



2018 UGB Expansion Proposal for the Advance Urban Reserve

June 19, 2018 Metro Council Worksession

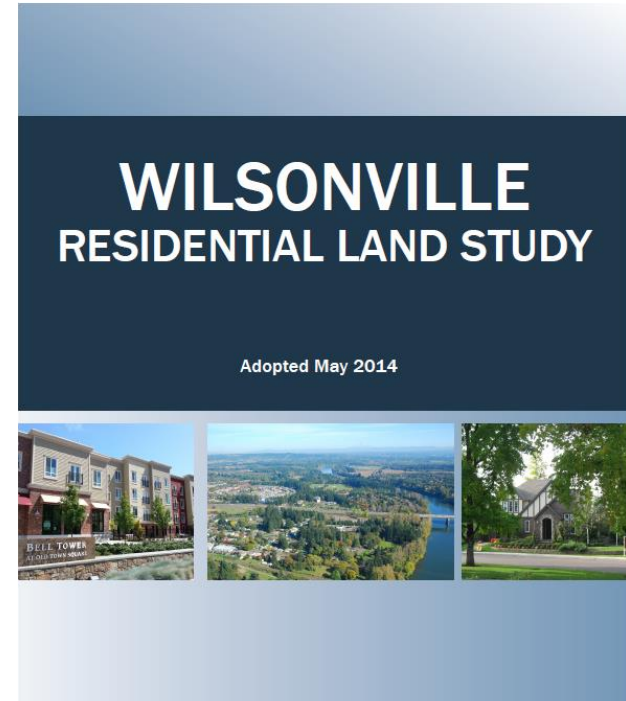




Residential Land Study



- Adopted May 2014
- Growth has been exceeding regional forecast
- Identified need for additional capacity
- Plan recommends Frog Pond, Advance UR and Town Center to meet 20-year needs
- Annual housing reports to track progress
- 57% MF 43% SF
- Difference in housing types between Town Center and Frog Pond



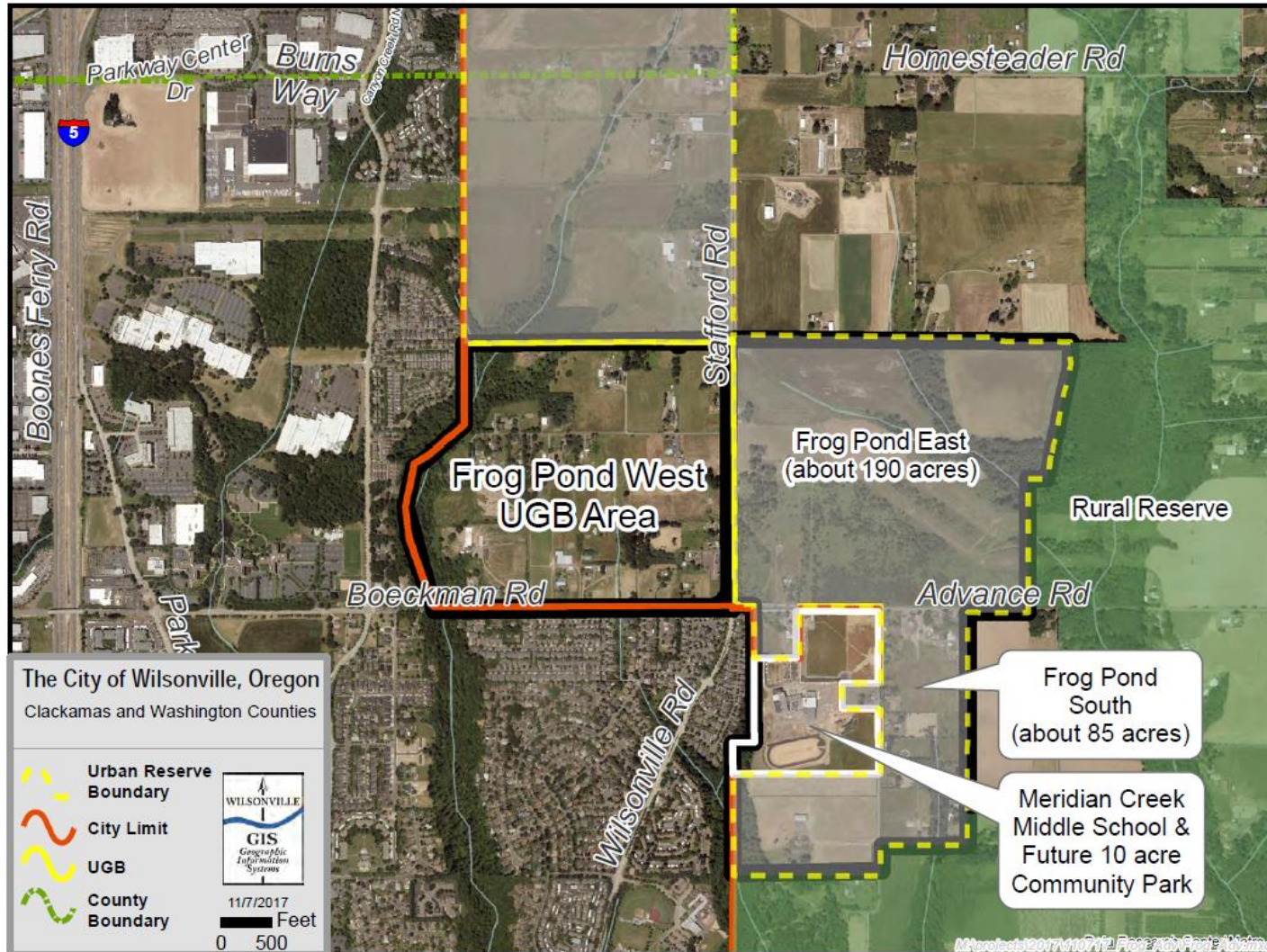
ECONorthwest
ECONOMICS • FINANCE • PLANNING

Frog Pond Area Plan

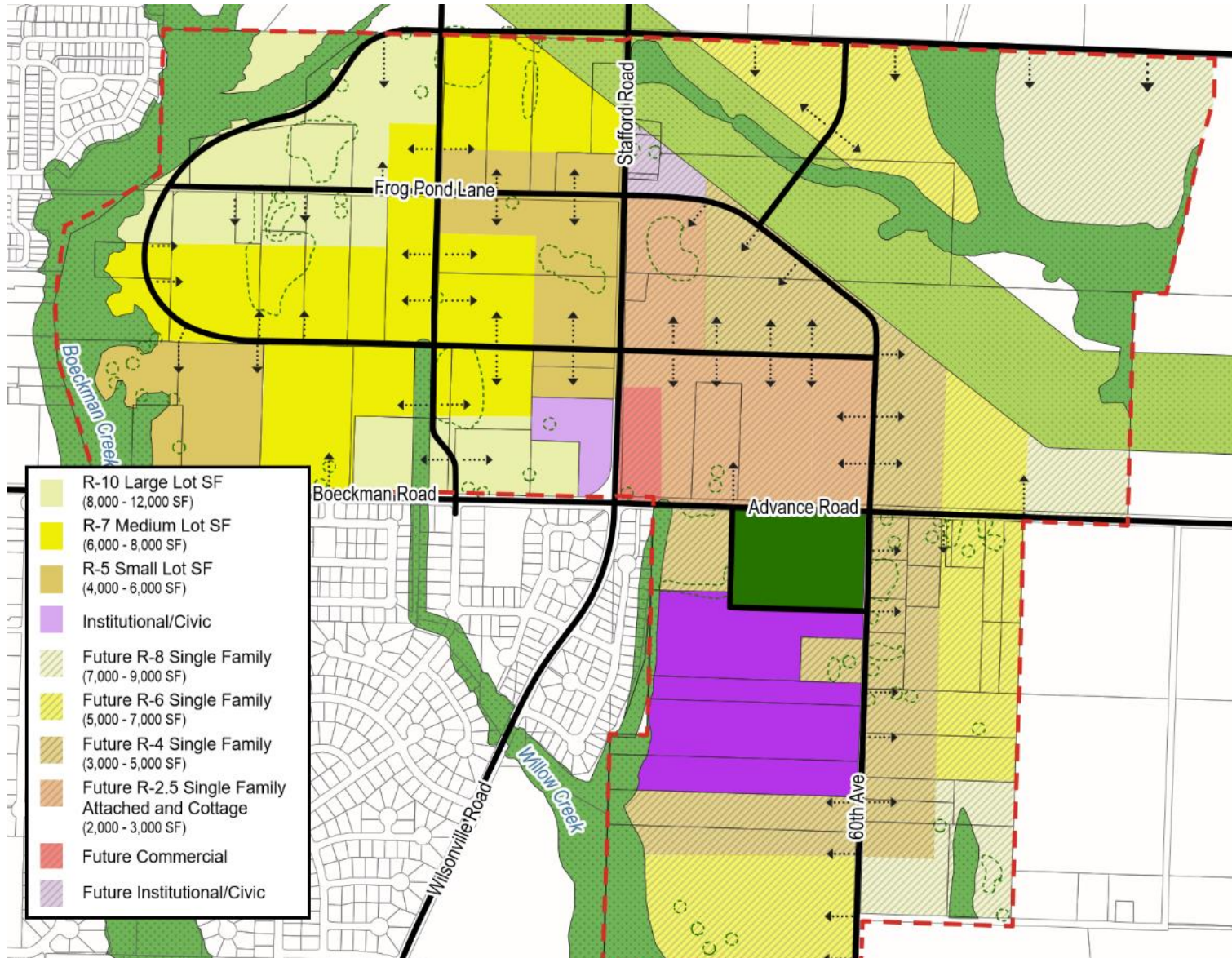
- Three Neighborhoods
- About 500 acres – 275 acres in Urban Reserve
- Established broad land uses, transportation, infrastructure, open space frameworks



