Detached (English Revival)
Front Elevation

Scale: 1/4" = 1'-0"	Drawn By: RT/AF	Date: 11-07-12	Date Plotted: 11-07-12
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Sheet No.

12

Job No.
1119

Both the Medium and Standard Houses for this phase are new product intended to add two new product lines to what Polygon has already received approval for.

Medium Houses will range from 2,200 sf to 2,600 sf and sell from the upper \$300k to the lower \$400k

Standard Houses will range from 2,500 sf to 3,200 sf and sell from the mid \$400k to over \$500k

Figure 1



**INTRODUCTORY NARRATIVE
FOR
VILLEBOIS VILLAGE MASTER PLAN AMENDMENT**

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UTILITIES	6
CIRCULATION	6
V. PROPOSAL SUMMARY & CONCLUSION	7

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 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 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 2, General Land Use Implementation Policy 2, 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.

Representatives of LEC have provided testimony on the proposed future uses of the LEC campus. In their March 31, 2003 letter, a representative of LEC proposed the following uses (which include expansion of some or all current uses):

- New sanctuary;*
- New teen center;*
- Chapel; and*
- Expansion of the retreat center, including additional overnight lodging facilities and senior housing and care facilities.*

The Villebois Village Master Plan recognizes the Future Study Area as part of the Residential - Village Comprehensive Plan land use designation and illustrates this area within the boundaries of the Master Plan. Full analysis of the Future Study Area's compliance with the City's Comprehensive Plan and its various sub-elements is not included in this document (City File 02PC07B).

A Specific Area Plan (SAP) will be submitted for this property in the future and as a part of this SAP approval, compliance must be demonstrated with the Villebois Village Master Plan, the City's Comprehensive Plan and its sub-elements, the City's Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

Implementation, General Land Use Plan - Policy 2

Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on Figure 1 - Land Use Plan or as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan shall be those identified in the Villebois Village Concept Plan, and the Specific Area Plan shall not be considered a neighborhood plan as defined in Section 2.1 of the Villebois Village Master Plan.

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.

Chapter 2 sets precedence for the establishment of a land use plan for the development of the Future Study Area. Chapter 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 2 and *Implementation Measure 5*. Policy 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 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.

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*.

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

Master Plan Figures

- Figure 1 - Land Use Plan: add land use plan for Future Study Area and update table
- Figure 2 - Neighborhood Concept Diagram: remove Future Study Label
- Figure 3 - Conceptual Specific Plan Boundaries: add new street plan and remove Future Study Area label
- Figure 4 - Conceptual Sequence of Development: add new street plan and remove Future Study Area label
- Figure 5 - Parks and Open Space Plan: remove label and update plan and table (only change is the length of nature trails)
- Figure 5a - Recreational Experiences Plan: remove label and update plan
- Figure 5b - Parks & Open Space Categories: remove label and update plan
- Figure 6a - Onsite Stormwater Facilities: add plan information
- Figure 6b - Onsite Rainwater Management: add plan information
- Figure 7 - Street Plan: add plan information

Master Plan Technical Appendix

- Appendix B - DKS Memos for this amendment to be added when available
- Appendix F - Parks Capacity Analysis Drawings: update index sheet and add Feasibility Plan 20

IV. DESCRIPTION OF PROPOSED PLAN

LAND USES

Villebois is an urban village of at least 2,300 residential units 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* 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/commons and 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 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 preservation, and plantings for wildlife forage

and habitat. Water quality facilities are integrated into parks where required and rainwater components are provided in a manner that does not interfere with 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 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 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.

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 information for the Future Study Area. Figure Chapter - 5 Circulation of the *Villebois Village Master Plan* includes this addition to the street network.

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.



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 (Dammach 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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CIRCULATION	7
V. PROPOSAL SUMMARY & CONCLUSION	8

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 ~~Two~~2, General Land Use Implementation Policy ~~Two~~2, 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.

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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Attachment A

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 Two2

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 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 ~~F~~future ~~S~~study ~~L~~label
- Figure 3 - Conceptual Specific Plan Boundaries: add new street plan and removed 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

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Comment [a5]: include old MP text

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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-/commons 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

Attachment A

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 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 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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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:

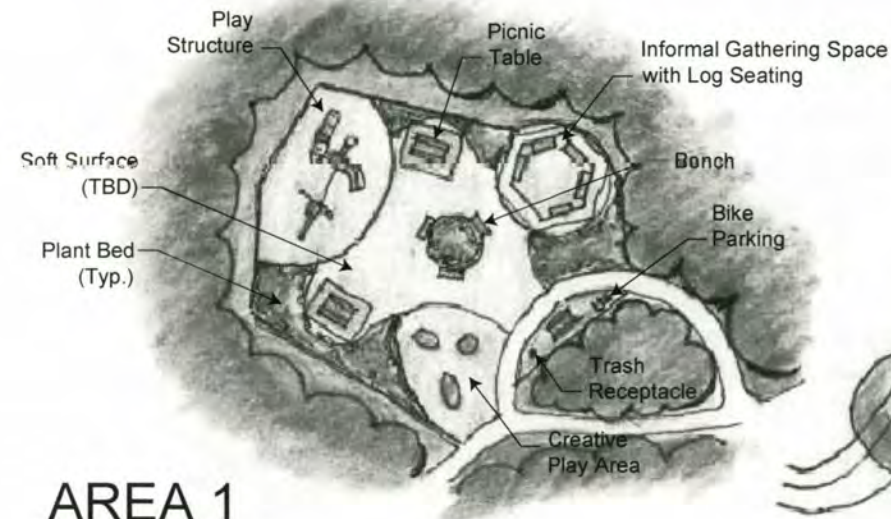
This land use accommodates modestly sized detached houses with small private yards and alley parking access.

