



SPECIFIC AREA PLAN – CENTRAL

Vol. V: COMMUNITY ELEMENTS BOOK

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Costa Pacific Communities
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INTRODUCTION

This Community Elements Book is a key component in the development of Villebois. This book has two sections. The first applies to all of SAP-Central. Part two applies to special address overlays and conditons for outdoor rooms. This plan identifies plants, street trees, tree protection, lighting, curb extensions, play structures and site furnishings to be used throughout the community. These are important contributing elements that will establish a coherent identity and continuity for the community while meeting Villebois' goals for connectivity, diversity and sustainability.

NOTE: All pictures, photos, sketches and images are for graphic represntational purposes only and are meant to reflect intended character and not the final product.

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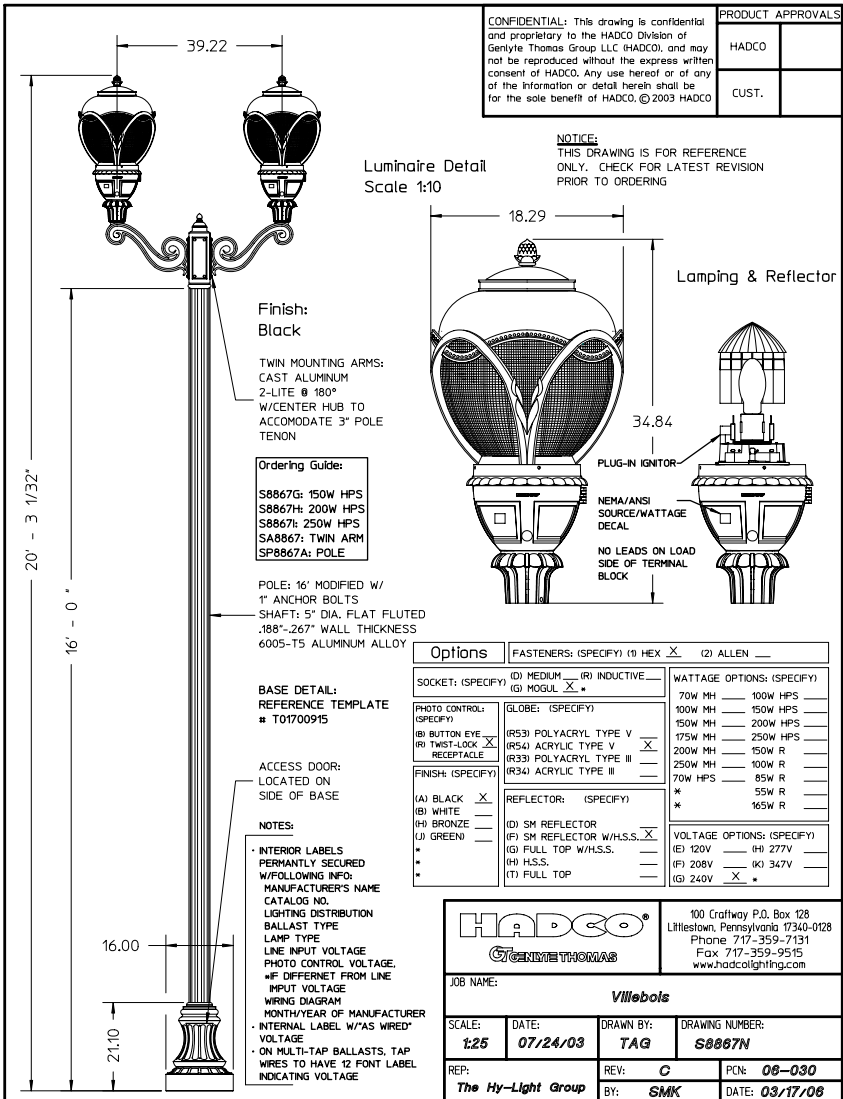
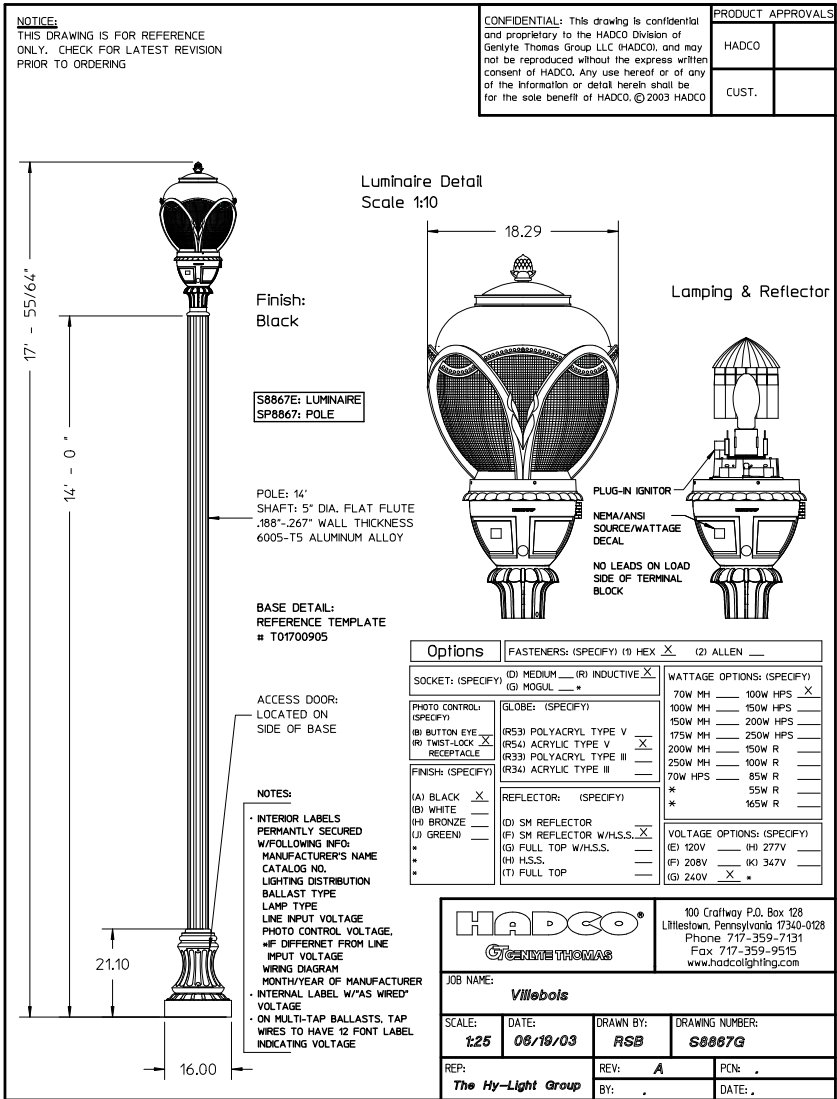
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COMMUNITY ELEMENTS - PART I

The following material applies to all of SAP-Central, including the address overlay areas for the outdoor rooms in Part II.





Substitutions to the above light fixtures must be an approved equal as determined by the Master Planner and pre-approved by PGE.



Examples of selected light fixtures from recently-built projects.



LIGHTING MASTER PLAN CONCEPT

The Lighting Concept for Villebois is an important element of the community's plan. Lighting is often overlooked in the myriad details of construction and design, but when considered carefully, good lighting can contribute to a coherent identity for a community while meeting traditional goals of safety and wayfinding.

Connectivity: The Lighting Concept is intended to provide clear connections throughout Villebois. These connections will occur on primary streets, intersections, and the greenway. The light fixtures, including Luminaire, Pole, and Base will be the same on the major community streets providing a sense of unity and connectivity.

Diversity: Light levels will vary based on the location. Variations in number of heads, spacing and light levels will establish a hierarchy for the streets and neighborhoods.

The drawings and photos provided illustrate the specific light fixtures that have been selected for Villebois streets, trails and parks. The plan illustrated on the following page describes the concept for the placement and spacing of the selected fixtures, and the light level, or "Candle Power" that is recommended for different streets at Villebois. The general concept is for light levels to remain low around the community's edges, especially adjacent to protected greenspaces, and increase in intensity closer to the Village Center.

Sustainability: In order to respect the community's sense of place and proximity to nature, the lighting at Villebois is also restricted to those fixtures that minimize light pollution, and allow night-sky viewing.

LIGHT FIXTURE

Luminaire: Hadco S8867E (single), Hadco S8867N (twin)

Pole: 14 Foot Decorative Cast Aluminum - Anchor Base
Hadco: P-2065-14-A or Hadco: 77920