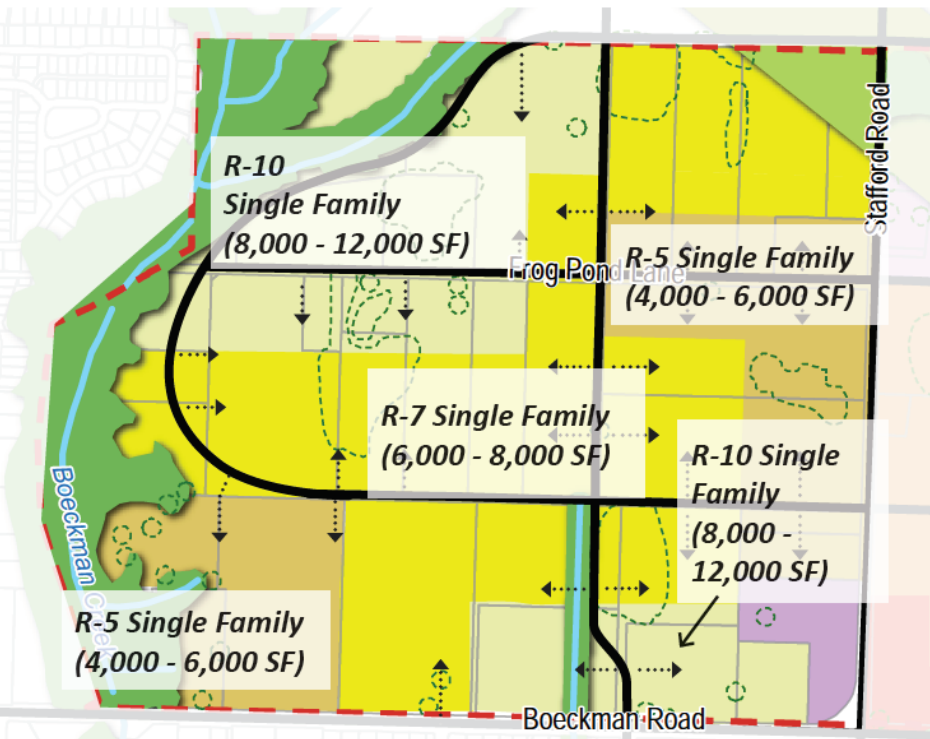
Expansion Area Request



Land Use Framework



Frog Pond West









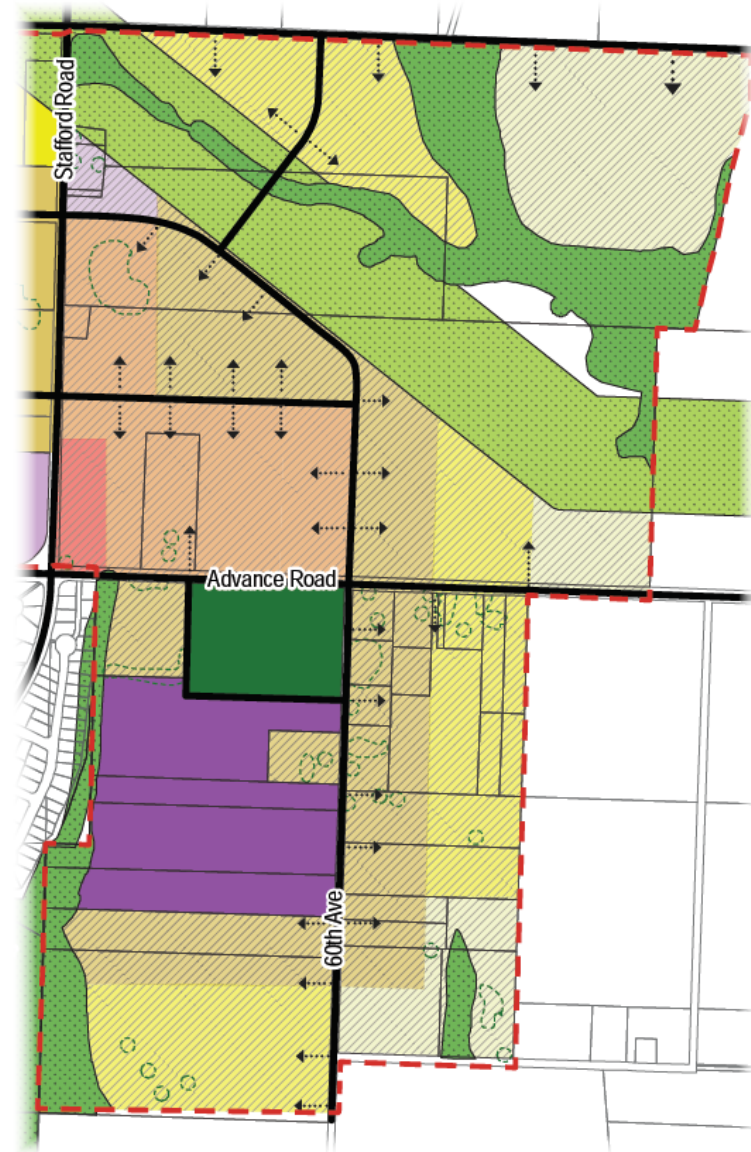
Conceptual Land Use



Illustrative Vision

Frog Pond East and South Neighborhoods

-  Future R-8 Single Family
(7,000 - 9,000 SF)
-  Future R-6 Single Family
(5,000 - 7,000 SF)
-  Future R-4 Single Family
(3,000 - 5,000 SF)
-  Future R-2.5 Single Family
Attached and Cottage
(2,000 - 3,000 SF)
-  Future Commercial
-  Future Institutional/Civic



Frog Pond East – Housing Variety and Local Street Demonstration Plan



Frog Pond East – Site Study





Frog Pond Area – Land Use Metrics



Table 1. Land Use Metrics and Capacity (“Option G”)