Attachment D

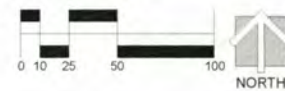
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Open Space 3 (23.20 AC)

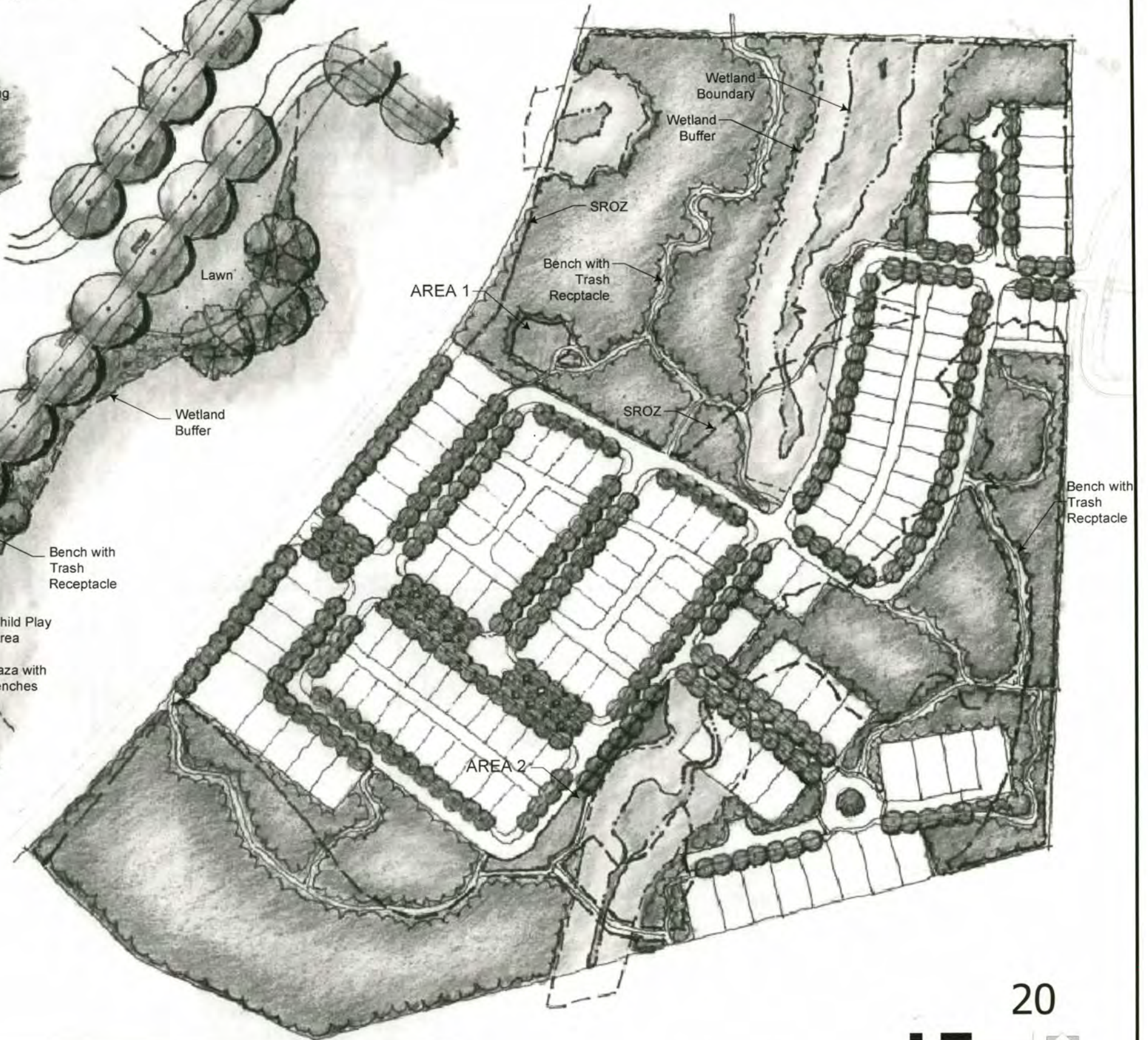
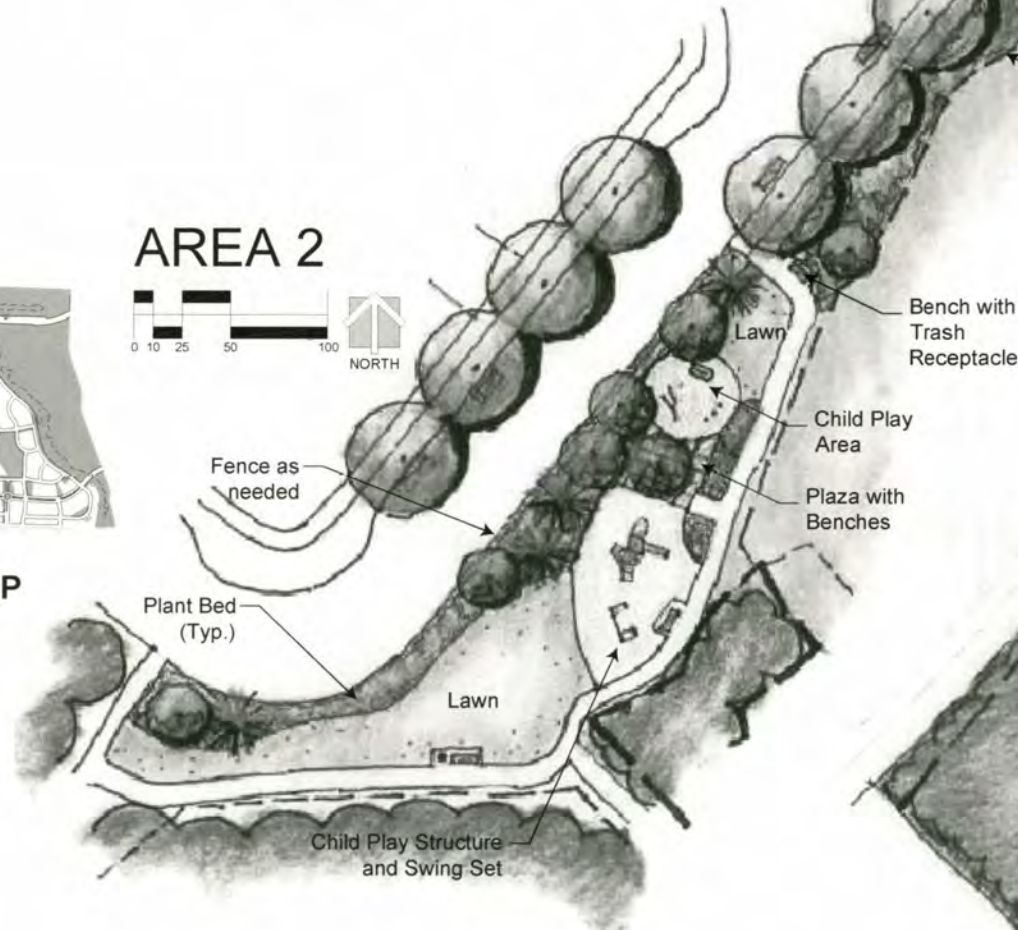
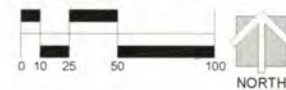
- Benches
- Picnic Tables
- Child Play Structure: 2
- Child Creative Play: 2