16 Foot Decorative Cast Aluminum
Hadco: P-2165-16-A or Hadco: 77920X16

Footings: AB Chance: C11242NG4TK w/ round mouning plate

Finish: Black



Villebois



LEGEND

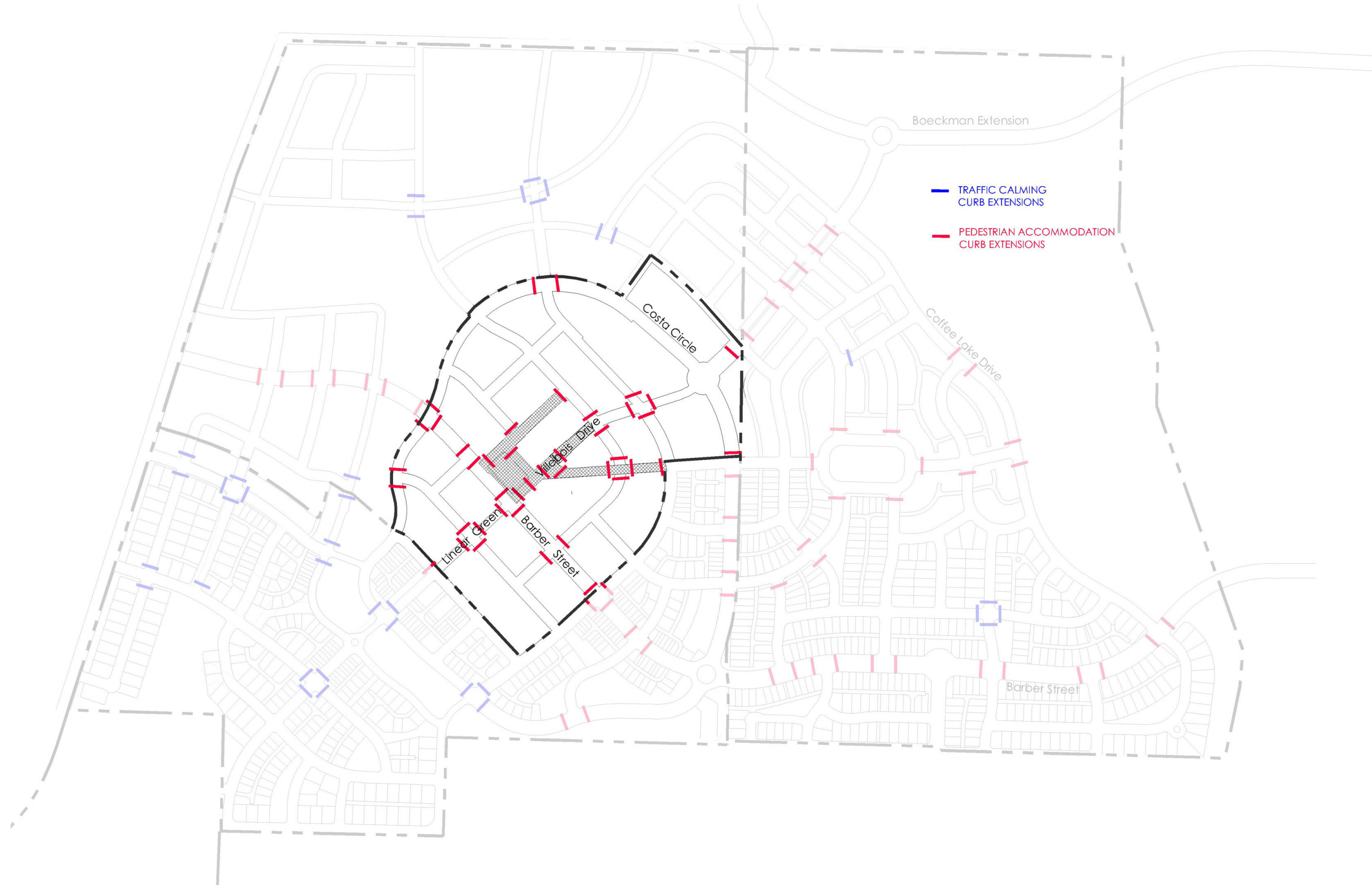
HADCO S8867C LIGHTS

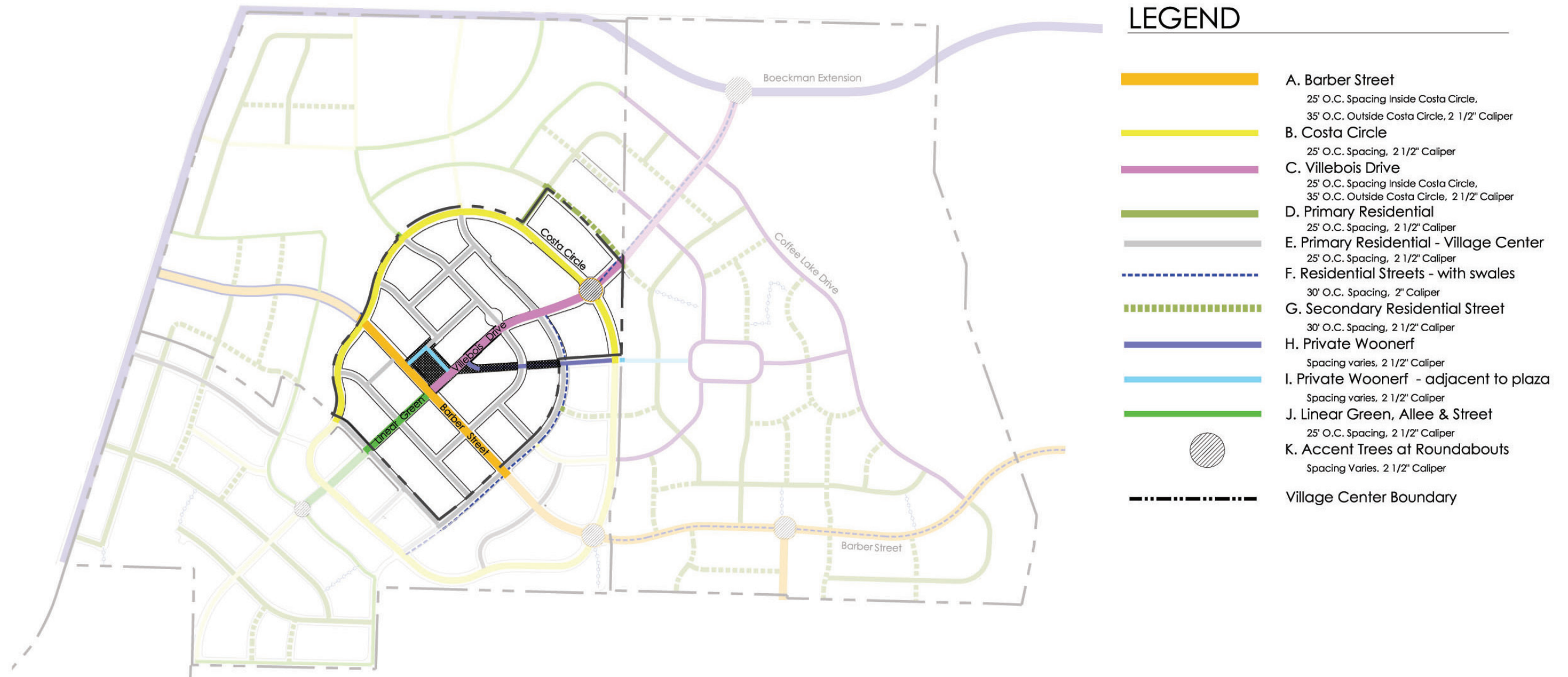
- Single Head Light Fixture
140' O.C.
0.4 CP @ 100 watts
- Single Head Light Fixture
155' O.C.
0.4 CP @ 150 watts
- Single Head Light Fixture
120' O.C.
0.6 CP @ 200 watts
- Single Head Light Fixture
75' O.C.
0.9 CP @ 150 watts
- Double Head Light Fixture
120' O.C.
0.6 CP @ 200 watts
- Single Head Light Fixture
65' O.C.
0.9 CP @ 150 watts
- Single Head Light Fixture
50' O.C.
1.2 CP @ 150 watts
Double Head Light Fixture possible in
Central Plaza area, per design
- Single Head Light Fixture
200 watts
- SAP Boundary



Note:

- Light fixtures are triangulated at described spacing.
- CP = Candle Power; O.C. = On Center





NOTE: Street Tree Plan is for illustrative purposes outside of the current SAP submission area. This plan will be updated as minor modifications are made in subsequent SAP submissions.

STREET TREE CONCEPT

The Street Tree Concept for Villebois addresses the Master Plan’s core principles of connectivity, diversity and sustainability. Street tree patterns are key to a community’s visual quality and livability. The following is a summary of how the selection of street trees relate to Villebois’ core principles:

Connectivity: A carefully-selected palette of street trees can serve as an intrinsic form of wayfinding. The choice of trees at Villebois has been tailored to match the significance and role of the street. A hierarchy of street trees has been established in direct response to the hierarchy of streets. For example, broader arterials or collectors feature larger, taller trees with broad foliage in summer. Neighborhood street trees contribute to a more intimate scale, and perhaps might grow over the street to form a tunnel effect as the canopies meet from either side of the street. Streets along greenways feature trees that match the character of greenway plantings. On certain streets, views of Mt. Hood are emphasized through the use of trees that are tall and columnar.

Another important element in the selection of street trees is the recognition of the need to provide a continuity of vegetation types, as a wayfinding element. For example, in 20 years, someone could be driving on Costa Circle, which features colorful Tulip Trees and arriving at a roundabout, they will be able to discern that to continue along the Costa Circle, they can simply follow the line of Tulip Trees that curves ahead beyond the roundabout. Similarly, pedestrians at Villebois could recognize a woonerf by noticing the trees that may only be planted along such streets.

Diversity: The wide variety of trees planted along streets will serve to enhance the diversity of housing choices and open spaces. In the future, residents of different Villebois neighborhoods will be able distinguish their particular “place” by the type of street tree growing there. Implicit in this goal of diversity is the recognition that there should be no areas in Villebois that feature monotonous stretches of a single type of tree. Diversity of bird and small mammal habitat is another important benefit from the planting of a variety of tree species, which also contributes to the level of sustainability of Villebois.

Sustainability: Villebois will demonstrate a certain measurable level of environmental protection through the provision of numerous street trees, which can cool micro climates by shading asphalt and filtering breezes. Street trees have also been proven to clean certain amounts of auto emissions and they serve to ‘capture’ rainwater and release it slowly. Street trees, when combined with carefully designed open spaces and protected ecosystems nearby, can also provide important migratory and resident bird habitat.

Street Tree Transitions: Establishing continuity is also an important aspect of street tree selection. Continuity helps to link neighborhoods and streets and establish a sense of order and importance for certain streets. In order to establish continuity throughout Villebois, one species of tree has been chosen as primary for certain streets and should be used the length of the street, as indicated in the Street Tree Diagram. Due to availability concerns, other trees have been chosen as substitutes, but only if the primary tree is unavailable in the numbers required along the streets. A change in species may be used due to lack of availability at the following points:

- Collector Streets:
- Intersections Villebois Drive and Barber Drive
 - Intersections Villebois Drive and Costa Circle

A change in species is allowed due to soil conditions as shown on the SAP Street Tree Plan. Primary trees have not been chosen for each of the neighborhood street trees. Trees should be chosen from the list provided for the length of each street. Species shall match on opposite sides of the street and change only at intersections, unless specified otherwise.

Primary species may be changed based on quality and availability with Master Planner approval.

STREET TREE LIST & PHOTOGRAPHS

*** Asterix denotes that this tree is the preferred species, to be planted in continuous stretches. All other species listed may be considered as substitutes subject to approval by the master planner.**

NOTE: Color bars refer to lines used in preceding street tree diagram.



Zelkova serrata ‘Musashino’
Musashino Zelkova



BARBER STREET, STREET TREES

- *Zelkova serrata ‘Musashino’**
Musashino Zelkova
- Acer rubrum ‘Scarsen’
Scarlet Sentinel Maple
- Fraxinus pennsylvanica ‘Cimzam’
Cimmaron Ash



Liriodendron tulipifera
Tulip Tree



COSTA CIRCLE, STREET TREES

- *Liriodendron tulipifera - Tulip Tree**
- Platanus acerifolia ‘Bloodgood’ - Bloodgood
London Planetree
- Ginkgo biloba ‘Autumn Gold’ - Autumn Gold
Ginkgo



Acer platanoides ‘Ezestre’
Easy Street Maple



VILLEBOIS DRIVE, STREET TREES

- *Acer platanoides ‘Ezestre’**
Easy Street Maple
- Acer rubrum ‘Franksred’
Red Sunset Maple
- Fraxinus oxycarpa ‘Raywood’
Raywood Ash
- Fraxinus pennsylvanica ‘Summit’
Summit Ash
- Pyrus calleryana ‘Redspire’
Redspire Pear



Ginkgo biloba 'Autumn Gold' - Autumn Gold Ginkgo



**PRIMARY RESIDENTIAL
VILLAGE CENTER STREET TREES**

Landscape Strips 4'+ Wide

- Acer x freemanii 'Autumn Blaze' -
Autumn Blaze Maple*
- Fraxinus americana 'Autumn Applause' -
Autumn Applause Ash*
- Fraxinus pennsylvanica 'Urbanite' -
Urbanite Ash*
- Ginkgo biloba 'Autumn Gold' -
Autumn Gold Ginkgo*
- Tilia x euchlora -
Crimean Linden*



*Aesculus x carnea
Red Horsechestnut*



PRIMARY RESIDENTIAL STREET TREES

Landscape Strips 5' - 8' Wide

- Acer truncatum x platanoides 'Keithsform' -
Norwegian Sunset Maple*
- Acer x freemanii 'Autumn Blaze' -
Autumn Blaze Maple*
- Fagus sylvatica -
European Beech*
- Fraxinus americana 'Autumn Applause' -
Autumn Applause Ash*
- Fraxinus oxycarpa 'Raywood' -
Raywood Ash*
- Tilia x euchlora -
Crimean Linden*

Landscape Strips 8'+ Wide

- Aesculus x carnea 'Briotti' -
Red Horsechestnut*
- Celtis occidentalis -
Hackberry*
- Quercus coccinea -
Scarlet Oak*



*Quercus robur
English Oak*



**SECONDARY RESIDENTIAL STREET
TREES**

Landscape Strips 5' - 8' Wide

- Acer pseudoplatanus -
Sycamore Maple*
- Acer rubrum 'Scarsen' -
Scarlet Sentinel Maple*
- Acer rubrum 'Red Sunset' -
Red Sunset Maple*
- Cornus florida -
Flowering Dogwood*
- Crataegus viridis 'Winter King' -
Winter King Hawthorne*
- Fraxinus americana 'Autumn Applause' -
Autumn Applause Ash*
- Pyrus calleryana 'Aristocrat' -
Aristocrat Pear*
- Koelreuteria paniculata -
Goldenrain Tree*

Landscape Strips 8'+ Wide

- Quercus robur -
English Oak*
- Catalpa speciosa -
Northern Catalpa*
- Quercus acutissima -
Sawtooth Oak*
- Quercus macrocarpa -
Bur Oak*



*Acer x fremanii 'Armstrong' -
Armstrong Red Maple*



PRIVATE WOONERF STREET TREES

- Acer x freemanii 'Armstrong' -
Armstrong Red Maple*
- Ginkgo biloba 'Princeton Sentry' -
Princeton Sentry Ginkgo*
- Gleditsia triacanthos 'Shademaster' -
Shademaster Honeylocust*
- Gleditsia triacanthos 'Skyline' -
Skyline Honeylocust*
- Liriodendron tulipifera 'Fastigiatum' -
Columnar Tulip Tree*
- Pyrus calleryana 'Glensform' -
Chanticleer Pear*
- Pyrus calleryana 'Redspire' -
Redspire Pear*
- Fagus sylvatica 'Dawyck Purple' -
Dawyck Purple Beech*
- Zelkova serrata 'Musashino' -
Musashino Zelkova*





Cercis canadensis
Eastern Redbud



**ACCENT TREES FOR ROUNDABOUTS
AND INFILL ON STREETS WITH
EXISTING TREES: I & Q Streets**

**Stewartia pseudocamellia*

Japanese Stewartia

Cercis canadensis

Eastern Redbud

Cornus florida

Flowering Dogwood

Pyrus calleryana 'Aristocrat'

Aristocrat Pear



Acer x fremanii 'Autumn Blaze'
Autumn Blaze Maple



**LINEAR GREEN, ALEE AND STREET
TREES:**

Landscape Strips 5' - 8' Wide

Acer rubrum 'Franksred'

Red Sunset Maple

Acer x Freemanii

Autumn Fantasy Maple

Fraxinus pennsylvanica 'Summit' -

Summit Ash

Fraxinus ornus

Flowering Ash

Zelkova serrata 'Green Vase'

Green Vase Zelkova



Liriodendron tulipifera
'Fastigiatum'
Columnar Tulip Tree



**PRIVATE WOONERF
ADJACENT TO PLAZA**

Pyrus calleryana 'Glensform'

Chanticleer Pear

Pyrus calleryana 'Redspire'

Redspire Pear

Zelkova serrata 'Musashino'

Musashino Zelkova

Acer x fremanii 'Armstrong'

Armstrong Red Maple

Gleditsia triacanthos 'Shademaster'

Shademaster Honeylocust

Gleditsia triacanthos 'Skyline'

Skyline Honeylocust

Liriodendron tulipifera 'Fastigiatum'

Columnar Tulip Tree

Ginkgo biloba 'Princeton Sentry'

Princeton Sentry Ginkgo

Pyrus calleryana 'Glens Form'

Chanticleer Pear

Fagus sylvatica 'Dawyck Purple'

Dawyck Purple Beech



Fraxinus latifolia
Oregon Ash



STREET TREES FOR SWALES

**Fraxinus pennsylvanica 'Summit' -*
Summit Ash

Alnus rubra - Red Alder

Fraxinus latifolia - Oregon Ash

Quercus bicolor - Swamp White Oak

Salix babylonica - Babylon Weeping Willow

Ulmus japonica x wilsoniana 'Morton' -
Accolade Elm (Side Slope Only)

Ulmus 'Frontier' - Frontier Elm (Side Slope
Only)

Zelkova serrata 'Green Vase' - Green Vase
Zelkova (Side Slope Only)

Zelkova serrata 'Village Green' - Village
Green Zelkova (Side Slope Only)

Acer macrophyllum - Big Leaf Maple (12'
Minimum Planting Areas)



Nyssa sylvatica
Black Tupelo

**STREET TREES WITHIN RAINWATER
CELLS**

Nyssa sylvatica - Black Tupelo



SITE FURNISHINGS CONCEPT

Site furnishings at Villebois have been selected for their simplicity and elegance of design and to provide continuity between private dwellings and public space. Site furnishings are the background elements of a community which serve to re-inforce the aesthetic theme of a place like Villebois. One rarely thinks about the bench in a park, or the simple bicycle rack, but these are the elements that build identity and provide continuity.