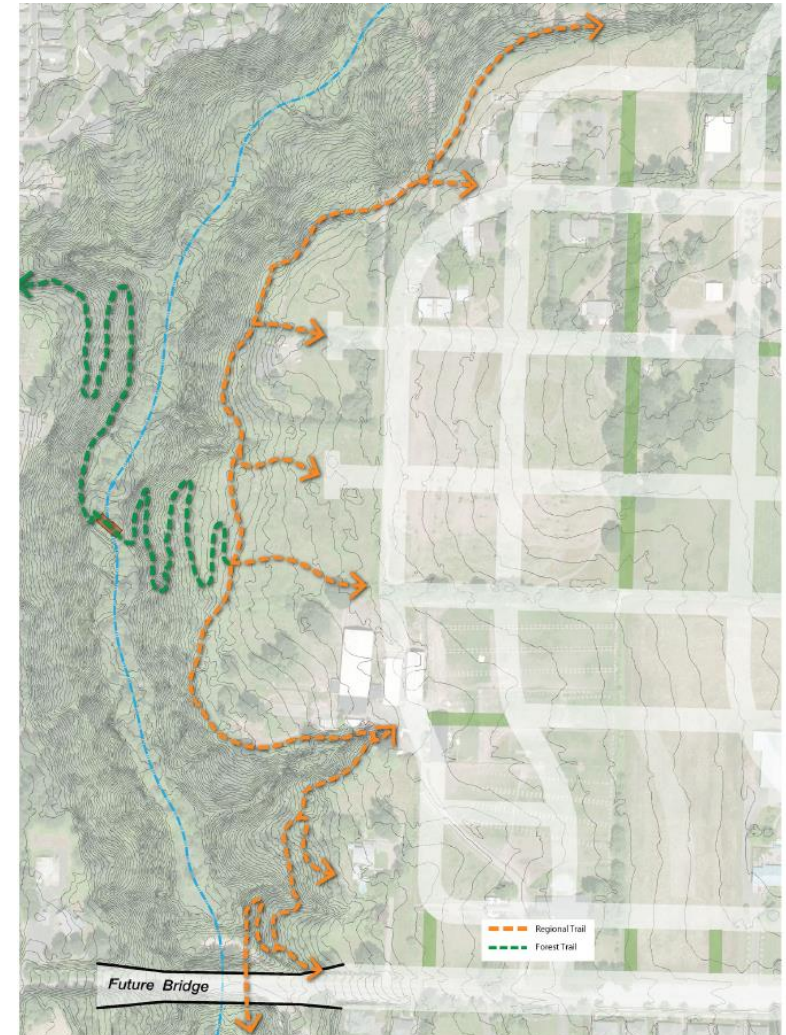
Residential Designation		West Neighborhood Units	East Neighborhood Units	South Neighborhood Units	Frog Pond Total Units	East+ South Units	Average Lot Size (SF)	Max Units/ ac net
West Neighborhood	R-10 Single Family (8,000 - 12,000 SF)	124	-	-	124	-	10,000	4.4
	R-7 Single Family (6,000 - 8,000 SF)	281	-	-	281	-	7,000	6.2
	R-5 Single Family (4,000 - 6,000 SF)	205	-	-	205	-	5,000	8.7
East & South Neighborhood	Future R-8 Single Family (7,000 - 9,000 SF)	-	120	28	148	148	8,000	5.4
	Future R-6 Single Family (5,000 - 7,000 SF)	-	125	162	287	287	6,000	7.3
	Future R-4 Single Family (3,000 - 5,000 SF)	-	165	286	451	451	4,000	10.9
	Future R-2.5 (2,000 - 3,000 SF)	-	436	-	436	436	2,500	17.4
Total Units		610	846	476	1,932	1,322		
Overall net density		6.3	10.6	8.8	8.4	9.90		