AREA 1

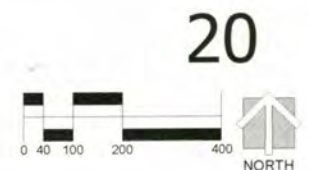


AREA 2



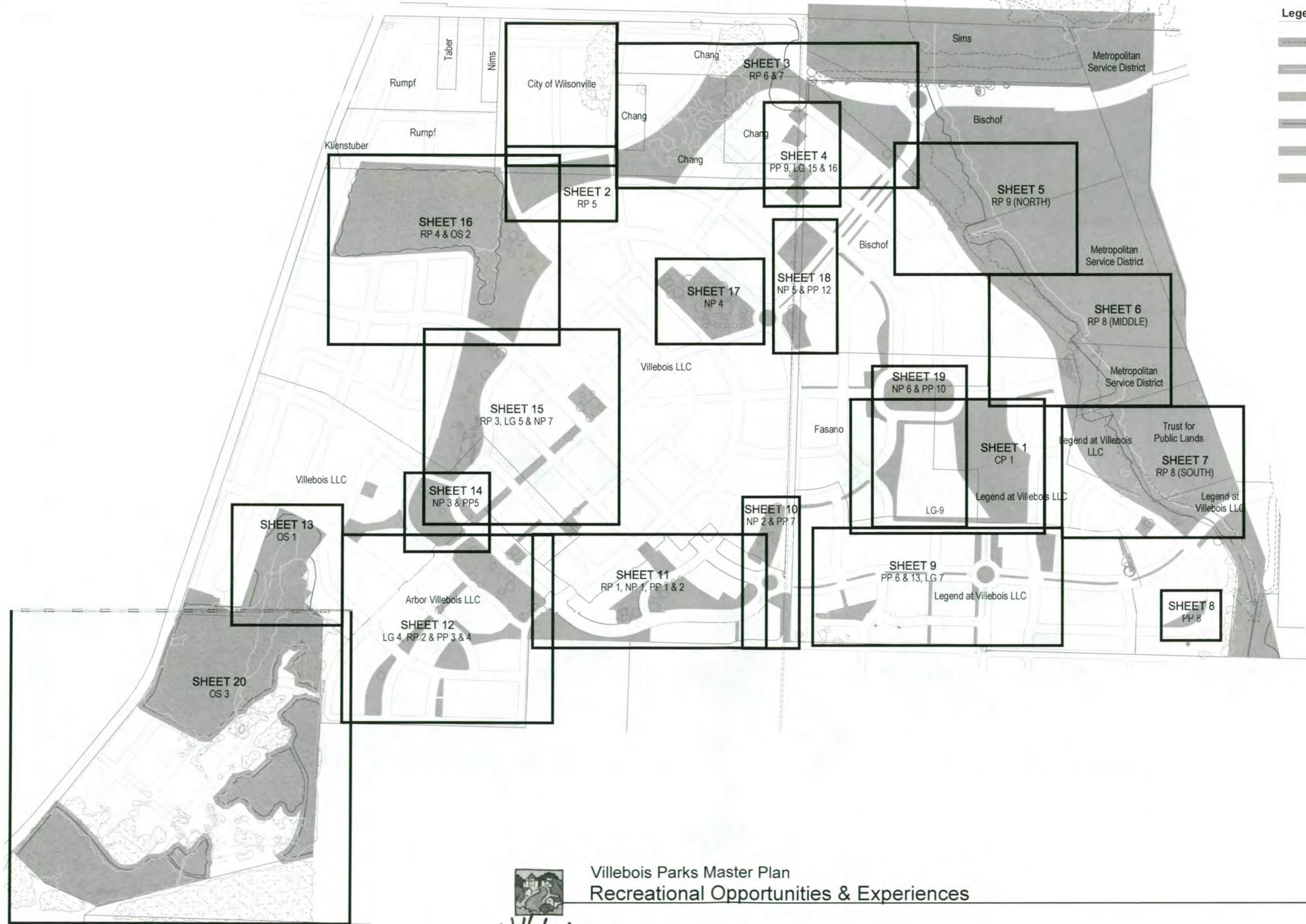
Villebois Parks Master Plan
Open Space 3

Villebois



20

Attachment D



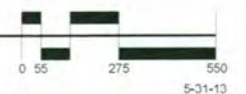
Legend

- Floodplain
- Existing Wetland
- Proposed Wetland
- SROZ
- Property Line
- 10' Fuel Line Easement