Connectivity: An extensive network of pedestrian sidewalks and the Villebois Greenway enhances the connectivity throughout Villebois. Site furnishings are support elements for these pedestrian connections creating strong links between neighborhoods, parks, and the Village Center.

Diversity: While it is important to use similar elements to develop aesthetic unity, it is equally important to include a variety of amenities to build diversity throughout Villebois. For example, a teak bench has been chosen for neighborhood parks to create a more park-like character, whereas the metal bench with armrests will be placed in the Village Center and the Greenway's edge to create a more urban feeling. Also, wood bollards will be installed at Greenway crossings and will contrast with iron bollards at the Village Center Plaza, helping to give these areas different characteristics.

Sustainability: Much of the site furnishings for Villebois were chosen for their long-term durability, serving the needs of the community for future generations.

The following pages show specific models of site furnishings which have been selected for Villebois. Substitutions must be approved by the Master Planner and should match these models as closely as possible. Wherever possible, site furnishings should consider suppliers that use materials and production processes that are sustainable and environmentally friendly. Part of this consideration includes choosing local suppliers that use materials from Oregon. Durability and ease of maintenance of the furnishings are equally important.



URBAN / GREENWAY BENCH

Manufacturer: Landscape Forms

Model: The Plainwell Series

Material: Metal, aluminum seat

Finish: Powdercoated black, providing insulation from direct metal thermal transfer

Size: 72" or 96" Length



NEIGHBORHOOD PARKS BENCH

Manufacturer: Landscape Forms

Model: The Plainwell Series

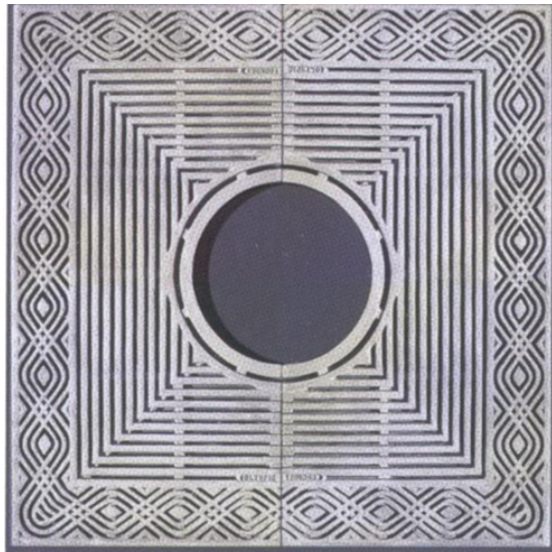
Material: Sustainably harvested 'Ipe' wood, certified by the Forestry Stewardship Council

Finish: No finish required for wood. Staining not recommended

Size: 72" or 96" Length

Substitution requests must be approved by the Master Planner.





TREE GRATE

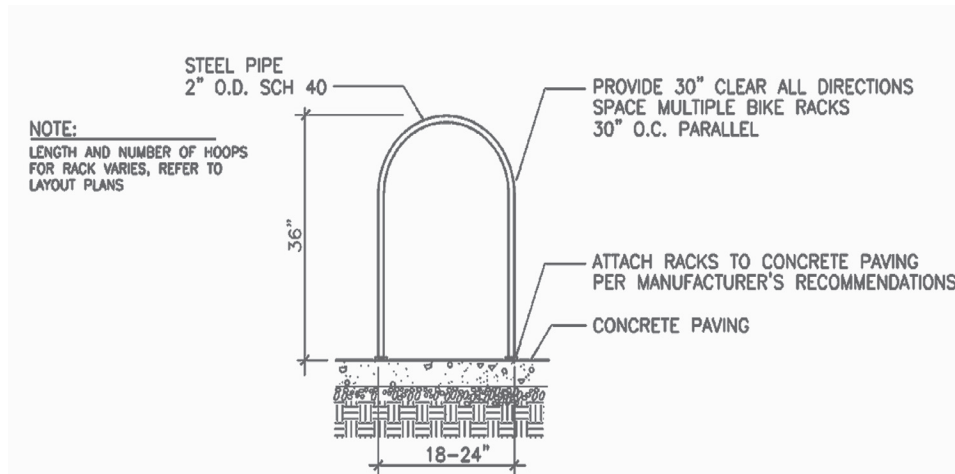
Manufacturer: Olympic Foundry

Model: CNK Series 48

Material: Cast Iron

Finish: None

Size: 4' Square; 2 sections. 16" Tree hole diameter



BICYCLE RACK

Manufacturer: Function First Bike Security

Model: The Bike Rib

Material: Steel Pipe

Finish: Powdercoat Paint, Black only

Size: 1.25" Schedule 40 Steel Pipe; 18" W/32" H

Can be grouped as 2, 3 or 4 ribs, up to 90" long.



TRASH/RECYCLING RECEPTACLE

Manufacturer: Landscape Forms

Model: Plainwell Trash Receptacle

Material: Steel

Finish: Black and powdercoated.

Sizes: 30" Diameter 38" Height; 35 gallon capacity

DRINKING FOUNTAIN

Manufacturer: Murdock

Model: MC-76-2

Material: Iron Pedestal / Brass Bowls

Finish: Oil Based Paint, Black



Oreco Station

Substitution requests must be approved by the Master Planner.



PARKS AND PATH WAYFINDING BOLLARD

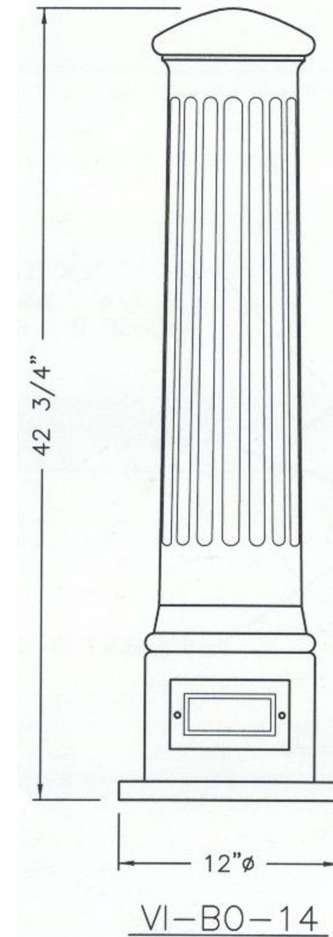
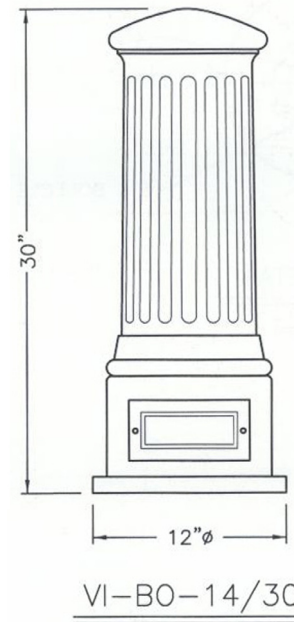
Manufacturer: Timberform

Model: Timber Bollard with directional arrow, 2553-3

Material: Seasoned Douglas Fir

Finish: Clear preservative

Sizes: 6" x 6" Square timber, 2'-10" height.



URBAN BOLLARD

Manufacturer: Visco

Model: VI-BO-14; VI-BO-14/30

Material: Steel or cast-iron

Finish: Powder Coated, Painted Black

Sizes: 30" or 42 3/4" Tall; Base 12" Diameter



*Bollards at
Orenco Station*

NEWSPAPER/ADVERTISING BOXES

The appearance of newspaper and advertising boxes shall be mitigated with the provision of screening to the non-access sides of the boxes. The screening materials shall be consistent and/or compatible with the surrounding streetscape elements. Materials could include plants, wood, brick, block, and other similar materials.



PICNIC TABLE

Manufacturer: Old Growth Again Restoration Forestry

Model: Forever Six Foot, Forever Eight Foot

Material: Recycled Old-Growth Redwood

Finish: Linseed oil/Turpentine Finish

Sizes: Length: 5'-10" or 7'-10"; Width: 5'-7"; Height 2'-6"

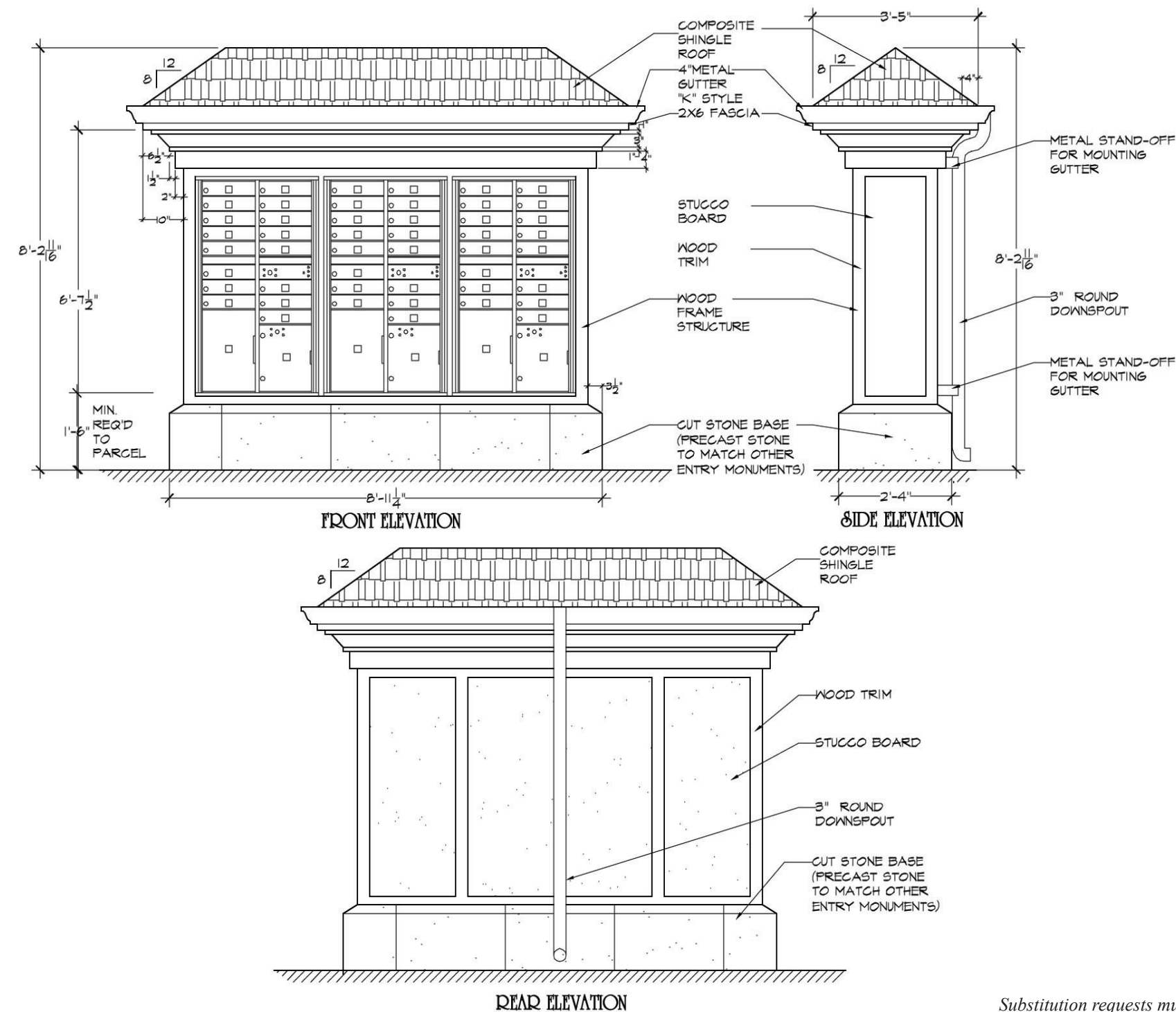
Substitution requests must be approved by the Master Planner.



MAILBOX KIOSK

Manufacturer: Auth-Florence

Model: Horizontal Mailbox Sytem,
4CCT2-16



Substitution requests must be approved by the Master Planner.

GOAL

To preserve existing trees where they will be an amenity for the community and integral to a diverse, sustainable and well-connected Village.

POLICIES

- Existing trees six inches DBH or more shall be preserved when healthy and compatible with the project design. Native species of trees and trees with historical importance shall be given special consideration for retention.
- Open space areas shall be organized to incorporate existing trees where feasible.
- Existing treed streets shall be incorporated into the design and the trees preserved to the extent feasible.
- The alignment of public streets and private lanes shall consider preservation of existing trees. Alternate street sections shall be pursued as needed to preserve trees that are integral to the design of the Village, and shall require City Engineer approval.
- Lot lines shall be organized to locate trees along lot lines and non-typical shaped lots shall be used where feasible to preserve trees that would provide an amenity to the community and not compromise the design of an urban village.

IMPLEMENTATION MEASURES

- A Tree Preservation Plan, which meets the requirements of the City of Wilsonville Ordinance 464 Tree Preservation and Protection, shall be prepared with each Specific Area Plan that classifies to aid in determining whether the tree is desirable to preserve and is capable of survival. Tree classification shall be conducted by a duly licensed and certified arborist and shall include the following:
 - Health, structure and vigor of tree;
 - Age and/or DBH;
 - Species rating per ISA standards for the Pacific NW Region;
 - Strong or weak wooded;
 - Compatibility with development and ability to withstand impacts;
 - Free-standing well formed tree or within intact groupings;
 - Mature form and size, level of visual interest, and aesthetic contribution;
 - Historical importance.