Transportation Framework

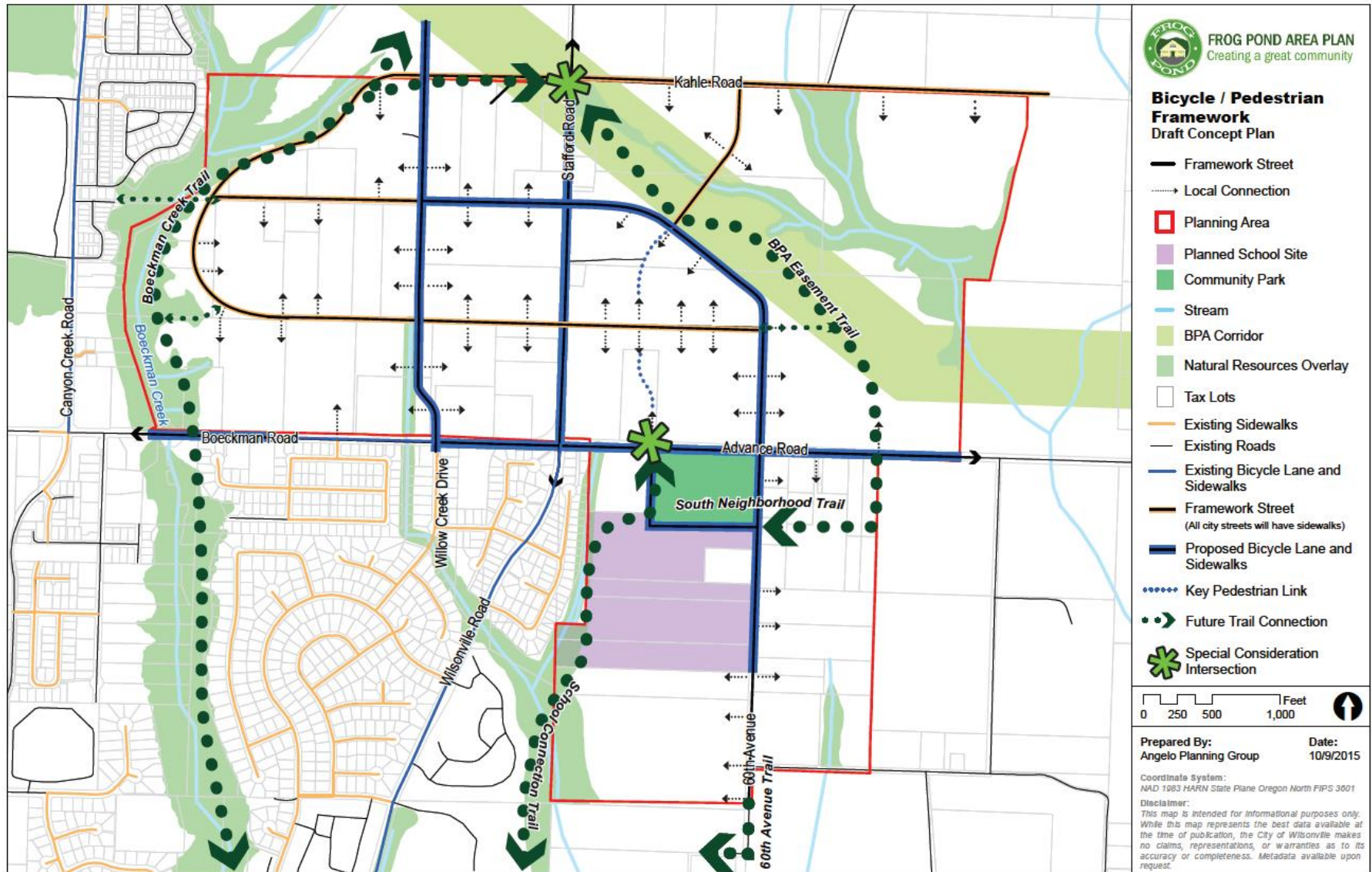




Boeckman Creek Regional Trail



Bicycle and Pedestrian Framework



Parks Framework

2 neighborhood parks, 1 trailhead park, 1 community park

Figure 31. Parks Framework

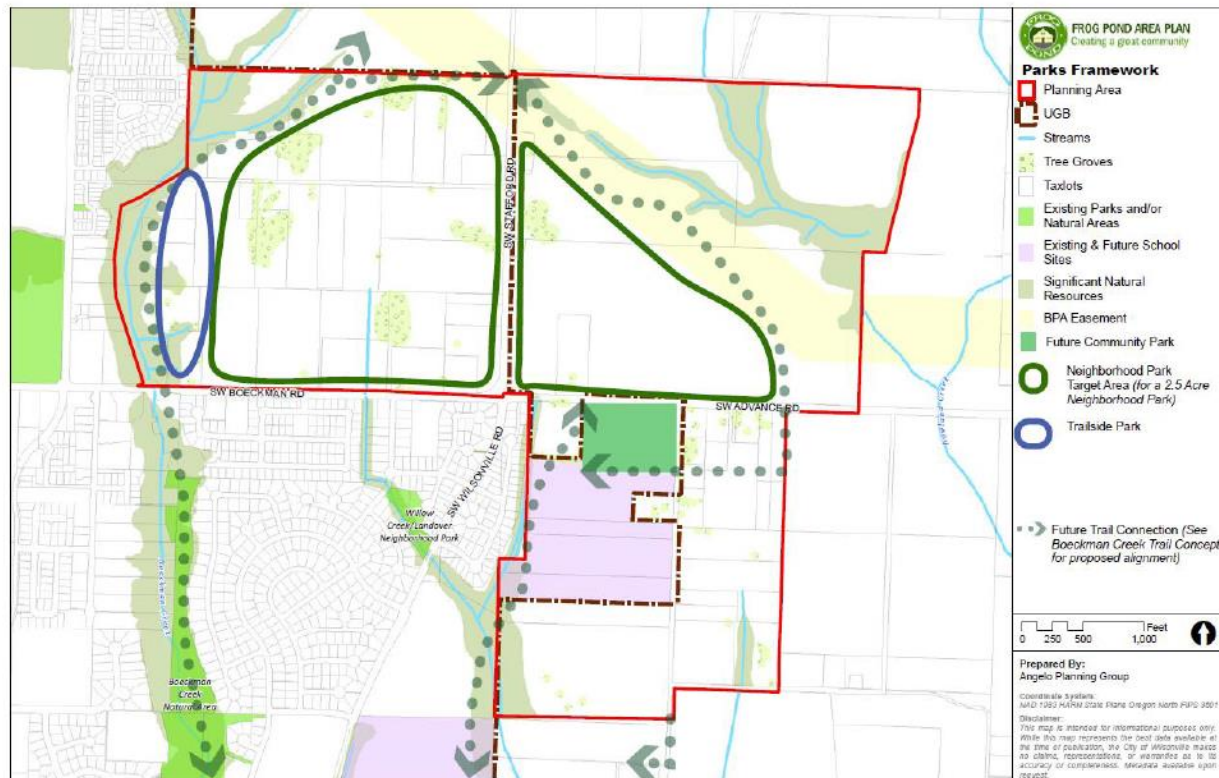


Figure 32. Trailhead Park Examples



Jackie Husen Park, bordering Cedar Mill Creek in Washington County.



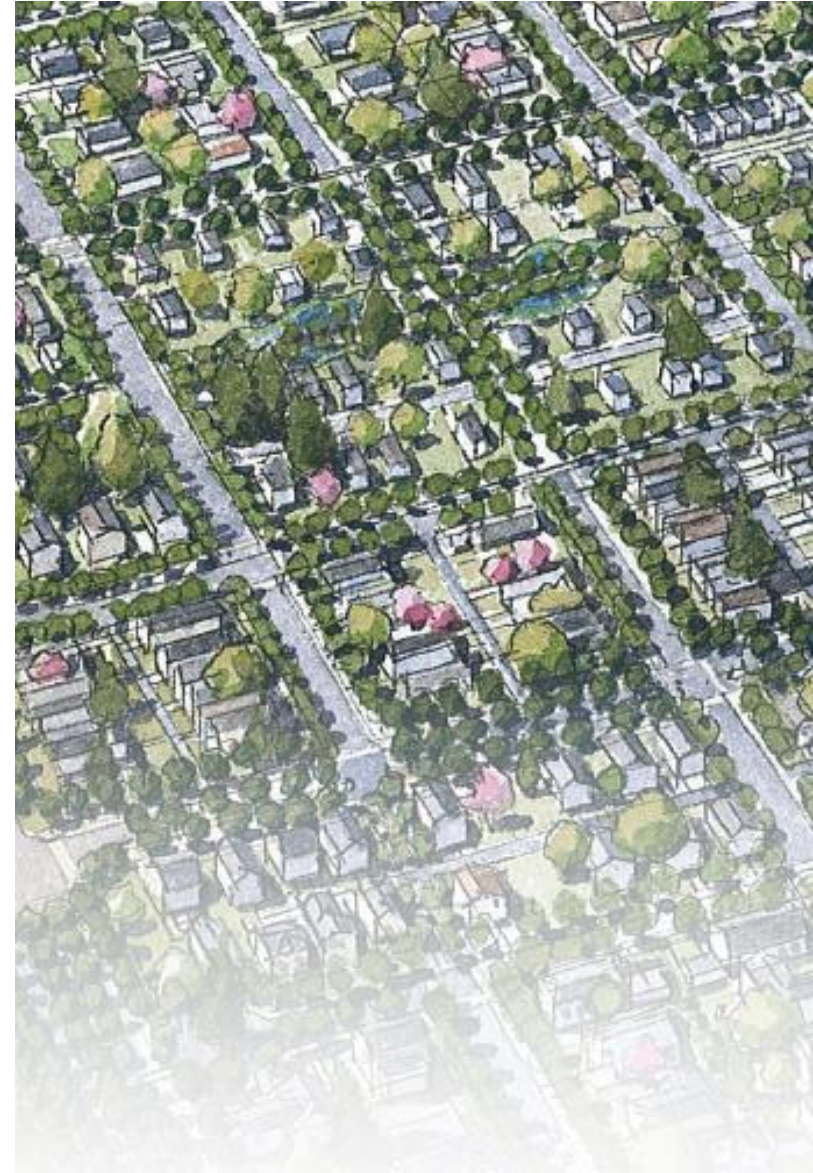
Little Sugar Creek Greenway Park in Charlotte, NC.



Frog Pond West Master Plan



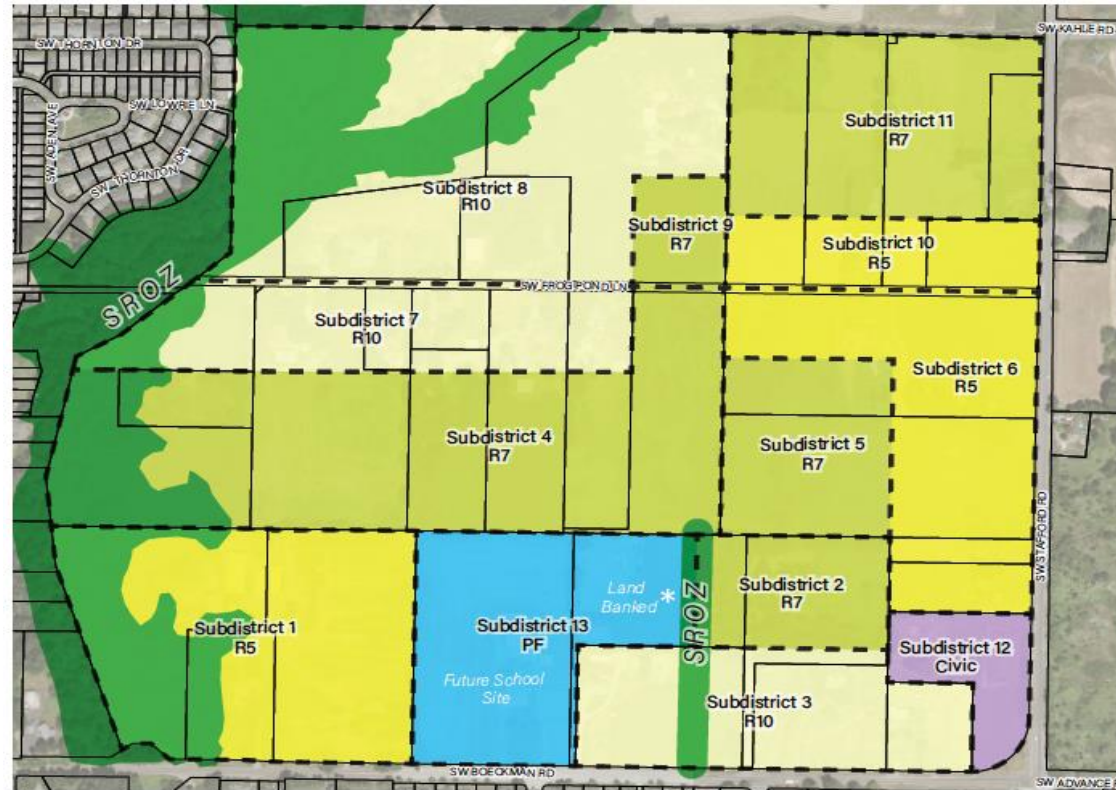
- Adopted July, 2017
- Master Plans set the specific implementation for:
 - Zoning
 - Design guidelines
 - Infrastructure funding
- Similar Master Plans will be prepared for East and South



Subdistricts

Subdistricts:

- Set the density and lot standards
- Implement the lot types established in the Frog Pond Area Plan



* Land banked for school facilities, a neighborhood park, and/or residential use.