Villebois Parks Master Plan Recreational Opportunities & Experiences



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~~Attachment D~~

Tonquin Geologic Area

Coffee Lake Natural Area

Graham's Oaks Natural Area

Villebois Parks Master Plan

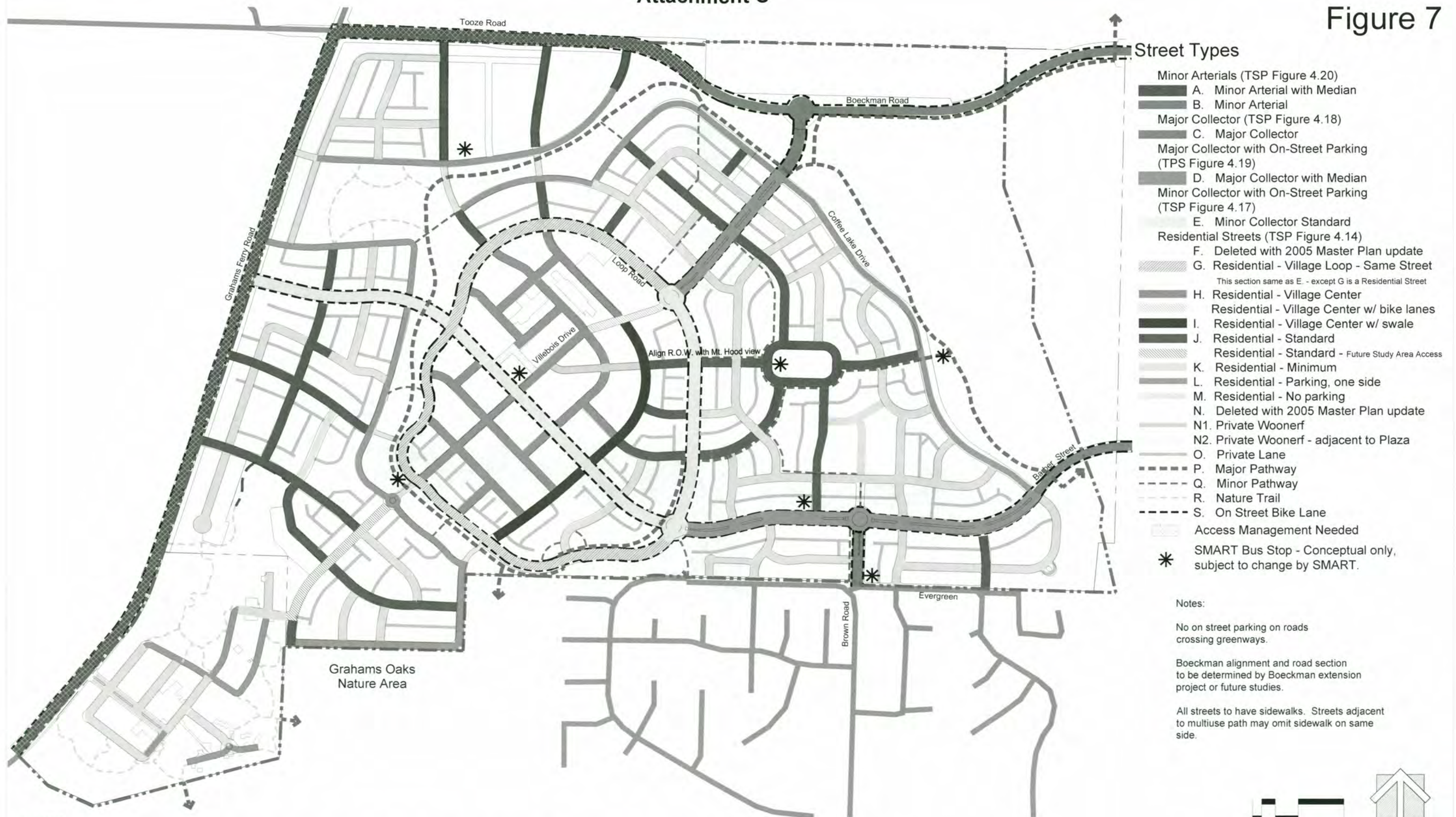
Recreational Opportunities & Experiences

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Circulation

- Major Path
- Minor Path
- Nature Trail
- Major Pedestrian Connections
- Minor Pedestrian Connections
- Sidewalks
- On Street Bike Lane