The Arborist report shall take into account the following categories:

“IMPORTANT” CLASSIFICATION IS COMPRISED OF:

- Trees that rated high in the following categories:
- Health, structure and vigor of tree;
 - Age and/or DBH;
 - Species rating per ISA standards for the Pacific NW Region;
 - Strong or weak wooded;
 - Compatibility with development and ability to withstand impacts;
 - Free-standing well formed tree or within intact groupings;
 - Mature form and size, level of visual interest, and aesthetic contribution;
 - or are classified as “good” but have historical importance.

“GOOD” CLASSIFICATION IS COMPRISED OF:

- Trees that rated high in the following categories:
- Health, structure and vigor of tree;
 - Age and/or DBH;
 - Species rating per ISA standards for the Pacific NW Region;
 - Strong or weak wooded;
- Trees that rated adequate in the following categories:
- Compatibility with development and ability to withstand impacts;
 - Free-standing well formed tree or within intact groupings;
 - Mature form and size, level of visual interest, and aesthetic contribution;

“MODERATE” CLASSIFICATION IS COMPRISED OF:

- Trees that rated adequate in the following categories:
- Health, structure and vigor of tree;
 - Age and/or DBH;
 - Species rating per ISA standards for the Pacific NW Region;
 - Strong or weak wooded;
 - Compatibility with development and ability to withstand impacts;
 - Free-standing well formed tree or within intact groupings;
- Mature form and size, level of visual interest, and aesthetic contribution;

“POOR” CLASSIFICATION IS COMPRISED OF:

- Trees in poor health and/or when substantially damaged;
- Trees found to be potentially hazardous based on species history or present condition.

- A Tree Protection Plan shall be prepared by a duly licensed and certified arborist with each Preliminary Development Plan addressing protection of trees prior to construction, during construction, and post-construction. For trees that are to be preserved, the existing grade and drainage pattern within the drip line shall be maintained to the extent feasible and the impact to the tree root system shall be minimized to the extent feasible. Pre-construction measures to protect trees shall include, but are not limited to fencing, activities prohibited within drip line, and removal of adjacent trees. Tree protection measures during construction shall include, but are not limited to, fencing and identification of conditions that would require presence of arborist on site. Tree protection measures after construction may include but are not limited to, tree conservation easements on private property, open space/park dedication, etc. Tree work described in the Tree Protection Plan shall be done to National Standards Institute (ANSI 300) specifications under supervision of a duly licensed and certified arborist. Monitoring inspections shall occur as specified in the Tree Protection Plan.

VILLEBOIS PLANT LIST

The following list of trees, shrubs and other plants is provided as the basis for selection of plants for Villebois parks and open spaces, public urban spaces, residential pocket parks and housing sites. Substitutions to this plant list must be approved by the Villebois master planner.

NON-NATIVE PLANTS

TREES

Abies concolor var. — White Fir varieties
Abies lasiocarpa — Rocky Mountain Fir
Acer buergeranum — Trident Maple
Acer campestre — Hedge Maple
Acer davidii — David Maple
Acer x freemanii ‘Marmo’ — Marmo Maple
Acer ginnala — Amur Maple
Acer grandidentatum ‘Schmidt’ — Rocky Mtn Glow Maple
Acer griseum — Paperback Maple
Acer henryi — Henry Maple
Acer japonicum (straight species) — Fullmoon Maple
Acer nigrum ‘Greencolumn’ — Greencolumn Maple
Acer palmatum var. — Japanese Maple
Acer platanoides - Columnar Norway Maple
Acer platanoides - Crimson Sentry Maple
Acer platanoides - Easy Street Maple
Acer pseudoplatanus — Sycamore Maple
Acer rubrum — Red Maple varieties
Acer saccharum var. — Sugar Maple varieties
Acer x freemanii — Autumn Maple varieties
Acer x truncatum x platanoides ‘Warrenred’ — Pacific Sunset Maple or Norwegian Sunset Maple
Betula nigra — River Birch
Calocedrus decurrens — Incense Cedar
Carpinus betulus ‘Fastigiata’ — Pyramidal European Hornbeam
Cedrus deodara — Deodar Cedar
Cercidiphyllum japonicum — Katsura Tree
Cercis chinensis — Chinese Redbud
Chamaecyparis lawsoniana — Chamaecyparis varieties
Cladrastis lutea — Yellow Wood
Clerodendrum trichotomum — Harlequin Glorybower
Cornus kousa chinensis — Chinese Kousa Dogwood
Crataegus phaenopyrum ‘Washington Lustre’ —

Washington Hawthorn
Crataegus x lavallei — Lavalle Hawthorn
Cryptomeria japonica var. — Japanese Cryptomeria varieties
Cupressocyparis leylandii — Leland Cypress
Cupressocyparis leylandii ‘Naylor’s Blue’ — Naylor’s Blue Leland Cypress
Davidia involucrata — Dove Tree
Disanthus cercidifolius — Disanthus
Fagus sylvatica — Copper Beech varieties
Fraxinus pennsylvanica — Ash varieties
Ginka biloba var. — Ginkgo varieties
Gleditsia triacanthos — Honey Locust varieties
Gymnociadus dioica — Kentucky Coffee Tree
Halesia carolina — Silver Bell
Juniperus scopulorum ‘Skyrocket’ — Skyrocket Juniper
Koelreuteria paniculata — Goldenrain Tree
Laburnum anagyroides — Goldenchain Tree
Lagerstroemia indica ‘Natchez’ — Natchez Crepe Myrtle
Larix decidua — European Larch
Liriodendron tulipifera — Tulip Tree
Magnolia stellata ‘Royal Star’ — Royal Star Magnolia
Magnolia x soulangiana — Saucer Magnolia
Magnolia virginiana — Sweetbay Magnolia
Malus ‘Golden Raindrops’ — Golden Raindrops Crabapple
Malus ‘Snowdrift’ — Snowdrift Crabapple
Metasequoia glyptostroboides — Dawn Redwood
Nyssa sylvatica — Sour Gum
Ostrya virginiana — American Hophornbeam
Oxydendron arboreum — Sourwood
Parrotia persica — Persian Parrotia
Pinus monticola — Western White Pine
Pinus strobus fastigiata — Columnar Eastern White Pine
Platanus x acerifolia ‘Bloodgood’ — London Plane Tree
Prunus x blireiana — Blireiana Plum
Prunus serrulata ‘Shirofugen’ — Shirofugen Cherry
Pyrus calleryana ‘Capital’ — Capital Callery Pear
Pyrus calleryana ‘Chanticleer’ or ‘Glen’s Form’ — Chanticleer or Glen’s Form Callery Pear
Pyrus calleryana ‘Redspire’ — Redspire Callery Pear
Quercus phellos — Willow Oak
Quercus robur — English Oak
Quercus rubra — Red Oak

Sassafras albidum — Sassafras
Sequoiadendron giganteum — Giant Sequoia
Sequoia sempervirens — Coast Redwood
Sophora japonica — Japanese Pagoda Tree
Sorbus aucuparia — European Mountain Ash
Stewartia koreana — Korean Stewartia
Stewartia monadelpha — Tall Stewartia
Stewartia pseudocamelia — Japanese Stewartia
Styrax japonica — Japanese Snowbell
Styrax obassia — Bigleaf Japanese Snowbell
Tilia americana ‘Redmond’ — Redmond American Linden
Tilia cordata var. — Little Leaf Linden varieties
Ulmus japonica x wilsoniana ‘Morton’ — Accolade Elm
Ulmus parvifolia ‘Emerald Vase’ — Emerald Vase Lacebark Elm
Zelkova serrata ‘Musashino’, ‘Halka’ or ‘Green Vase’ — Musashino, Halka or Green Vase Zelkova

SHRUBS

Abelia grandiflora ‘Edward Goucher’ — Edward Goucher Glossy Abelia
Abelia grandiflora ‘Prostrata’ — Prostrate White Abelia
Arbutus unedo ‘Compacta’ — Dwarf Strawberry Bush
Arctostaphylos ‘John Dourley’ — John Dourley Manzanita
Azalea species — Azalea
Berberis thunbergii — Japanese Barberry
Berberis thunbergii ‘Crimson Pygmy’ — Crimson Pygmy Japanese Barberry
Berberis thunbergii ‘Kobold’ — Kobold Barberry
Berberis verrucolosa — Warty Barberry
Berberis x mentorensis — Mentor Barberry
Buddleia davidii ‘Empire Blue’ — Buddleia
Callicarpa bodinieri — Beautybush
Caryopteris clandonensis ‘Arthur Simmon’ — Arthur Simmon Blue Mist
Chaenomeles speciosa — Chinese Flowering Quince
Choisya ternata — Mexican Ternate Orange
Cistus purpureus — Purple Rock Rose
Cornus sericea ‘Alleman’s Compact’ — Alleman’s Compact Redtwig Dogwood
Cornus sericea ‘Isanti’ — Isanti Redtwig Dogwood
Cornus stolonifera ‘Kelseyii’ — Kelsey Dogwood
Corylopsis spicata — Spike Winter Hazel

Cotoneaster horizontalis — Rock Cotoneaster
Cotoneaster lacteus — Parney Cotoneaster
Daphne burkwoodii — Burkwood Daphne
Daphne burkwoodii ‘Carol Mackie’ — Carol Mackie Burkwood Daphne
Daphne odora — Winter Daphne
Deutzia gracilis ‘Nikko’ — Nikko Slender Deutzia
Deutzia x rosea — Deutzia Hybrid
Elaeagnus pungens ‘Fruitlandii’ — Silverberry
Enkianthus perulatus — Enkianthus
Escallonia ‘Compacta’ — Compact Escallonia
Escallonia ‘Newport Dwarf’ — Newport Dwarf Escallonia
Euonymus alata ‘Compacta’ — Dwarf Burning Bush
Euonymus japonica ‘Silver Princess’ — Silver Princess Euonymus
Euonymus japonicus ‘Silver Queen’ — Silver Queen Euonymus
Euonymus microphylla — Box Leaf Euonymus
Exochorda macrantha ‘The Bride’ — Pearl Bush
Fatsia japonica — Japanese Aralia
Fothergilla gardenii ‘Jane Platt’ — Dwarf Fothergilla
Fothergilla monticola — Fothergilla
Hamamelis mollis ‘Coombe Wood’ — Witch Hazel
Hamamelis mollis ‘Pallida’ — Palida Witch Hazel
Hydrangea arborescens ‘Annabelle’ — Annabelle Hydrangea
Hydrangea macrophylla ‘Nikko Blue’ — Nikko Blue Hydrangea
Hydrangea macrophylla ‘Lemon Wave’ — Lemon Wave Hydrangea
Hydrangea quercifolia — Oak Leaf Hydrangea
Hydrangea serrata ‘Blue Billow’ — Blue Billow Lacecap Hydrangea
Hydrangea seratta ‘Bluebird’ — Blue & Pink Lacecap Hydrangea
Hypericum androsaemum ‘Albury’s Purple’ — Albury’s Purple St. John’s Wort



Hypericum androsaemum ‘Hidcote’ — Hidcote Shrub
Hypericum
Hypericum ‘Rowallane’ — Rowallane Shrub Hypericum
Ilex crenata ‘Compacta’ — Compact Japanese Holly
Ilex crenata ‘Convexa’ — Convex Leaf Japanese Holly
Ilex crenata ‘Green Island’ — Green Island Japanese Holly
Ilex crenata ‘Helleri’ — Helleri Japanese Holly
Ilex crenata ‘Hetzii’ — Hetzii Japanese Holly
Itea virginica ‘Henry’s Garnet’ — Henry’s Garnet
Sweetspire
Itea virginica ‘Little Henry’s’ — Little Henry’s Sweetspire
Jasminum nudiflorum — Winter Jasmine
Juniperus chinensis — Chinese Juniper
Kalmia latifolia — Mountain Laurel
Kalmia latifolia ‘Elf’ — Elf Mountain Laurel
Leucothoe fontanesiana — Drooping Leucothoe
Ligustrum ‘Lodense’ — Lodense Privet
Ligustrum ‘Suwanee River’ — Suwanee River Privet
Lonicera nitida — Box Honeysuckle
Lonicera nitida ‘Red Tip’ — Red Tip Box Honeysuckle
Lonicera pileata — Privet Honeysuckle
Loropetalum chinensis ‘Burgandy’ — Chinese Loropetalum
Nandina domestica ‘Harbor Dwarf’ — Harbor Dwarf
Heavenly Bamboo
Osmanthus delavayi — Delavay Osmanthus
Pernettya mucronata — Gaultheria mucronata
Philadelphus coronarius — Sweet Mock Orange
Philadelphus x virginalis ‘Dwarf Minnesota Snowflake’
— Dwarf Minnesota Snowflake Mock Orange
Pieris ‘Forest Flame’ — Forest Flame Pieris
Pieris fromosa var *forestii* ‘Wakehurst’ — Wakehurst Pieris
Pieris japonica ‘Blush’ — Blush Pieris
Pieris japonica ‘Spring Snow’ — Spring Snow Pieris
Polystichum setiferum — Alaska Fern
Potentilla fruticosa ‘Klondike’ — Klondike Bush
Cinquefoil
Potentilla fruticosa ‘Day Dawn’ — Daydawn Bush
Cinquefoil
Prunus laurocerasus ‘Otto Luyken’ — Otto Luyken Laurel
Rhododendron species — Rhododendron

