



PLANNING COMMISSION

WEDNESDAY, JANUARY 9, 2019

II. WORK SESSION

- A. Town Center Plan (Bateschell / Rybold) (90 minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: January 9, 2019		Subject: Wilsonville Town Center Plan	
		Staff Member: Miranda Bateschell 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 checked="" type="checkbox"/> Information or Direction <input 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:	
Staff Recommendation: Review and provide input on the draft Wilsonville Town Center Plan.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Town Center	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMMISSION: Review and provide input on the draft Wilsonville Town Center Plan.

EXECUTIVE SUMMARY:

The Wilsonville Town Center Plan presents a blueprint that will guide future development in Town Center through strategic actions (new projects, policies, programs or partnerships) in order to achieve the Wilsonville community's vision for Town Center. Over the past two years, the

project team has worked with the community at over a hundred meetings and events and through dozens of surveys and polls to formulate the various elements of the Plan.

In the first phase of the project, existing conditions, opportunities and constraints were identified, and the community established a vision and set of goals for future Town Center. Community events and public input on Town Center design options during the second phase of the project culminated in the creation of the draft Community Design Concept for Town Center: the community's priorities for land use and activity centers, open space, and connectivity in Wilsonville Town Center. During 2018, the project team conducted additional outreach to get the community's input on the Draft Community Design Concept and a set of strategic actions that will establish a clear path forward to advancing the community's vision for Town Center. The result is the proposed Wilsonville Town Center Plan (Attachment A).

The Plan as drafted incorporates feedback from numerous stakeholders, including input received previously from the Planning Commission. While the Plan document is new for Planning Commission review, the content comes from materials discussed at prior work sessions. The technical appendices the Plan relies upon have also already been reviewed by the Planning Commission (except as noted below under attachments).

At the upcoming work session, staff welcomes questions and input on the draft Plan. In addition, staff will present alternatives for two outstanding issues discussed at the last Planning Commission work session regarding the proposed Town Center Development Code: maximum floor plate square footages and whether to permit drive through uses. The proposed Development Code attached as Appendix A does not reflect changes on either of these issues as staff is awaiting more clear direction at the upcoming work session. The team will present alternatives for each issue and seek Planning Commission direction. After the meeting, staff will update the proposed Development Code amendments to reflect the Commission's recommendations prior to the hearing on this topic.

BACKGROUND:

In 2014, City Council adopted Wilsonville's Urban Renewal Strategy and Tourism Development Strategy, both of which identified a Town Center Redevelopment Plan as a priority action item. City Council then established starting the Town Center Plan as a 2015-2017 Council Priority Goal. Staff applied for and was granted a Metro Community Planning and Development Grant to complete the Plan. In 2016, Council approved the Inter-Governmental Agreement between Metro and the City of Wilsonville, which outlined the major milestones, deliverables, and funding conditions, setting the framework for the Scope of Work with MIG, Inc.

The project team began work on the project with a Town Center tour in October 2016, and kicked-off the project with the community in February 2017. With over 100 public meetings and events, public input has driven the development of the draft Town Center Plan before the Commission.

EXPECTED RESULTS:

The Project Team will use this input to prepare a final version of the Wilsonville Town Center Plan for adoption hearings.

TIMELINE:

After the work session, the project team will integrate the Commission's input to present a draft of the Plan at a City Council Work Session. Staff will then finalize the Plan for a public hearing before the Commission in March 2019.

CURRENT YEAR BUDGET IMPACTS:

The Professional Services Agreement has a budget of \$420,000 fully funded through the CD Fund and CIP project #3004 in the adopted budget, of which \$320,000 is funded through a Metro Community Planning and Development grant. The remainder of the budget will be spent this fiscal year.

FINANCIAL REVIEW / COMMENTS: N/A**LEGAL REVIEW / COMMENT:** N/A**COMMUNITY INVOLVEMENT PROCESS:**

There are multiple opportunities to participate in the project outlined in a Public Engagement and Communication Plan for the Town Center Plan, including an advisory task force, community design workshops, focus groups, pop-up neighborhood events and idea centers, and in-person and online surveys. The engagement plan is designed to reach as broad an audience as possible and to gather the variety of perspectives in the community. It also includes targeted outreach to specific stakeholders more impacted by activity in the Town Center.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

As a result of this project, the city anticipates specific actions that will help the Town Center become a more vibrant, pedestrian and transit-supportive mixed-use district that integrates the urban and natural environments, creating an attractive and accessible place for visitors and residents of all ages to shop, eat, live, work, learn, and play. These actions will help remove barriers and encourage private investment in the Wilsonville Town Center. Benefits to the community also include identifying tools to maintain and strengthen businesses in the Town Center, improving access to and within the area, and making the Town Center a place where people want to spend time and support businesses.

ALTERNATIVES:

There are many alternatives the Commission may provide feedback.

CITY MANAGER COMMENT: N/A**ATTACHMENTS:**

A. Draft Wilsonville Town Center Plan

Link to Appendices (*unchanged since last review, except as noted below*):

<https://www.ci.wilsonville.or.us/planning/page/town-center-plan>

[Appendix A](#). Comprehensive Plan and Development Code Amendments (*added language for temporary right-of-way use permits for parklets and outdoor dining, defining affordable housing requirements for height bonus, and minor, non-*

substantive edits for clarity)

[Appendix B.](#) Land Use Alternatives Traffic Analysis (*minor, non-substantive edits for clarity*)

[Appendix C.](#) Development Feasibility Analysis

[Appendix D.](#) Street Cross Sections

[Appendix E.](#) Parking Analysis

[Appendix F.](#) Existing Conditions

[Appendix G.](#) Infrastructure Assumptions (*new, supports Chapter 4 of Plan*)

[Appendix H.](#) Public Comment Summary (*Phase 3 summary is new*)

[Appendix I.](#) Public Engagement Plan