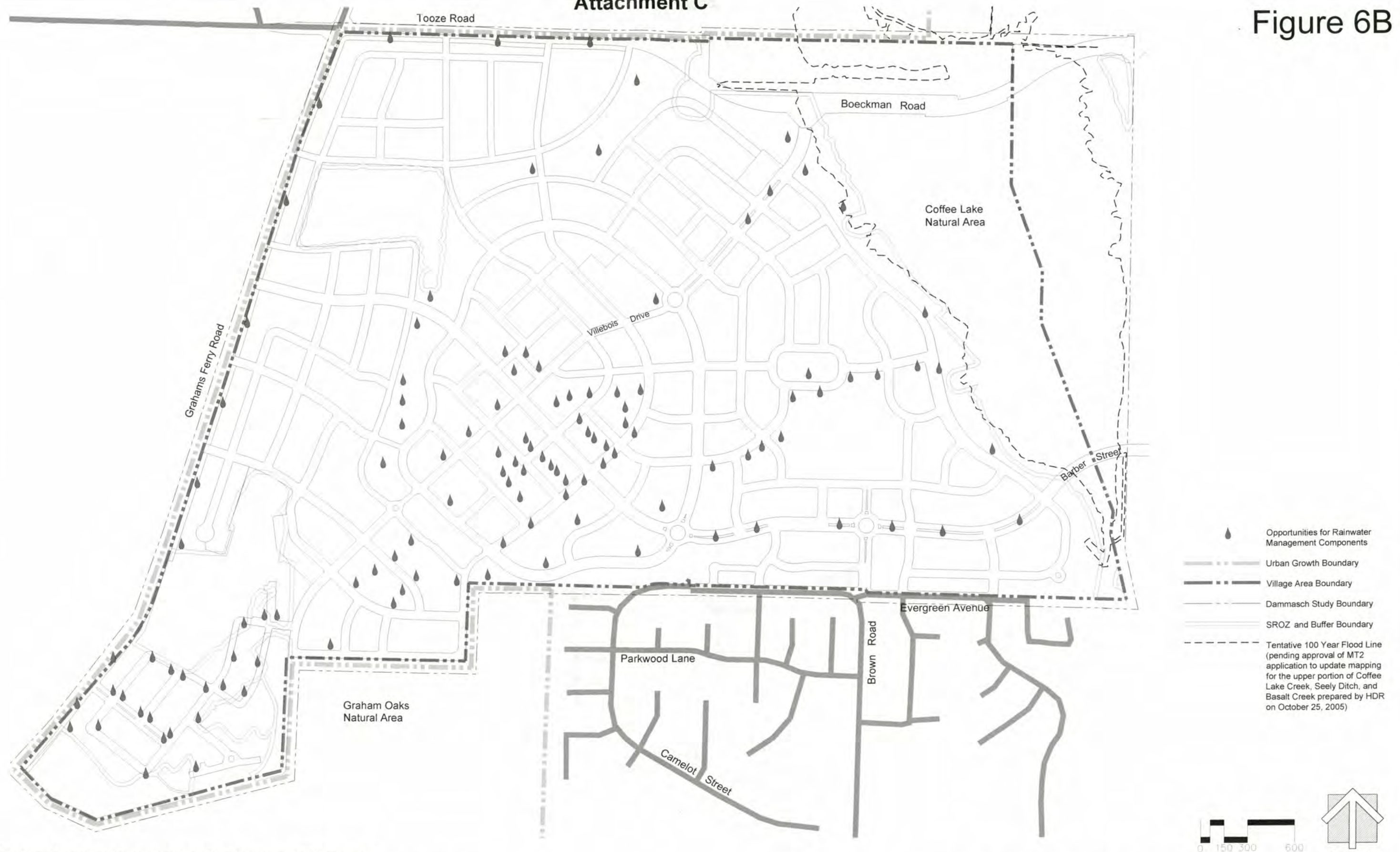
Figure 7



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.



Figure 6B



NOTES:
The Villebois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

Onsite Rainwater Management

MAY 31, 2013

Figure 6A



NOTES:
The Villebois Village Master Plan shall comply with the City Of Wilsonville SROZ regulations. encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemptions as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.