Residential Design Standards



- Apply to facades facing streets, pedestrian connections and trails
- Windows – 10% minimum
- Articulation – every 30'
- Design Menu – meet 5 of 17 standards
- House plan variety – no two adjacent or opposite dwellings have same façade.



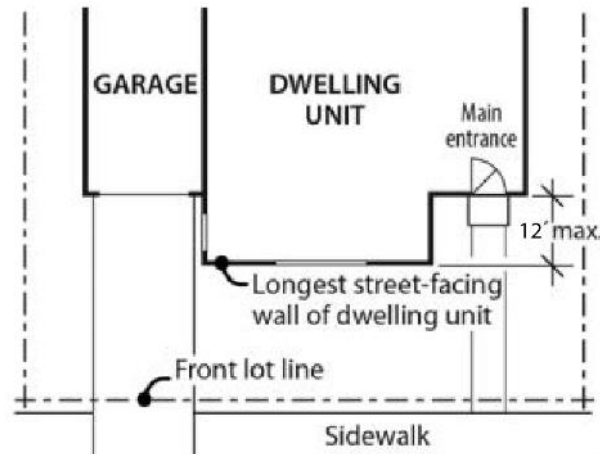
Main Entrances (Example standard from new code)



This



Not This



Lot and Site Design in Small-Lot Subdistricts

Lot and Site Design in Small Lot Subdistricts



Small Lot Single Family Demonstration Plan

The standards allow street-facing, recessed garages. Alleys are optional.



Alleys.



Main entries grouped around a common green.

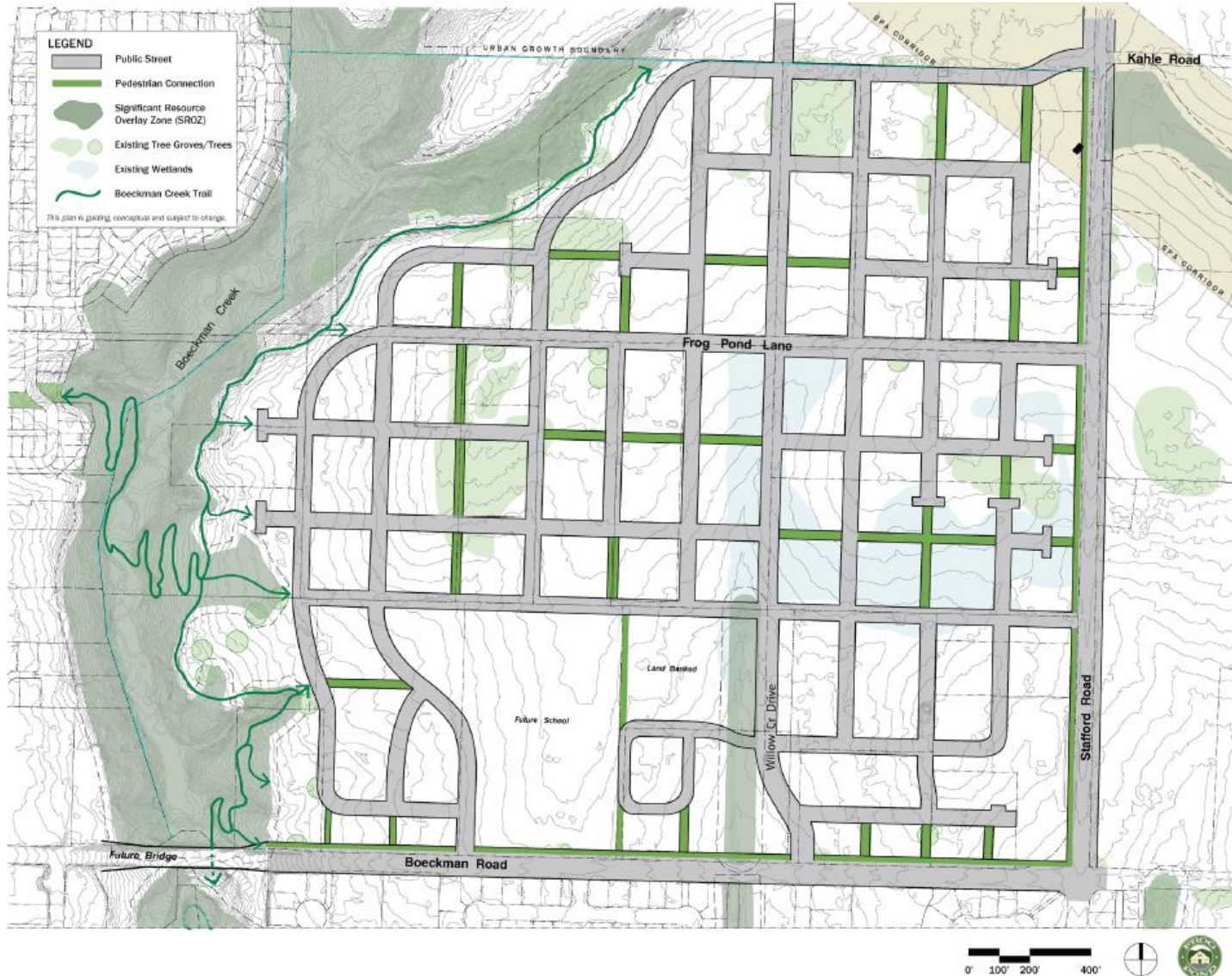


Residences facing pedestrian connection.