Rosa bonica — Bonica Rose
Rosa ‘de L’Hay’ — de L’Hay Rose
Rosa ‘Red Meidiland’ — Red Meidiland Rose
Rosa rugosa var. — Rugosa Rose varieties
Rosa ‘Scarlet Meidiland’ — Scarlet Meidiland Rose
Rosa ‘Snow on Heather’ — Snow on Heather Rose
Rosa ‘White Meidiland’ — White Meidiland Rose
Rosmarinus officinalis ‘Tuscan Blue’ — Tuscan Blue
Rosemary
Salix purpurea ‘Nana’ — Dwarf Purple Osier Willow
Salix repens argentea — Silver Creeping Willow
Sambucus racemosa ‘Plumosa Aurea’ — Golden
Elderberry
Sarcococca hookerana ‘Humilis’ — Sweet Box -
Himalayan Sarcococca
Sarcococca ruscifolia — Fragrant Sarcococca
Spiraea bumalda ‘Anthony Waterer’ — Anthony Waterer
Spirea
Spiraea japonica ‘Shirobana’ — Shirobana Spirea
Spiraea nipponica ‘Snowmound’ — Snowmound Japanese
Spiraea
Spiraea prunifolia ‘Plena’ — Bridal Wreath Spiraea
Spirea thunbergii — Thunberg Spirea
Spiraea thunbergii ‘Compacta’ — Compact Japanese Spirea
Spiraea x bumalda ‘Goldflame’ — Goldflame Spiraea
Spiraea x vanhouttei — Vanhoutte Spirea
Syringa microphylla ‘Superba’ — Little Leaf Lilac
Taxus baccata ‘Repandens’ — English Yew
Taxus x media ‘Hicksii’ — Hicks Yew
Viburnum carlesii ‘Compactum’ — Compact Korean Spice
Viburnum
Viburnum carlesii ‘Nana’ — Nana Korean Spice Viburnum
Viburnum davidii — David Viburnum
Viburnum opulus ‘Compactum’ — Compact European
Cranberry Bush
Viburnum opulus ‘Nanum’ — Dwarf European Cranberry
Bush
Viburnum plicatum tomentosum ‘Mariesii’ — Mariesii
Doublefile Viburnum
Viburnum plicatum var. *tomentosum* — Doublefile
Viburnum

Viburnum tinus ‘Spring Bouquet’ — Spring Bouquet
Laurustinus
Viburnum trilobum — Cranberry Bush
Viburnum x bodnantense — Bodnanse Viburnum
Viburnum x burkwoodii — Burkwood Viburnum
Viburnum x rhytidophylloides ‘Alleghany’ — Alleghany
Viburnum
Weigela florida var. — Variegated Weigela varieties

**GROUNDCOVERS, VINES, PERENNIALS,
GRASSES, BULBS**

Ajuga reptans ‘Catlin’s Giant’ — Catlin’s Giant Carpet
Bugle
Alchemilla mollis — Lady’s Mantle
Aubrieta deltoidea ‘Rockey’s Purple’ — Rocky’s Purple
False Rock-Cress
Bergenia ‘Silberlicht’ — Heart Leaf Bergenia
Calamagrostis x acutiflora ‘Overdam’ — Variegated
Feather Reed Grass
Calamagrostis x acutiflora ‘Karl Foerster’ — Foerster’s
Feather Reed Grass
Calluna vulgaris — Scottish Heather
Carex buchananii — Leather Leaf Sedge
Carex deweyana — Dewey Sedge
Carex ‘Frosted Curis’ — Frosted Curis Sedge
Carex morrowii ‘Variegata’ — Variegated Japanese Sedge
Carex morrowii ‘Ice Dance’ — Ice Dance Sedge
Carex morrowii ‘Evergold’ — Evergold Sedge
Carex obnupta — Slough Sedge
Carex pendula — Weeping Sedge
Clematis florida ‘Alba Piena’ — Alba Piena Clematis
Clematic viticella ‘Etoile Violette’ — Etoile Violette
Clematis
Cotoneaster dammeri ‘Canadian Creeper’ — Canadian
Creeper Cotoneaster
Crocus — Crocus
Daboecia cantabrica — Irish Heath
Deschampsia caespitosa — Tufted Hair Grass
Erica species — Heath
Euonymus x fortunei var. — Wintercreeper varieties

Euphorbia characias ssp. *Wulfenii* — Wall Spurge
Euphorbia robbiae — Robb’s Spurge
Fragaria chiloensis — Coast Strawberry
Gaultheria procumbens — Wintergreen
Geranium x cantabrigiense ‘Biokovo’ — True Geranium
Geranium x cantabrigiense ‘Cambridge Blue’ —
Cambridge Blue Geranium
Geranium dalmaticum — Dalmatian Cranesbill
Geranium ‘Johnson’s Blue’ — Johnson’s Blue Geranium
Geranium macrorrhizum — Cranesbill Geranium
Hakonechloa macra ‘Areola’ — Japanese Forest Grass
Helianthemum ‘Annabel’ — Annabel Sun Rose
Helictotrichon sempervirens — Blue Oat Grass
Helleborus orientalis — Lenten Rose
Hemerocallis ‘Crazy Lace’ — Crazy Lace Daylily
Hemerocallis ‘Catherine Woodbury’ — Woodbury Daylily
Hemerocallis ‘Stella d’Oro’ — Stella d’Oro Daylily
Hypericum calycinum — Hypericum
Iberis sempervirens ‘Snowflake’ — Snowflake Candytuft
Iris — Iris
Juncus effuses — Soft Rush
Juniperus conferta ‘Blue Pacific’ — Blue Pacific Juniper
Juniperus conferta ‘Silver Mist’ — Silver Mist Juniper
Lavandula angustifolia var. — English Lavender varieties
Liriope var. — Liriope varieties
Lithodora diffusa ‘Grace Ward’ — Grace Ward Lithodora
Menthe corsica — Corsican Mint
Miscanthus sinensis ‘Variegatus’ — Variegated Japanese
Silver Grass
Miscanthus sinensis ‘Yaku Jima’ — Yaku Jima Japanese
Silver Grass
Narcissus — Daffodil
Pachysandra terminalis — Pachysandra
Panicum virgatum ‘Haense Herms’ — Red Switch Grass
Panicum virgatum ‘Rotestrahibusch’ — Glowing Red
Switch Grass
Parthenocissus quinquefolia — Virginia Creeper



Parthenocissus tricuspidata — Boston Ivy
Pennisetum alopecuroides — Fountain Grass
Pennisetum alopecuroides ‘Hameln’ — Dwarf Fountain Grass
Pennisetum alopecuroides ‘Moudry’ — Black Seeded Fountain Grass
Polystichum setiferum — Alaska Fern
Rubus calycinoides — Bramble
Santolina chamaecyparissus — Lavender Cotton
Salvia officinalis ‘Alba Flora’ — Alba Flora Sage
Salvia officinalis ‘Icterina’ — Golden Variegated Sage
Stachys byzantina ‘Silver Carpet’ — Silver Carpet Lambs Ear
Teucrium chamasdrys — Wall Germander
Thymus citriodorus ‘Aurea’ — Gold Variegated Lemon Thyme
Tulipa — Tulip
Vaccinium vitis-idaea — Lingonberry
Vinca minor — Periwinkle

NATIVE PLANTS

TREES

Abies grandis — Grand Fir
Acer circinatum — Vine Maple
Acer macrophyllum — Bigleaf Maple
Alnus rubra — Red Alder
Amelanchier alnifolia — Western Serviceberry
Cornus nuttallii — Pacific Dogwood
Corylus cornuta — Western Hazelnut
Crataegus douglasii — Douglas Hawthorne
Fraxinus latifolia — Oregon Ash
Pinus ponderosa — Ponderosa Pine
Pseudotsuga menziesei — Douglas Fir
Querrus garryana — Oregon Oak
Sambucus racemosa — Red Elderberry
Sequoiadendron giganteum — Giant Sequoia
Thuja plicata — Western Red Cedar
Tsuga heterophylla — Western Hemlock

SHRUBS

Berberis nervosa — Cascade Oregon Grape
Cornus stolonifera — Red Osier Dogwood
Gaultheria shallon — Salal
Holodiscus discolor — Ocean Spray
Lonicera involucrata — Black Twinberry
Mahonia aquifolium — Oregon Grape
Mahonia aquifolium ‘Compacta’ — Compact Oregon Grape
Mahonia repens — Creeping Mahonia
Oemlaria cerasiformus — Indian Plum
Philadelphus lewisii — Mock Orange
Physocarpus capitus — Pacific Ninebark
Rhododendron macrophyllum — Pacific Rhododendron
Ribes sanguineum — Red Flowering Currant
Rosa nutkana — Nootka Rose
Spirea douglasii — Douglas Spirea
Symphoricarpus albus — Common Strawberry
Taxus brevifolia — Pacific Yew
Vaccinium ovatum — Evergreen Huckleberry

GROUNDCOVER, FERNS, HERBS

Anenome oregona — Oregon Windflower
Aquilegia formosa — Red Columbine
Arctostaphylos uva-ursi ‘Vancouver Jade’ — Vancouver Jade Kinnickinnick
Arctostaphylos uva-usi ‘Emerald Carpet’ — Kinnickinnick
Blechnum spicant — Deer Fern
Calypso bulbosa — Fairyslippers
Camassia quamash — Camas
Claytonia lanceolata — Western Spring Beauty
Corydalis scouleri — Western Corydalis
Cornus canadensis — Bunchberry
Delphinium bicolor — Montana Larkspur
Dicentra formosa — Wild Bleeding Heart
Dodecatheon pulchellum — Shooting Star
Eriophyllum lanatum — Oregon Sunshine
Erythronium oregonum — Fawn Lily
Fragaria virginia var. *platypetala* — Broad Petal Strawberry

Fritillaria lanceolata — Checker Lily
Helianthus annuus — Common Sunflower
Iris tenax — Oregon Iris
Linnaea borealis — Twin Flower
Lupinus sulphureus — Sulphur Lupine
Mimulus species — Monkey Flower
Oxalis oregona — Redwood Sorrel
Polystichum munitum — Western Swordfern
Pteridium aquilinum — Bracken Fern
Rhus spectabilis — Salmonberry
Rubus parviflorus — Thimbleberry
Smilacina racemosa — False Solomon Seal
Tellima grandiflora — Fringecup
Thalictrum occidentale — Western Meadowrue
Tiarella trifoliata — Foam Flower
Trillium ovatum — Western Trillium
Vancouveria hexandra — Inside Out Flower
Viola glabella — Stream Violet

BIOSWALE PLANTINGS

POND MARSH / SWALE BOTTOM PLANT COMMUNITY

GROUNDLAYER

Alisma plantago-aquatica — Water Plantain
Beckmannia syzigachne — American Sloughgrass
Bromus carinatus — California Bromegrass
Cammasia quamash — Common Camas
Carex obnupta — Slough Sedge
Deschampsia caespitosa — Tufted Hairgrass
Eleocharis ovata — Ovate Spike Rush
Eleocharis palustris — Common Spike Rush
Elymus glaucus — Blue Wildrye
Festuca rubra v. *rubra* — Native Red Fescue
Iris tenax — Oregon Iris
Juncus effusus — Soft Rush
Juncus ensifolius — Dagger Leaf Rush
Lysichitum americanum — Skunk Cabbage
Regreen — Wheat Cover Crop
Sagitaria latifolia — Wapato Duck Potato

Scirpus acutus — Hardstem Bulrush
Scirpus microcarpus — Small Fruited Bullrush

UNDERSTORY

Spiraea douglasii — Douglas Spirea

SHRUB / PLANT COMMUNITY GROUNDLAYER

Deschampsia caespitosa — Tufted Hairgrass
Festuca rubra v. *rubra* — Native Red Fescue

UNDERSTORY

Cornus stolonifera — Redtwig Dogwood
Rosa nutkana — Nootka Rose
Salix lasiandra — Pacific Willow
Salix piperi — Piper Willow
Salix scouleriana — Scouler’s Willow
Salix sitchensis — Sitka Willow
Spiraea douglasii — Douglas Spirea

PROHIBITED PLANT SPECIES

Cirsium arvense — Canadian Thistle
Convolvulus spp — Morning Glory
Cytisus scoparus — Scotch Broom
Dipsacus sylvestris — Common Teasel
Festuca arundinaceae — Tall Fescue
Hedera helix — English Ivy
Holcus canatus — Velvet Grass
Lolium spp. — Rye Grasses
Lotus corniculatus — Bird’s Foot Trefoil
Lythrium salicaria — Purple Loose Strife
Melilotus spp. — Sweet Clover
Myriophyllum spicatum — Eurasian Milfoil
Phalaris arundinaceae — Reed Canary Grass
Rubus discolor — Himalayan Blackberry
Solanum spp. — Nightshade
Trifolium spp. — Clovers



COMMUNITY ELEMENTS - PART II

The following material applies to the address overlay areas for outdoor rooms. These concepts apply in addition to the required elements as outlined in PART I of this book.



PURPOSE

This section of the Community Elements Book should be used in tandem with the Village Center Architecture Standards (VCAS). Both Books provide development parameters that respond to the street and open space character and continuity necessary to make the Village Center a successful part of the Villebois community. This section of the Community Elements Book was created to ensure development in SAP-Central is consistent with the Village Master Plan and the design principles and standards in the Village Zone. Design flexibility is allowed, while adhering to required and optional landscape elements for each designated outdoor room (See Diagram, page 20).

The SAP-Central landscape elements section of the Community Elements Book, describes the character of each “outdoor room” (these areas are referred to as addresses in the VCAS), their intent, what landscape elements are required, and those that are optional.