Onsite Stormwater Facilities
MAY 31, 2013

Figure 5B

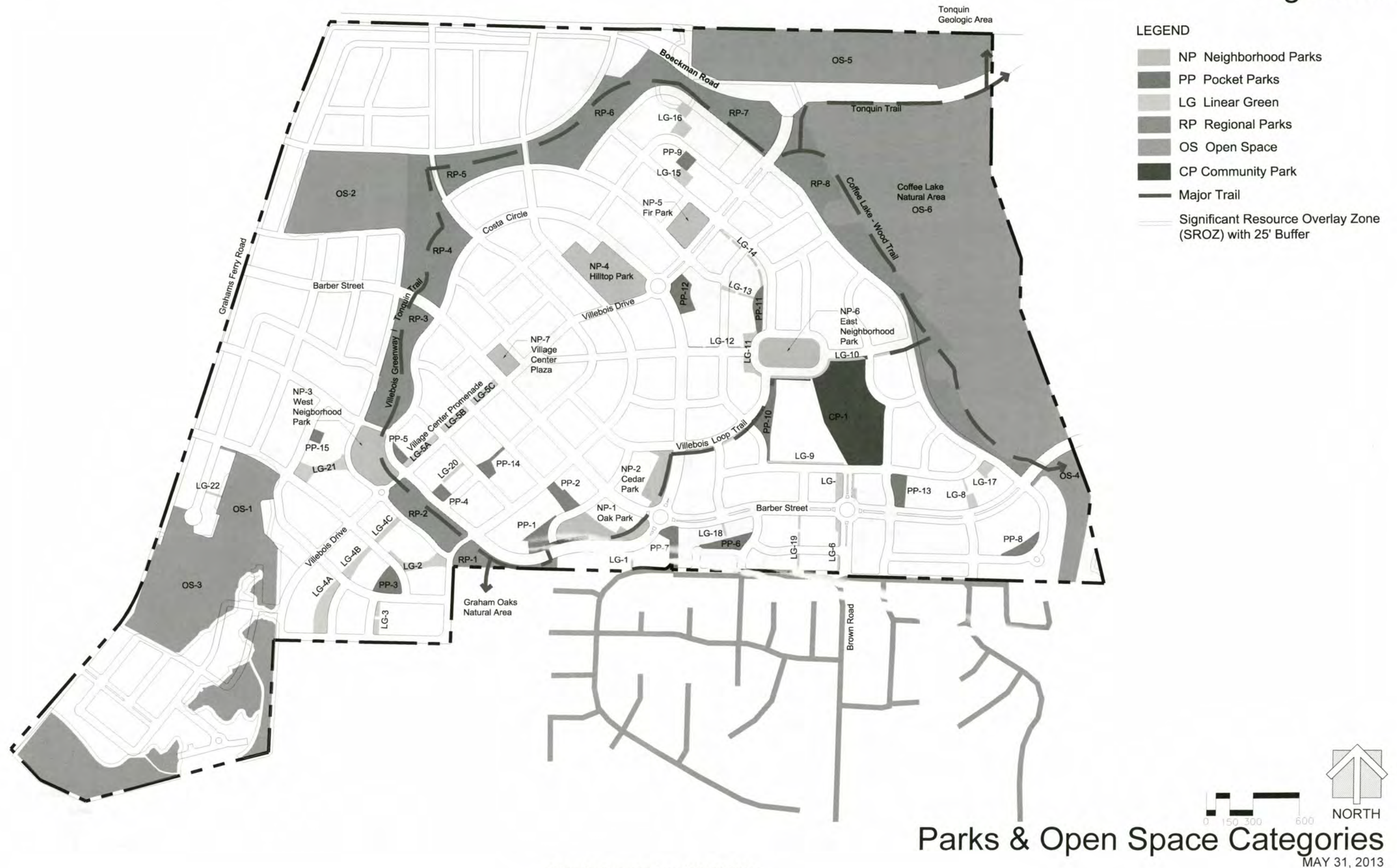


Figure 5A

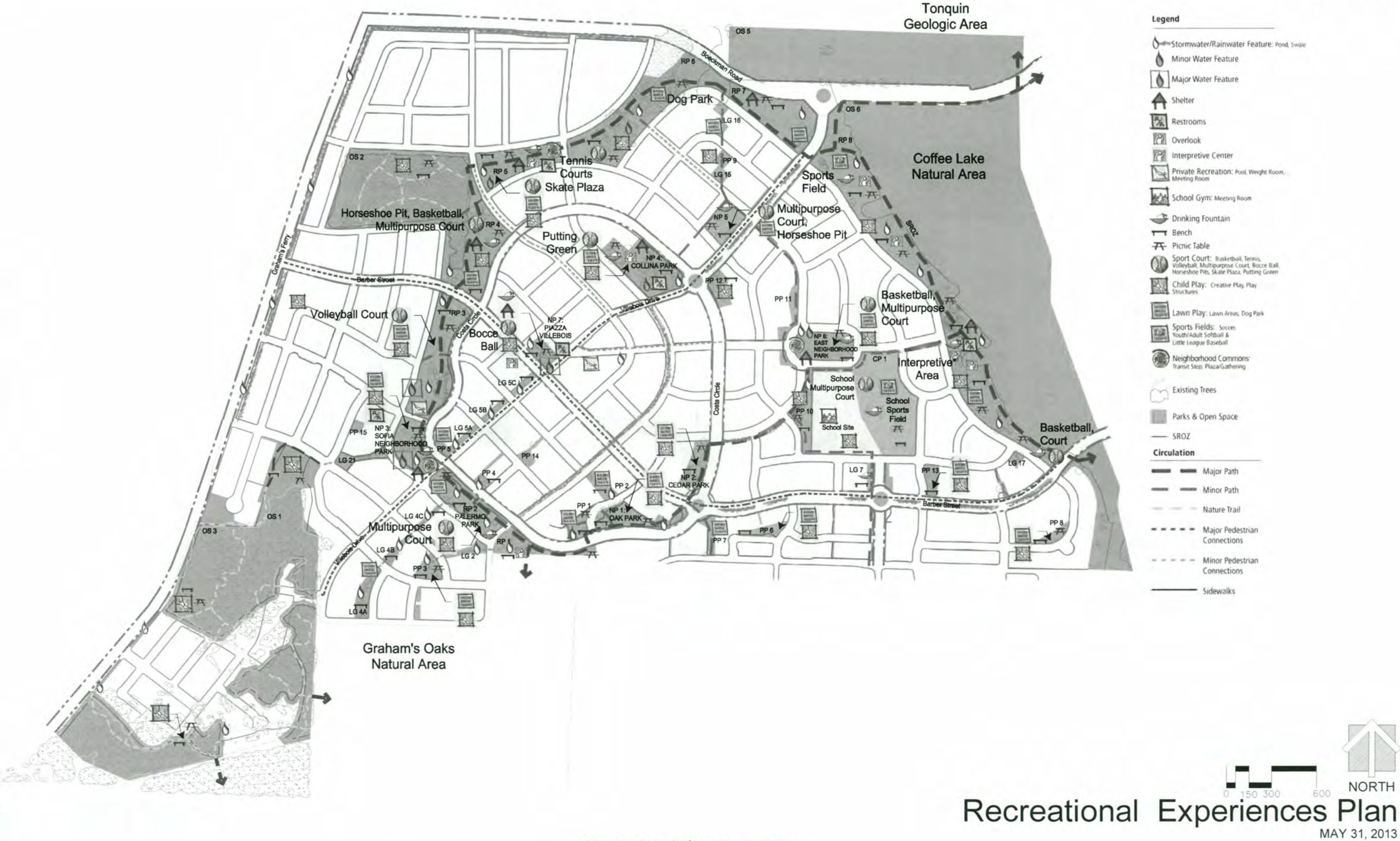
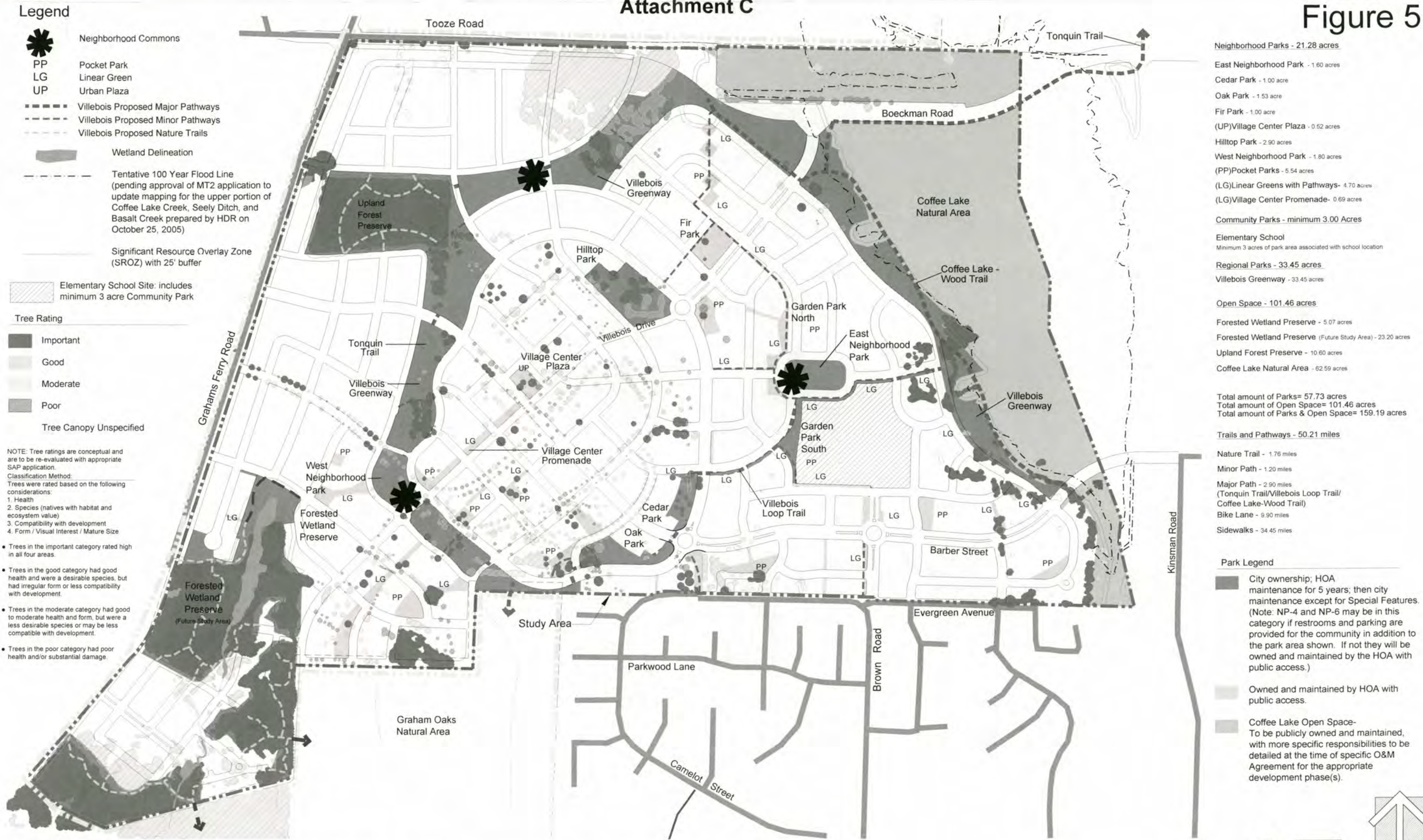


Figure 5



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 applicable federal, state and local wetland regulations.