East-West Street Orientation

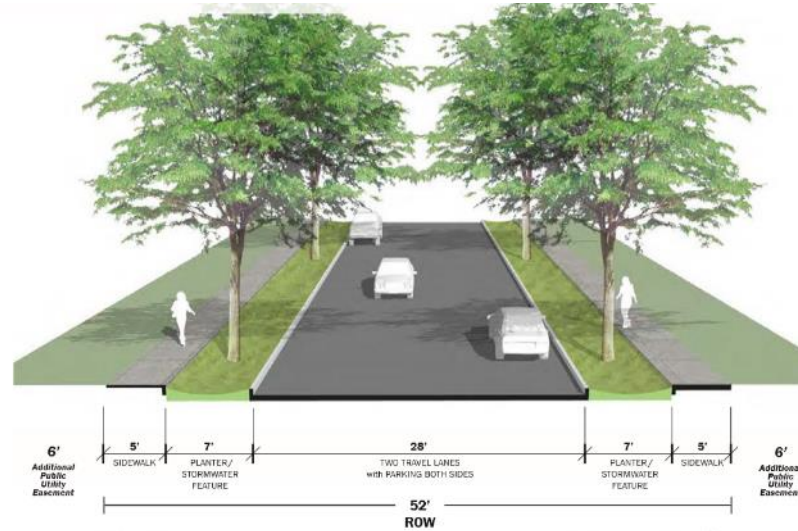


Street Demonstration Plan – key tool for coordinating 25 ownerships

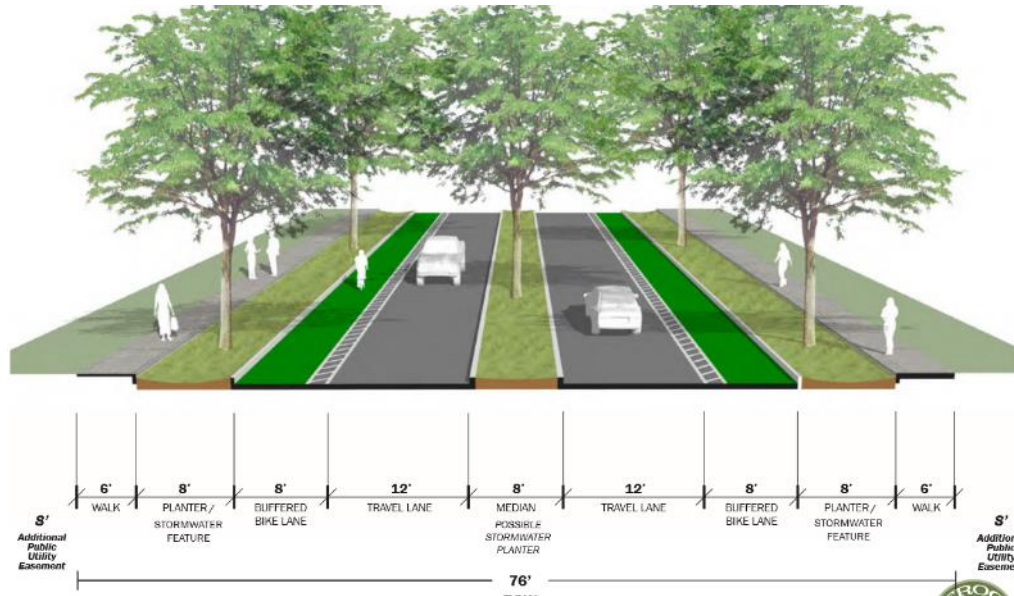


Cross Sections

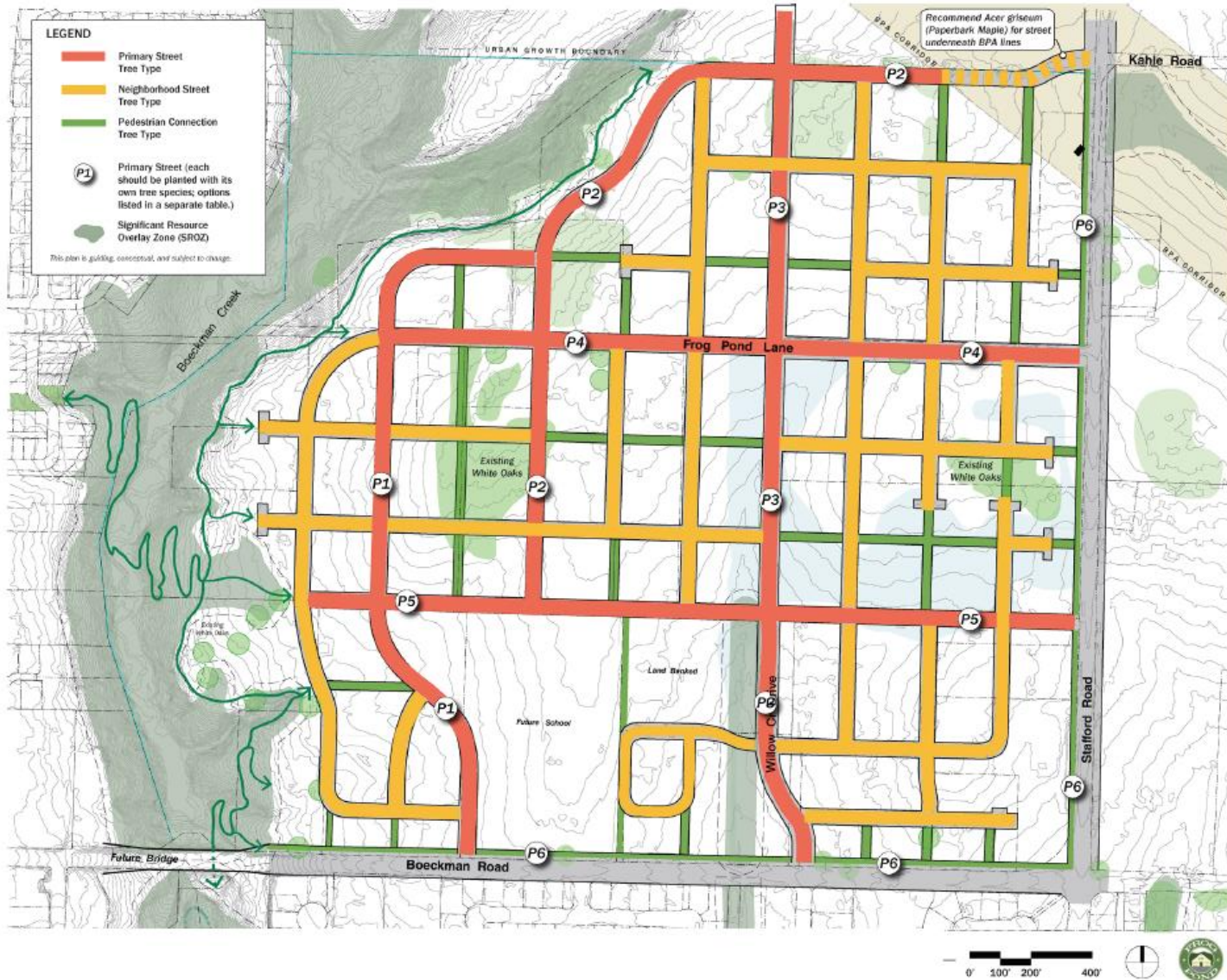
Low Impact
Development
Local Street



Collector –
Gateway



Street Tree Plan



Funding Summary – Master Plan Projects

Project	Estimated Total Cost*	Who Builds	Proposed Funding Sources	Notes / Amounts	
Boeckman Road with sanitary sewer	\$ 4,438,000	City	Supplemental fees SDCs	South side North side	\$ 2.02 million \$ 2.42 million
Stafford Road with water and sanitary sewer	3,164,000	City	Supplemental fees SDCs	West side only, east side pending UGB expansion	
Neighborhood Park	2,407,000	City	Supplemental fees	Land Improvements	\$ 980,000 \$1,427,000
Trailhead Park	1,143,000	City/Developers	SDCs	Land Improvements	\$ 588,000 \$ 555,000
Boeckman Trail	850,000	City/Developers	SDCs		
	\$ 12,002,000				

* All costs are planning level estimates and assume public sector construction



Estimated Supplemental Fees

Frog Pond West Development



Projects	Net "Local" Estimated Project Costs to Recover (rounded)	Number of EDUs*	Allocation per EDU	Admin Overhead 12.0%	Total Estimated Allocation per EDU
Boeckman Rd	\$ 1,597,000	538	\$ 2,970	\$ 356	\$ 3,326
Boeckman Rd sanitary sewer	425,000	490	870	104	974
Stafford Rd	2,146,000	538	3,990	479	4,469
Stafford Rd - sanitary sewer	193,000	490	390	47	437
Stafford Rd - water	295,000	472	630	76	706
Neighborhood parks	2,407,000	457	5,270	632	5,902
Total	\$ 7,063,000		\$ 14,120	\$ 1,694	\$ 15,814

- Differences in EDUs reflect varying EDUs associated with Primary School construction
- Base number of housing units is 457 (80% of 571)





Summary: SDCs and Estimated Supplemental Fee



SDCs	Amount
Street	\$ 11,772
Sanitary sewer	4,849
Water	5,842
Parks	5,374
Stormwater	1,628
Total SDCs	29,465
Supplemental fee	15,814
Total SDCs and Estimated Supplemental Fee	\$ 45,279

Livability

- Planning for managed growth
- Engaging the community
- Providing top-quality public services
- Parks System & Natural Resource protection
- Quality Schools