VILLAGE CENTER

In the Village Center, the landscape, open space, streets, parks and plazas, are the common wealth of the community. The landscape has the ability to simultaneously manifest the three tenets of Villebois; diversity, sustainability, and connectivity. By providing open space for recreation, social interaction, and ecological regeneration we start to create meaningful places that lead to memorable experiences. Through thoughtful design, the parks and open spaces in the Village Center and throughout Villebois will become destinations; places that people will seek out for their unique experience via a park network that has continuity and connectivity, reinforced through the use of landscape elements.

LANDSCAPE ELEMENTS and OUTDOOR ROOMS

Landscape elements are those components in the built landscape that when defined and included in the design process, help characterize and define the function of a place. These elements often add a level of continuity and identity to a place in the form of site furnishings, street trees, surface treatment, tree preservation and water features. They do not determine the size or ultimate function of a space but contribute to a place’s function, space delineation, character and form; as paint, wall hangings, lighting, and furniture do in the rooms of a home. Placing certain elements within a place and providing distinguishing characteristics create a sense of direction and wayfinding, such as adding pavers to a concrete sidewalk that connects two parks. Elements such as street trees, street lights and benches also unify a place providing continuity, social interaction, and safety as well as a transition from room to room. Their repetition and meaningful placement are often the “glue” that makes a place memorable and identifiable.

The Village Center is the physical and symbolic heart of Villebois. The area represents the greatest concentration of residences and land uses. It will also be the main gathering place for residents and visitors of all ages; a place for entertainment, play, celebrations, community events and social activities. The Village Center will be meaningful and memorable, serving daily needs, and activities, as well as a place for larger programmed community events.

The room concept is based on the metaphor that the Village Center is like a large communal home. The buildings are the walls and the open space and streets are the floors. There are seven addresses with outdoor rooms; the Linear Green, Plaza, Barber, Woonerf, Villebois Drive, Courtyard, and Hilltop Park.

Each room has a narrative describing the character and function of the room and its intended outcome. This is followed by landscape elements that are required for the room (site furnishings, vegetation, surfaces, street trees...). Each elements intent is described, as are the various components that may represent a particular element. This section also establishes which components of a particular element are required, optional, and/or not allowed.

WHERE APPLICABLE

This document does not follow a conventional design guideline approach. All parties; developers, consultants, and city staff should be familiar with the intent of the proposed designs, their function, character, and the required, optional, and or prohibited landscape elements. Open space, landscape areas, and streets that fall under an outdoor room address designation under this document are subjected to the additional requirements of this section of the Community Elements Book. Developments in the Village Center that are not one of the seven outdoor rooms, do not need to meet the requirements of this section of the Community Elements Book. However, all development shall meet the requirements of Part One of the Community Elements Book, the Master Plan, and Village Zone.

Compliance with this document and the Village Zone shall be reviewed and determined by the planning director through an administrative review process. All applicants shall review the following documents to verify their applicability to development within Villebois and the Village Center:

Village Zone

SAP Central Development Information

Master Signage and Wayfinding Plan

Village Center Architectural Standards

Rainwater Management Program

Community Elements Book

Composite Utility Plan

This document is one of several meant as tool to guide the developer in deign and place making in the Village Center. It is also to be used by the City of Wilsonville to evaluate development proposals in the design review process and can be used to ensure that the intent of each outdoor room is being met and whether deviations are acceptable. The reviewing body will decide whether or not a proposed development meets the design of a particular room.





**VILLAGE CENTER OUTDOOR ROOM ADDRESSES
DIAGRAM**

NOTE: The Master Planner and the City’s Urban Renewal District will be collaborating to design this room address.

The Linear Green is the major pedestrian corridor linking West Park (Regional Trail) and the Plaza. Its character is that of a major pedestrian boulevard/promenade; where people can stroll, sit, and interact under the canopy of a tree-lined allee. Focal points (ie. water features, sculpture) at the Plaza and West Park should be visible from within the Linear Green. This will further enhance the Linear Green’s role as major visual and physical link to the Plaza and West Park.

Unique landscape features add depth to the users experience. Plant material, building facades and a variety of walking surfaces will create a unique walking “room”. Access to the adjacent apartment and condominium buildings will offer opportunity for active “social pockets” for impromptu gathering.

SITE FURNISHINGS

Intent:

Site Furnishings for the Linear Green serve functional and aesthetic needs and aid in defining the character and use of this outdoor space. The furnishings also provide continuity as design elements that unify a space and allow for a seamless transition from the Plaza and West Park.

Standards:

Required

- 1) Lighting
- 2) Seating
- 3) Trash Receptacle

Optional

- Sculpture
- Drinking Fountain
- Seatwall
- Water Feature
- Boulders



PLANT MATERIAL

Intent:

Trees to be planted for environmental and aesthetic purposes. The allee of trees frame the main walking path, internal views and provide shade and continuity to this outdoor room. Planter areas adjacent to the promenade shall be planted to provide additional vertical relief and soften transition from walking areas and adjacent buildings.

Standards:

Required

- 1) Allee of Trees
 - a) Row of trees shall be planted 15-25' apart

Optional

- Planting areas between trees may delineate walking zones, attract birds, and define social pockets, and add seasonal interest.

SURFACES

Intent:

The surface treatment of the walk is an important element of the Linear Green design character and experience. The use of materials in this area delineates space, use and transition. The use of decomposed granite (crushed stone) adds texture, sound, semi-permeability, and a European character to the allee.

Standards:

Required

- 1) 10-20' wide path (center of walk) to be decomposed granite or crushed basalt with stabilizer added
- 2) If additional walking surfaces are used as well as the path, it shall have combination of no more than three types of hardscape from the following:
 - a) Pavers, as approved by city engineer
 - i) Granite block
 - ii) Interlocking pavers
 - iii) Brick
 - 1. Recycled brick
 - iv) Eco-pavers
 - v) Stone
 - b) Concrete
 - c) Decomposed granite or crushed basalt



Barber Street is the largest street to the Village Center. At this block section the street is bordered by residential uses (Row Houses) and transitions to urban/commercial as it meets the Plaza address. Barber will be a fairly active street with porches that border the sidewalk, allowing for social interaction at street level with neighbors and pedestrians.

Concrete sidewalks along Barber will have accent pavers to create street hierarchy and aid in wayfinding.

SITE FURNISHINGS

Intent:

Site Furnishings for Barber Street serve functional and aesthetic needs and aid in defining the character and use of this outdoor space. The design of this space should encourage social interaction among neighbors and pedestrians, yet articulate the private space associated with the Row Houses and public right of way.

Standards:

Required

- 1) Lighting
- 2) Accent Planters at Sidewalks

Optional

- Sculpture
- Drinking Fountain
- Seating
- Seatwall
- Bike racks
- Stone/Boulders

PLANT MATERIAL

Intent:

Street trees species to be planted per Street Tree Plan in the Community Elements Book.

Standards:

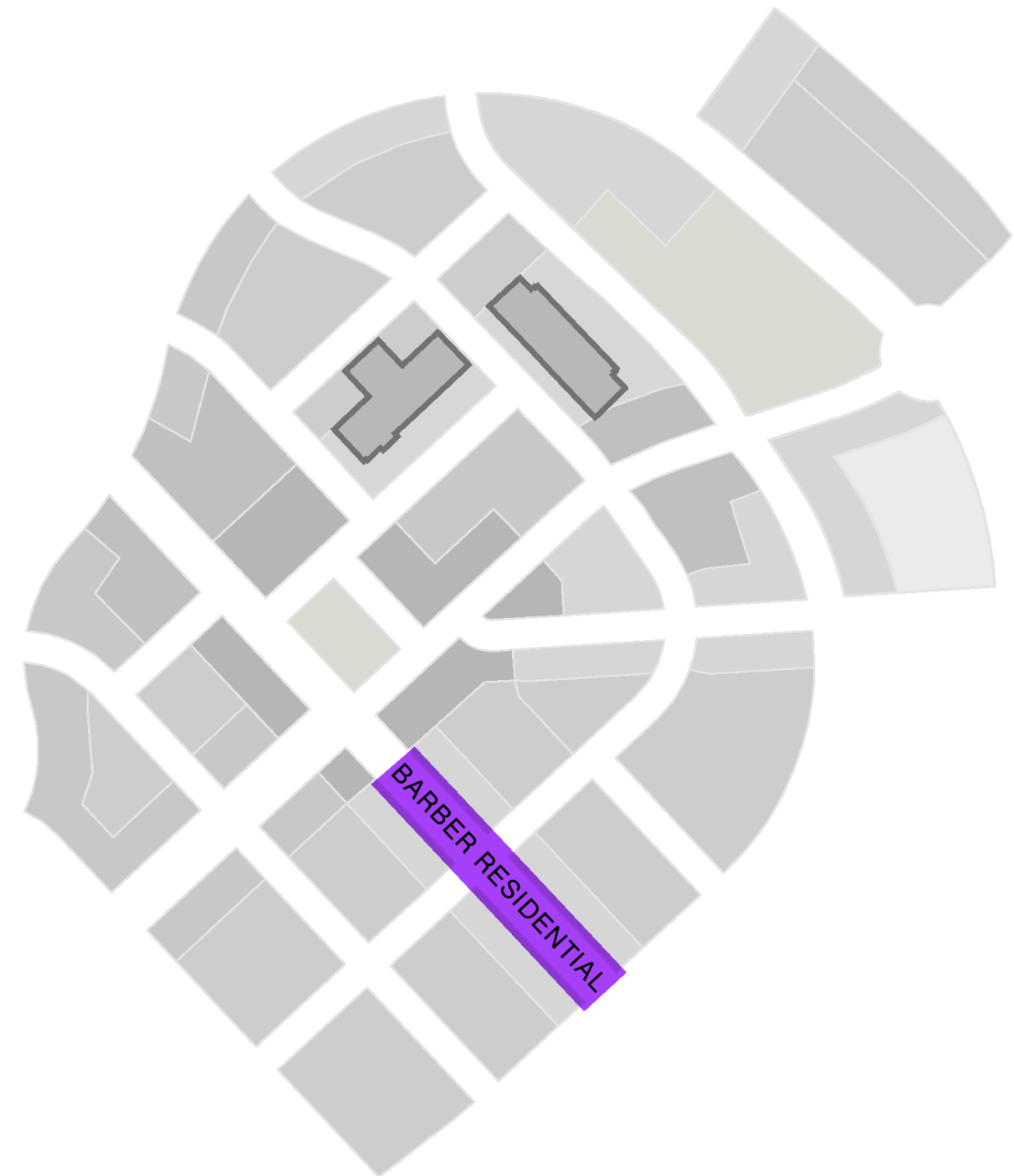
Required

- 1) Street Trees

SURFACES

Intent:

The surface treatment of the sidewalk is an important element for Barber Street as it sets the pattern, rhythm, and hierarchy for the Village Center. Surface treatment also allows for placement of specific site furnishings and also serves as a wayfinding element.



This section of Villebois Drive, is one of the main street entries to the Village Center. The street is mainly bordered by residential uses and shall transition from residential to urban/commercial as it meets the Plaza address. Villebois Drive is designed to accommodate future commercial uses. Therefore the sidewalk and planter areas shall be designed as “flex” space; when the building use changes so may the sidewalk/planter use.

For example the northeast end of Villebois Drive will be residential, this area will have planters and street trees. As one moves through the space to the Plaza, the planters may become smaller and eventually transform to tree wells with tree grates. The migration of urban street furnishings as the commercial area grows shall be accommodated through flexible design.

SITE FURNISHINGS

Intent:

Site Furnishings for Villebois Drive serve functional and aesthetic needs and aid in defining the character and use of this outdoor room. The design of this space shall allow for the expansion of benches, and trash receptacles to accommodate future commercial expansion. The furnishings will also provide continuity as design elements that unify a space and allow for a seamless transition from one room to another. Street furnishings should be grouped together in “social pockets” to encourage social interaction.

Standards:

Required

- 1) Lighting
- 2) Seating
- 3) Trash Receptacle
- 4) Arrangement of street furnishings to create “social pockets”

Optional

- Sculpture
- Drinking Fountain
- Bike Rack
- Seating



PLANT MATERIAL

Intent:

Street trees species to be planted per Street Tree Plan in the Community Elements Book. Street trees will be planted in planters or in tree wells depending on adjacent land use. As commercial area expands planters may be converted to tree wells to allow for future street furnishings as necessary.

Standards:

Required

- 1) Street Trees (see page 7, Street Tree Master Plan diagram for specifications)

SURFACES

Intent:

The surface treatment of the sidewalk is an important element for Villebois Drive as it sets the pattern, rhythm, and hierarchy for the Village Center. This surface also allows for placement of specific site furnishings.

Standards:

Required

- 1) Concrete sidewalks with smooth finish concrete shiners at score and expansion joints

Optional

- Specialty scoring
- Paver accents, as approved by city engineer



NOTE: The Master Planner and the City’s Urban Renewal Agency will be collaborating to design this room address.

The Plaza is the physical and symbolic heart of Villebois. It is a central gathering area for Villebois residents; the location where people of all ages meet for their daily needs, to play and be entertained, and to partake in celebrations and community ceremonies.

The Plaza is Villebois’ main room, a room with sky for a ceiling, where buildings are the walls and the streets and plaza the floor. This communal gathering place will be the public “family room” for both residents and visitors. Since both of the adjacent streets are curbless and at grade with the plaza, the plaza has the capacity to expand and contract depending on activity or program, allowing events to flow into the surrounding shared streets. The plaza is also a place where people can sit quietly under the canopy of existing trees or kids can play in a interactive water feature while others may relax people watching.

The Plaza will also house a transit stop. It is thought that the transit stop could be combined with a community kiosk and possibly a coffee/newsstand as a combination of these services in one place can create a synergy of activity and opportunity for social interaction.