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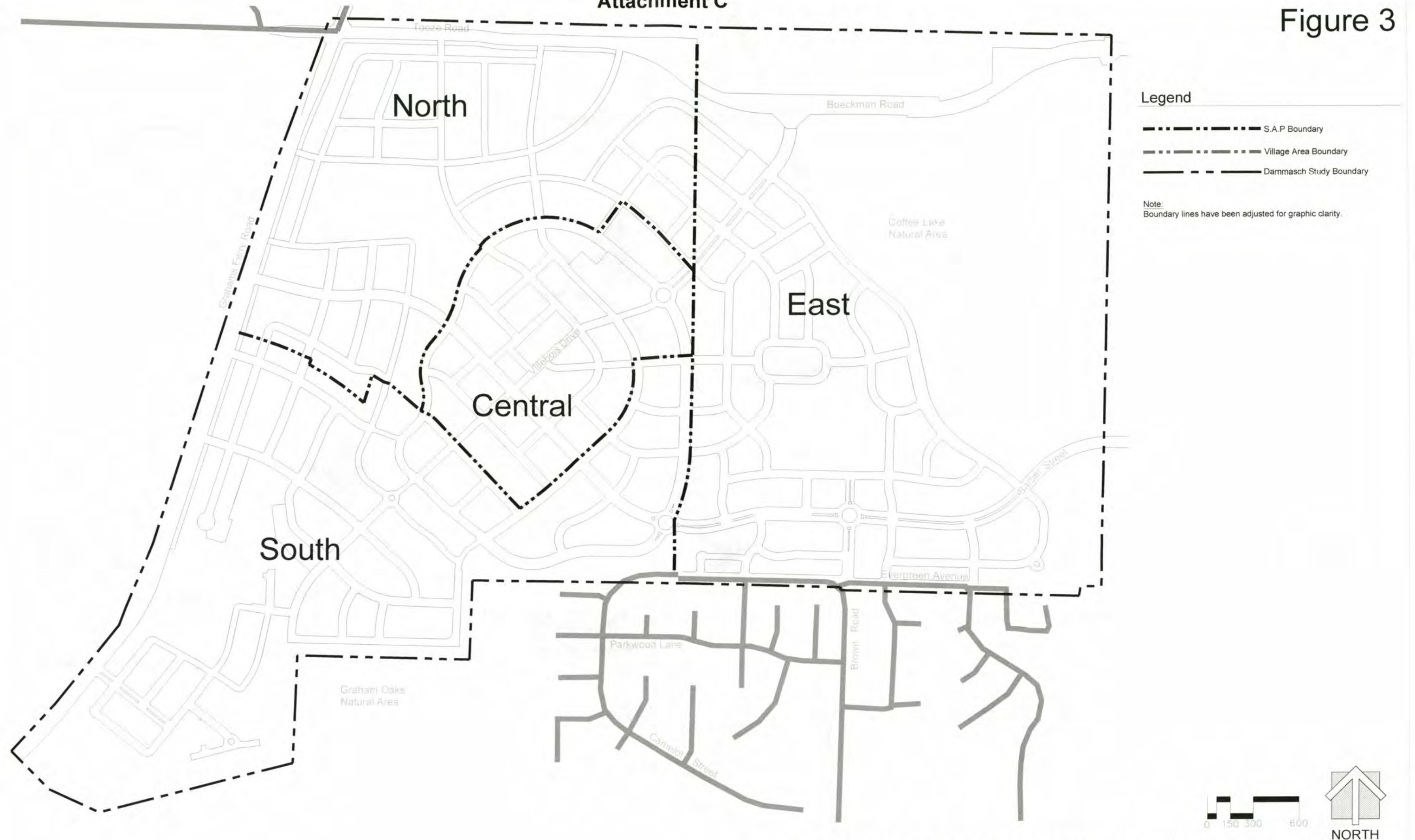
Figure 4