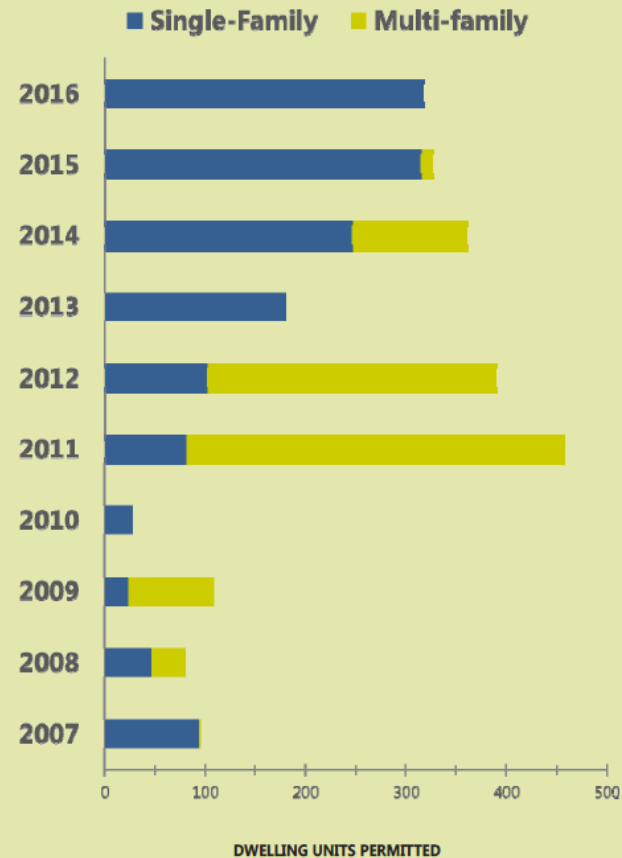


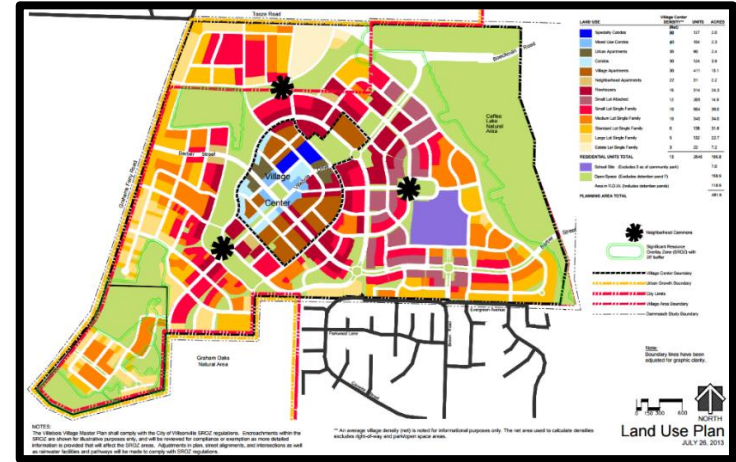
Housing Development

"I believe that our community benefits when we are better able to accommodate a range of housing options desired by residents at different times of their lives: as singles, couples, families and retirees."

— Mayor Tim Knapp

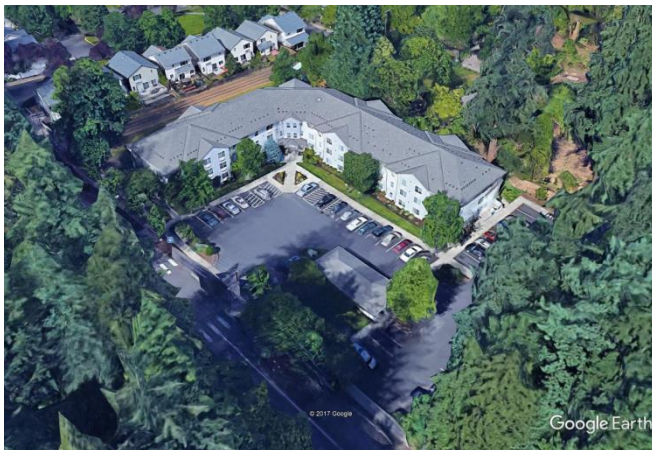
10-YEAR DEVELOPMENT





Affordable Housing

- 544 regulated units at 14 sites
- 14% of Clackamas County units
- 6% of County population
- 100% within $\frac{1}{4}$ mile of transit and $\frac{1}{2}$ mile of parks



Housing Policies

- Mobile Home Park Closure Ordinance (2007)
 - Creekside Woods 84 Units, NW Housing Alternatives
- Property Tax Exemption
 - Affordable housing projects (60% AMI or below)
- ADU SDC waiver (2010)
- Mental Health Housing in Villebois
 - 73 units
- Equitable Housing Strategic Plan
 - Frog Pond & Town Center



Equity and Inclusivity

- Council declared Wilsonville a Welcoming and Inclusive City (Resolution No. 2626, 2017)
- Town Center Plan outreach
 - Latino Advisory Groups, Community Sharing
 - Interpretive services for public meetings, Spanish open house, Spanish language materials
 - Youth, Seniors





Town Center Plan

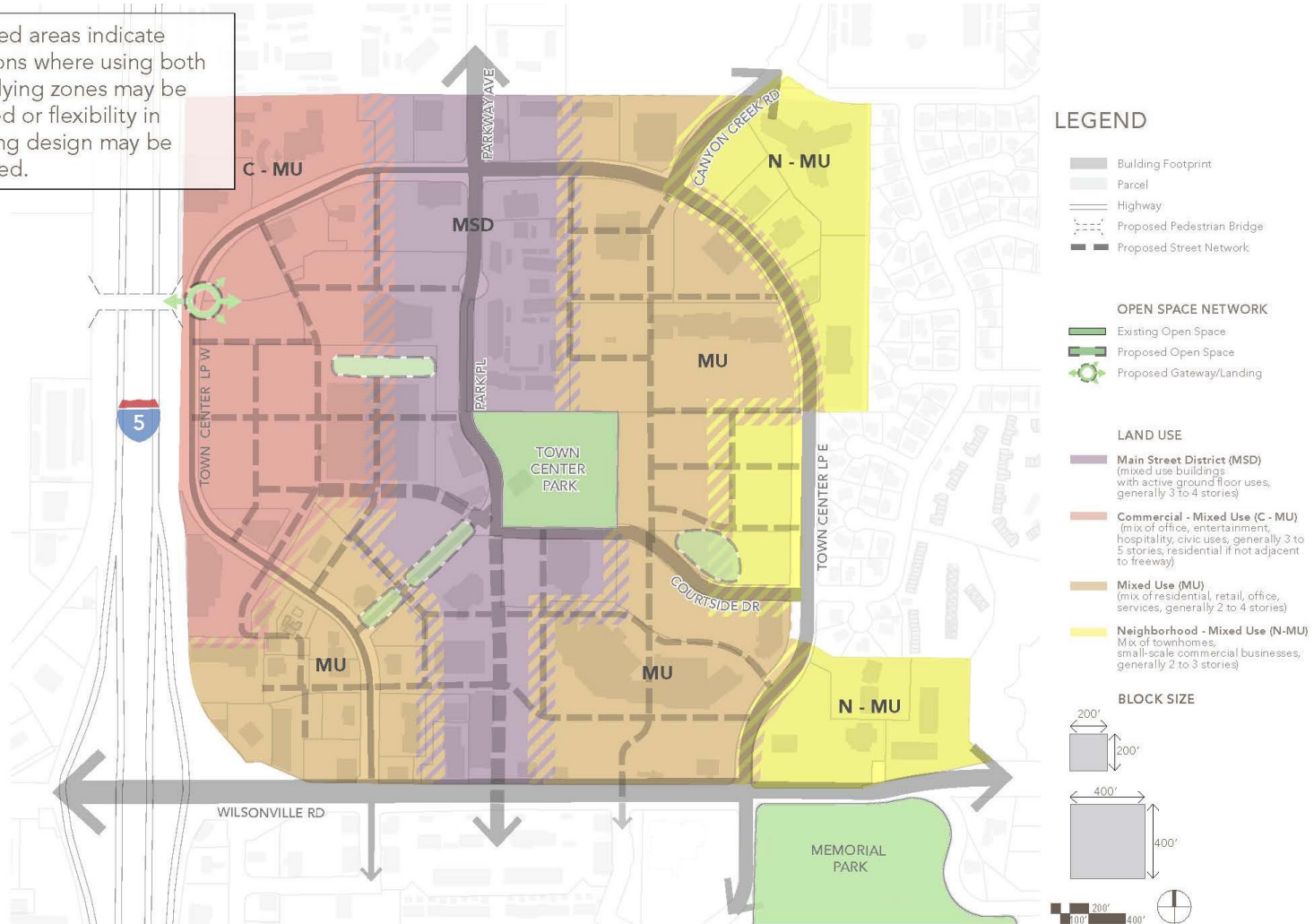


*Town Center is **a vibrant, walkable** destination that inspires people to come together and **socialize, shop, live, and work**. Town Center is the heart of Wilsonville. It is home to active parks, civic spaces, and amenities that provide **year-round, compelling experiences**. Wilsonville residents and visitors come to Town Center for shopping, dining, culture, and entertainment.*



Town Center Plan

Hatched areas indicate locations where using both underlying zones may be allowed or flexibility in building design may be required.