Barber Side (South Side)

The Plaza and the planned and impromptu activities that occur there will influence the commercial portion of Barber Street. This segment of the street provides wide sidewalks for walking, site furnishings, and outdoor seating. “Spill Out Space” from stores and cafes create areas (social pockets) for spontaneous interaction and socialization.

SITE FURNISHINGS

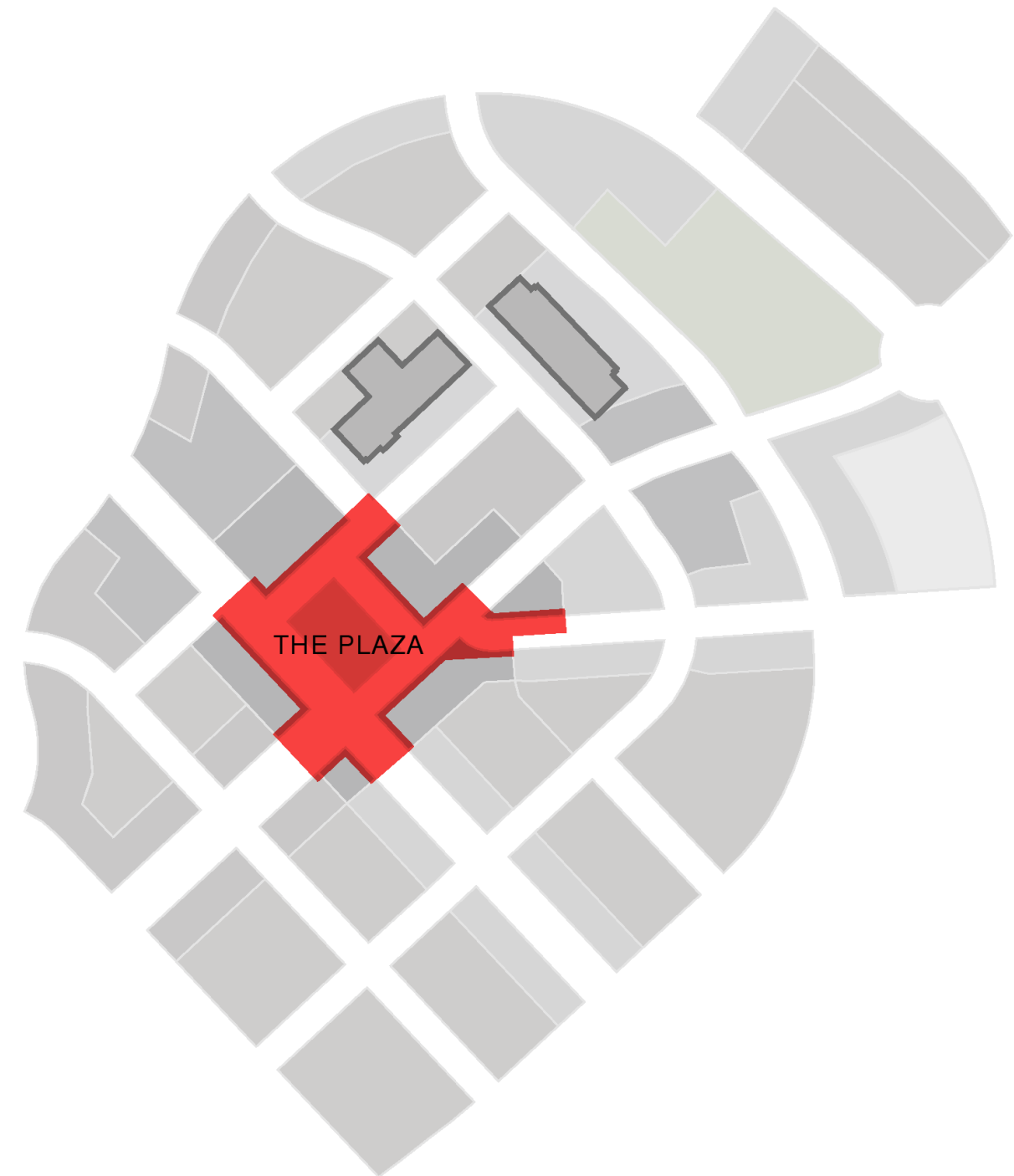
Intent:

Site Furnishings for the Plaza serve important functional and aesthetic purposes. They add character, define space and provide continuity to and from the Village Center. For example site furnishings should not be placed in a manner that impedes circulation or inhibits the opportunity to allow an activity to develop freely. Site furnishings should maximize the boundaries of the space. Furnishings in this case, should be used sparingly, as other design elements such as seatwalls may provide seating, serve as appropriate barrier, and also be a sculptural element.

Standards:

Required

- 1) Lighting
 - a) Pedestrian
 - b) Existing Trees
 - i) Up-light existing trees
- 2) Seating
 - a) Benches
 - b) Seatwalls
- 3) Bollards
- 4) Trash receptacles
- 5) Drinking Fountain
- 6) Bike Racks



Optional

- Sculpture
- Raised planters
- Movable Chairs

WATER FEATURE

Intent:

The addition of a year-round water feature will introduce sound and movement of water to the plaza. This component will generate excitement and energy to the Village Center as it will be one of the primary focal points. The water feature should provide opportunities for interaction and play for all ages.

Standards:

Required

- 1) The capacity to operate year-round
- 2) Feature should provide opportunities to get wet
- 3) Accent lighting for night use
- 4) Feature should be appealing as an art object with or without water

Optional

- 5) Feature should allow for individuals to manipulate flow and source

PLANT MATERIAL

Intent:

Plants may be used to enhance the plaza by softening and delineating spaces as dictated by final design. Plant material in plaza should be kept to a minimum and not interfere with the flexibility of the space.

Standards:

Required

- 1) Existing Trees
 - a) Trees in the plaza that are shown on the tree preservation plan are to remain. All required precautions shall be used to ensure their long-term survival. Decking or other permeable surface treatment approved by a certified arborist may be allowed under dripline of trees as long as it is demonstrated that it will not adversely affect the long term health of the tree(s).
- 2) Proposed Trees
 - a)Plaza boundary shall have no Street Trees
 - b)South side of Barber Street adjacent to Plaza shall have no Street TreesSee Street Tree Plan in SAP-Central application

Optional

- When appropriate, native plant material is recommended
- Use plants that have year around interest
- Small area for lawn/turf



SURFACES

Intent:

Treatment of the plaza floor is critical to the success and comfort of the space. Surfaces should delineate uses, circulation, and hierarchy of space.

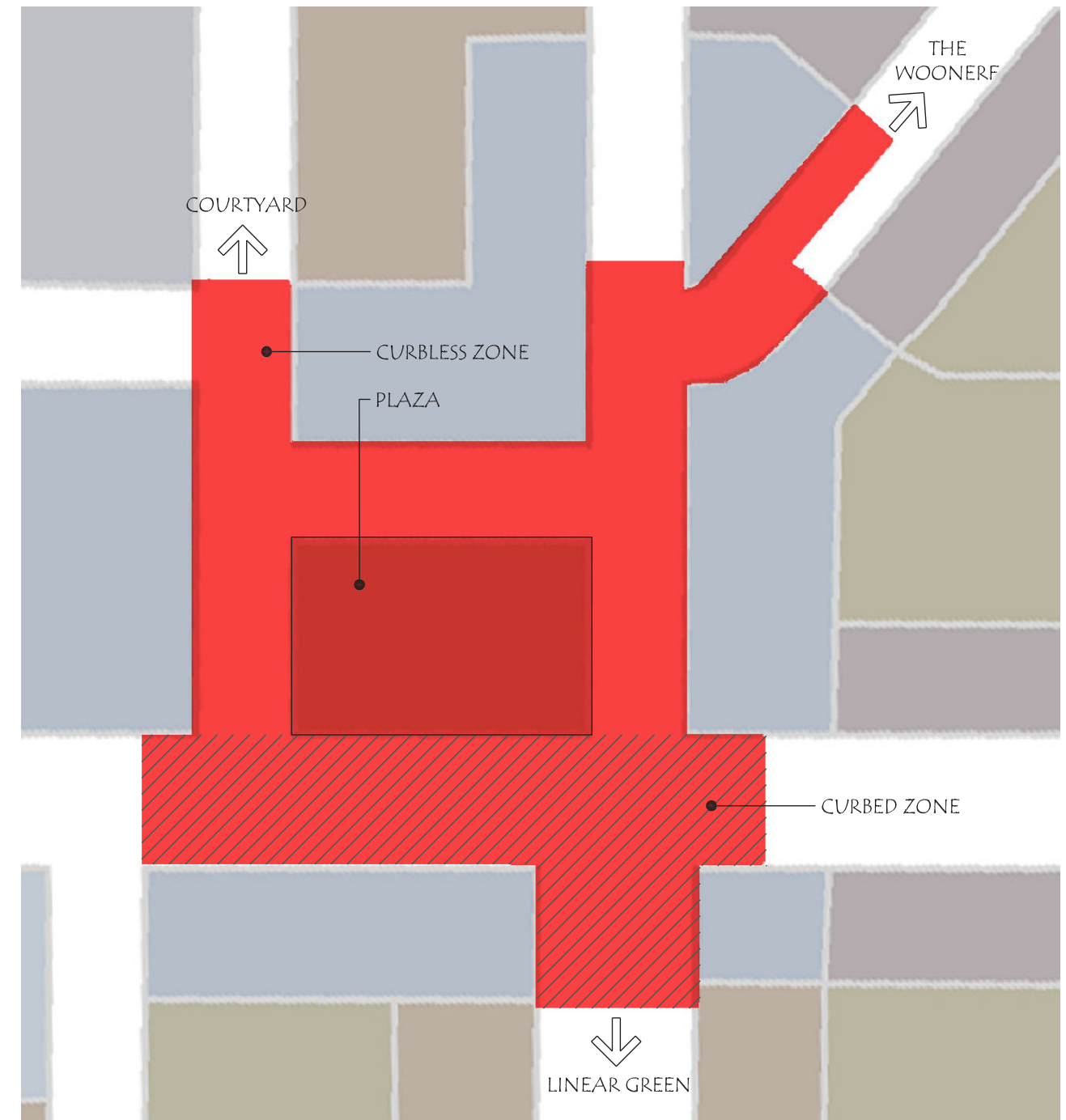
Standards:

Required

- 1) Plaza shall be curbless and at grade with all streets except Barber
- 2) Transit Stop to be developed with the proper amenities relative to its location in the plaza and in accordance with smart standards.

Optional

- Use of recycled brick
- Use of wood decking or composite wood around existing Beech trees is highly recommended
- Use of decomposed granite around existing Oak is highly recommended.
- Artform or creative playscape for children highly recommended



NOTE: The Master Planner and the City’s Urban Renewal Agency will be collaborating to design this room address.

With views of the Cascades and Mt. Hood and a large stand of Douglas Fir and Western Red Cedar this park has the opportunity to connect people to Western Oregon’s native plant community and geographical icons. The native vegetation and external views create a unique park theme that will make Hilltop Park a “destination park” within the Villebois park and open space system. Hilltop Park will provide a network of paths, both soft and hard, that lead to picnic areas and views of Mt. Hood in a forest setting within the exiting trees grove (See Daigram, p. 30). The open lawn area to the northwest will provide active and passive use with views to Mt. Hood. Small landscape walls may retain some grade and provide form to and provide informal seating within the lawn area.

A Community Garden for within Hilltop Park should be explored, providing gardening opportunities for Village Center inhabitants; a place where people of all ages can gather, grow food and socialize. An amphitheater or small stage with informal landscape seating should also be explored within the existing tree grove for small performances and impromptu gatherings. If future studies conclude an amphitheater infeasible, the open area in the tree grove could be replanted into a forest meadow.

Opportunities for discovery within the park can be enhanced with sculpture and plant material. As an example an interpretive “Solar System Walk” could flank the lawn area next to the tree grove. This sculpture would be a scaled version of our solar system allowing one to “walk” the solar system.

SITE FURNISHINGS

Intent:

Site Furnishings for Hilltop Park will serve functional and aesthetic needs and aid in defining the character and use of this outdoor space. Seating and picnic tables will take advantage of external and internal views, and provide opportunities for seating in open areas with solar access and under the canopy of existing trees.