Conceptual Sequence of Development

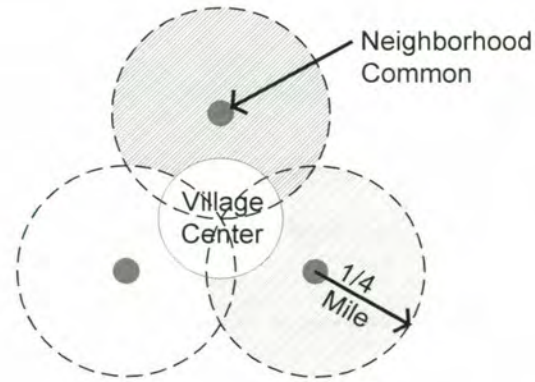
MAY 31, 2013

Figure 3

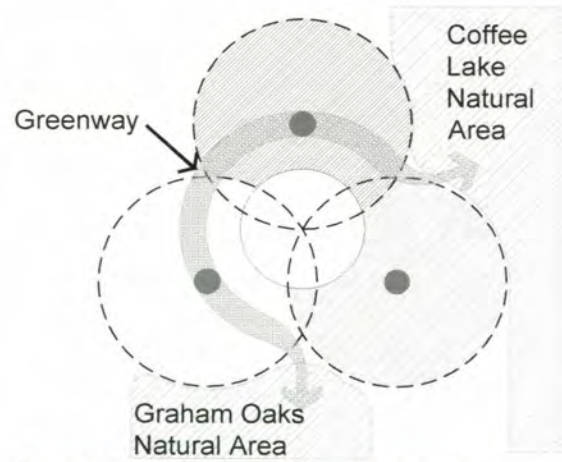


Conceptual Specific Area Plan Boundaries

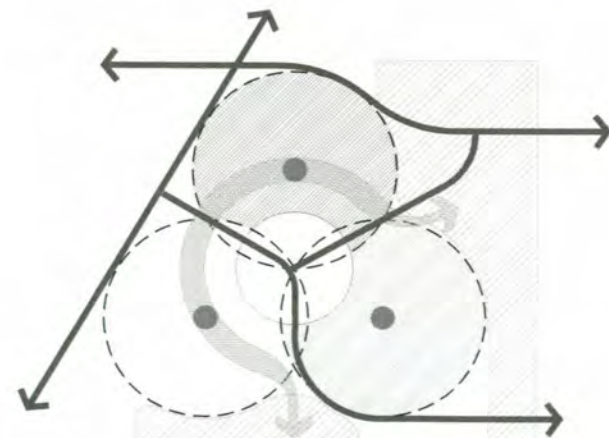
Figure 2



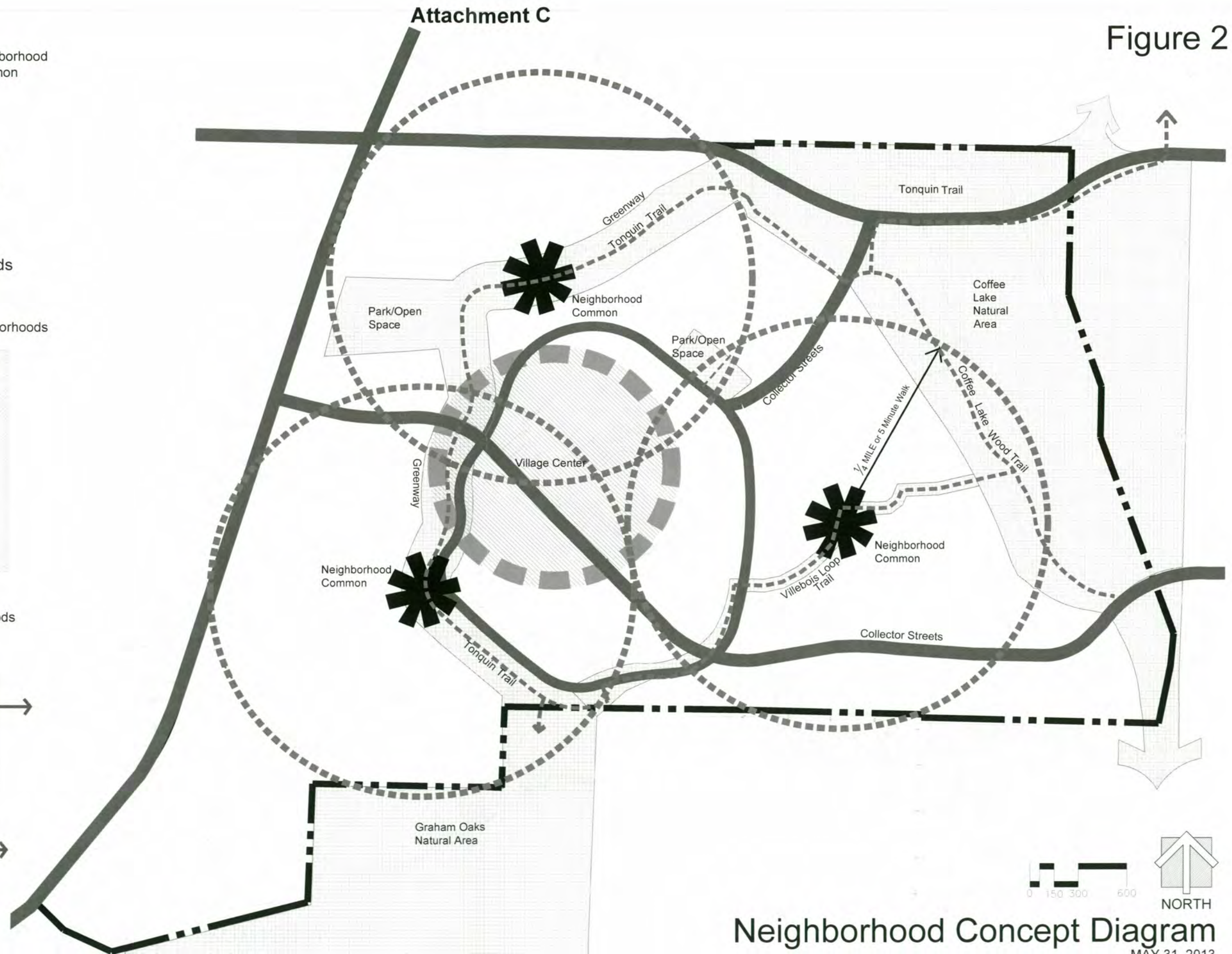
Conceptual Diagram - Neighborhoods
 - 1/4 mile radius neighborhood = 5 minute walking distance
 - Commons at neighborhood center
 - Village Center at the confluence of neighborhoods



Conceptual Diagram - Greenway
 - Connection to adjacent open spaces
 - Open space linkage between neighborhoods



Conceptual Diagram - Roadways
 - Roadway system defines neighborhood edges



Neighborhood Concept Diagram

MAY 31, 2013

Figure 1



NOTES:
The Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways will be made to comply with SROZ regulations.

** An average village density (net) is noted for informational purposes only. The net area used to calculate densities excludes right-of-way and park/open space areas.

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 A,B,C - The Promenade	LG - Various	CP 1 - School Community Park ***	RP 1 - Villebois Greenway	RP 2 - Palermo Park	RP 3 - Villebois Greenway	RP 4 - Villebois Greenway	RP 5 - Villebois Greenway	RP 6 - Villebois Greenway	RP 7 - Villebois Greenway	RP 8 - Villebois Greenway	OS 1 - Forested Wetland Preserve	OS 2 - Upland Forest Preserve	OS 3 - Forested Wetland Preserve	OS 4, 5, 6 - Coffee Lake Natural Area	TOTAL AMENITIES	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.

*** Amenities to be determined pending discussions with school district.