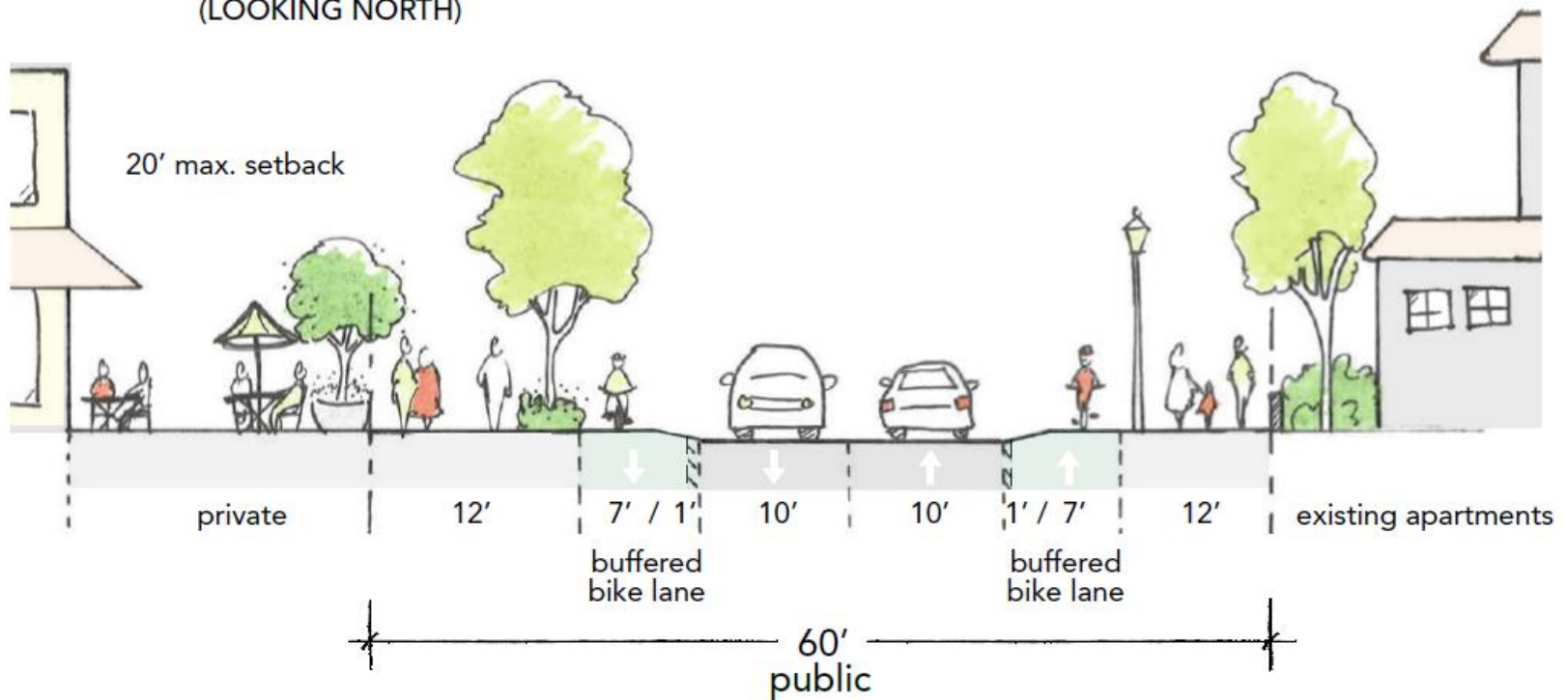
PROPOSED LAND USE

City of Wilsonville Town Center Plan

Town Center Plan



PARK PLACE (LOOKING NORTH)





Business and Job Growth



- 21,000 jobs in Wilsonville
- \$1.1 Billion payroll
- Coffee Creek Industrial Area
- Basalt Creek Concept Plan
- Industrial Form-based Code
- UR for catalytic infrastructure
- Small Businesses & Town Center



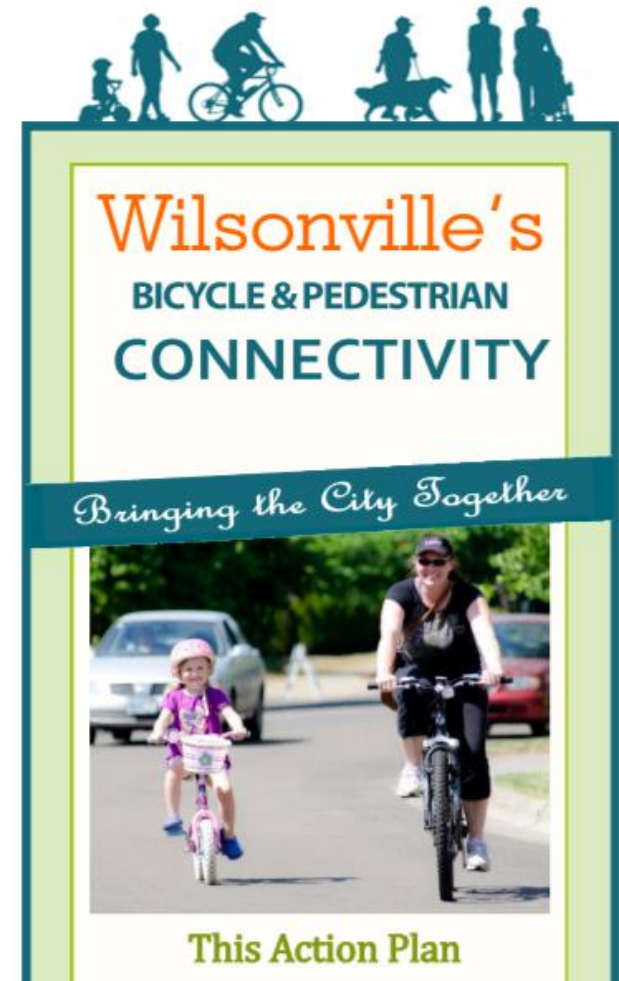
Transportation Projects

- Future Town Center Plan & Pedestrian Bridge over I-5
- French Prairie Bicycle and Pedestrian Emergency Bridge
- Boeckman 'Dip' Bridge (URA)
- 5th to Kinsman
- Freight route – Kinsman from Boeckman to Barber
- Tooze Road improvements



Transportation

- Multimodal Transit System
- SMART Central/WES
- Free rides citywide
- CNG, hybrid electric, all electric
- Bicycle and Pedestrian Connectivity Action Plan
- Bronze Walk Friendly Community (2X)
- Voice of the People Award for Mobility - ICMA





Environmental Stewardship



- Riparian Corridor & Upland Habitat protection (SROZ)
- Tree City USA (20 years)
 - Heritage Tree Preservation
- Bee City USA
- Backyard Habitat program
- PGE's Clean Wind program
- EPA's Green Power Community program
- Restoration activities





Discussion