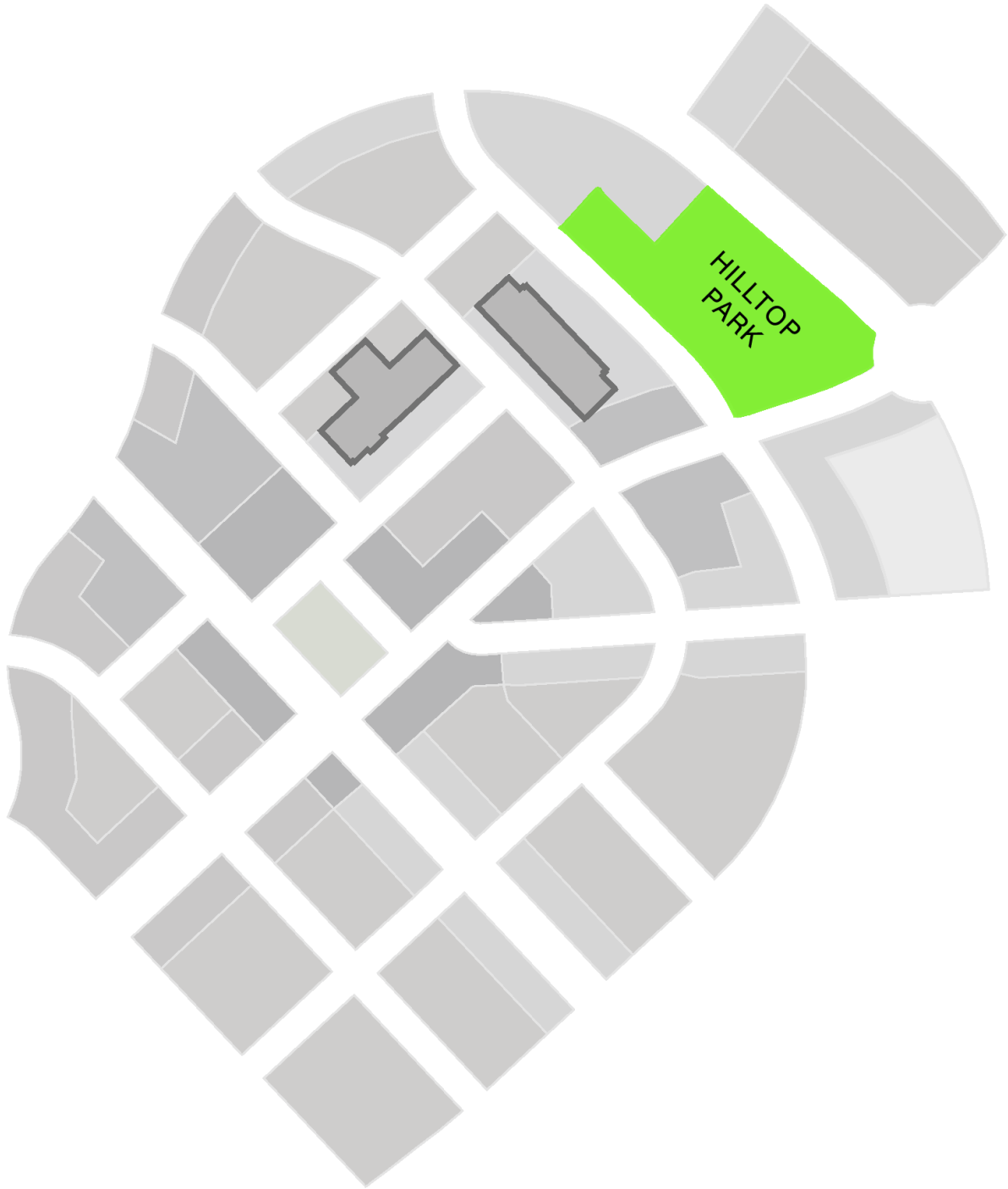
Standards:

Required

- 1) Lighting
- 2) Seating
- 3) Trash Receptacle

Optional

- Sculpture
- Drinking Fountain
- Landscape stone seatwall in lawn area
- Stone as seating for amphitheater



PLANT MATERIAL

Intent:
Native plant material shall be planted under the existing tree grove that will replicate a native forest understory/ setting for this type of coniferous plant community.

Standards:

Required

- 1) Retention of all trees as per the SAP-Central Tree Preservation Plan
- 2) Planting native understory

Optional

- 3) Community Garden
- 4) Buffer planting along northwest to buffer proposed development

SURFACES

Intent:
Hilltop shall have a combination of soft and paved paths. If an amphitheater is feasible it shall have seating that is set in lawn or crushed gravel / decomposed granite. Access to amphitheater shall be ADA compliant.

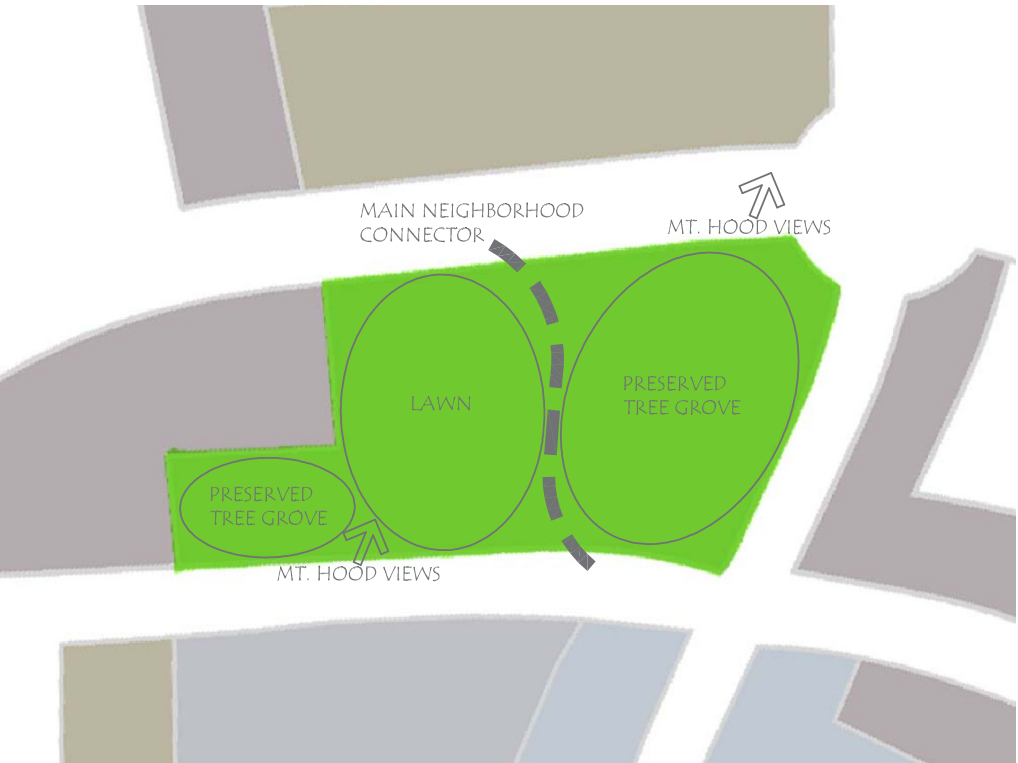


DIAGRAM A

Woonerf is a Dutch word for “living street”. It is a concept that originated in the Netherlands during the early 1970’s and has grown rapidly throughout Europe (In the UK they are often referred to as “Home Zones”) and slowly in the United States. The primary idea is to make the two block street an outdoor space, that accommodates vehicles and pedestrians equally. By introducing, a curbless street environment with street trees, planting, street furnishings, the space becomes more appealing to pedestrians, cyclist, and residential life (social activity), yet meets the need for vehicle connectivity and parking. The Woonerf allows for the creation of a unique urban room that is unified by the consistent use of materials, connection to the Village Center and gateway to East Park (Sunset Park).

The woonerf is:

- Aligned with a view of Mt. Hood, providing a connection to the regional landscape.
- Linked to the plaza.
- A place that caters equally to all modes of transportation.
- A room of distinct character, creating a greater opportunity for social street activity for all ages.
- A private street designed to calm traffic and improve street safety.
- A room with a continuous curbless connection to the Plaza and surrounding shared streets.

SITE FURNISHINGS

Intent:

Furnishings and street trees will create a place where vehicles feel it necessary to slow to walking speed. The placement of these elements will increase the safety for pedestrians and cyclists and will offer opportunity for residents to create “social activities”.

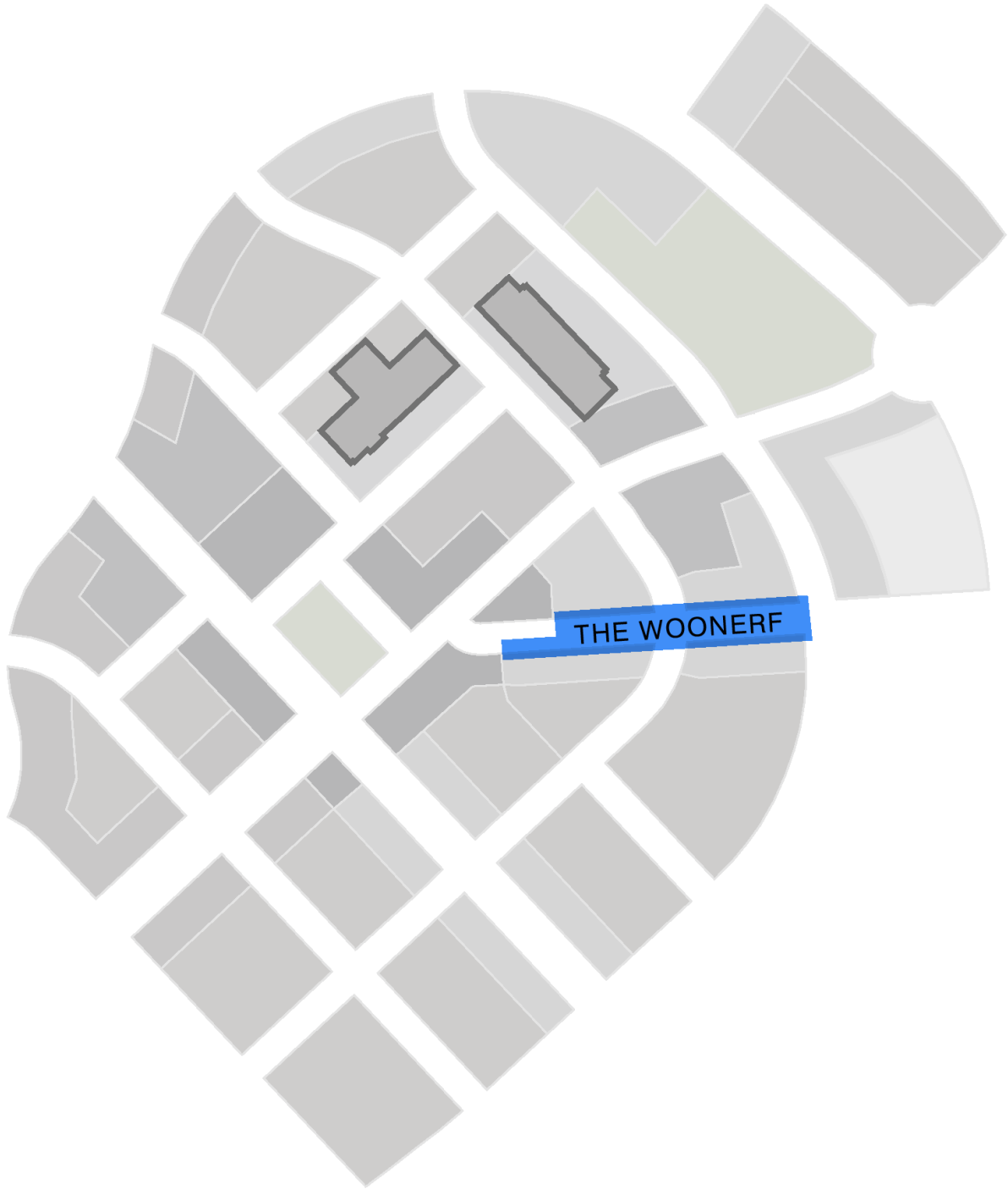
Standards:

Required

- 1) Lighting
- 2) Seating
- 3) Bollards
- 4) Bike Racks

Optional

- 5) Bollards
 - a)Use of stone and seatwalls as bollards
 - b)Masonry planter boxes as design and traffic calming elements
- 6) Lighting
 - a)Architectural building lights as pedestrian lighting



PLANT MATERIAL

Intent:

Street trees are planted for environmental, aesthetic, safety purposes. Tree placement will protect the pedestrian and enhance the view corridor to Mt. Hood. Tree placement and presence will also slow traffic, widen the pedestrian walking area and “social pockets” in front of residences.

Standards:

Required

- 1) Street Trees

Opotional

- Tree wells may be planted with groundcovers, shrubs, or perennial grasses
- Tree wells may have pavers

SURFACES

Intent:

Treatment of the woonerf “floor” is critical to the function, safety and success of this “room”. Surfaces will delineate uses, circulation, and hierarchy of space.

Standards:

Required

- 1) Woonerf shall be curbless Throughout the right-of-way



The Courtyard Street is an extension of the Plaza and connects the site’s historical buildings to the Village Center. This curbless “room” is similar to the Woonerf in that it has many of the same aesthetic and functional characteristics. The courtyard is curbless within the right-of-way and has a dedicated walking allee on the west side of the street. It is intended that this dedicated pedestrian allee will strengthen the Village Center connection to Hilltop Park. Surfaces will delineate hierarchy of space and should be designed to fit seamlessly with the Plaza surface and furnishings.

SITE FURNISHINGS

Intent:

Furnishings and street trees are placed in what is traditionally considered the street to create a place where vehicles feel it necessary to slow to walking speed. The placement of these elements will increase pedestrian and cyclists safety and offer opportunity for residents to create “social activities” and play as part of the Courtyard experience. Site Furnishing will also provide continuity as design elements that unifies this space by providing seamless transition from the Plaza.

Standards:

Required

- 1) Lighting
- 2) Seating
- 3) Bollards
- 4) Bike Racks

Optional

- Bollards
 - a) Use of stone and seatwalls as bollards
 - b) Masonry planter boxes as design and traffic calming elements
- Lighting
 - a) Architectural building lights as pedestrian lighting



PLANT MATERIAL

Intent:

Tree placement and presence will also slow traffic, widen the pedestrian walking area and create “social pockets” in front of residences. Street trees are a major component of the street character and essential to success. The pedestrian Alee shall consist of one row of street trees and another row of trees along the west edge of the right-of-way in a designated planter. The Alee will create a tree lined canopy and vegetated buffer from parking area on the west side of the street.

Standards:

Required

- 1) Street Trees
- 2) Tree Alee

Optional

- Tree wells may be planted with groundcovers, shrubs, or perennial grasses
- Tree wells may have pavers

SURFACES

Intent:

The surface treatment of the walk is an important element in the Courtyard design. The use of paving materials in this area shall delineates space, use and transition.

Standards:

Required

- 1) Courtyard shall be curbless throughout the right-of-way.

