



## CITY COUNCIL MEETING STAFF REPORT

<b>Meeting Date:</b> October 17, 2022		<b>Subject:</b> Frog Pond East and South Master Plan	
		<b>Staff Member:</b> Daniel Pauly, Planning Manager	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> 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	
		<b>Comments:</b> On September 28, Planning Commission held a work session and provided feedback that is integrated into the staff report and attachments.	
<b>Staff Recommendation:</b> Provide input regarding Frog Pond East and South Master Plan policies related to housing variety and the commercial main street.			
<b>Recommended Language for Motion:</b> N/A			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond Area Plan	<input type="checkbox"/> Not Applicable	

### ISSUE BEFORE COUNCIL:

Provide feedback and input on Frog Pond East and South Master Plan policies related to housing variety and the commercial main street.

## **EXECUTIVE SUMMARY:**

Following designation of the subject land as an urban reserve in 2010, the City adopted the Frog Pond Area Plan in 2015 to set the stage for additional planning and eventual development to meet identified housing needs. Besides the urban reserve area, the Frog Pond Area Plan also established a vision for growth for undeveloped land already within the City's Urban Growth Boundary (UGB) now known as Frog Pond West. In 2017, a Master Plan and implementing zoning code was adopted for Frog Pond West. The Master Plan provided the necessary regulatory framework for the residential neighborhood currently under development north of Boeckman Road and west of Stafford Road.

In 2018, Metro expanded the UGB to include the urban reserve land known as Frog Pond East and South. As part of the Metro Ordinance adopting the UGB expansion, Metro required Wilsonville to complete master planning to make the area development ready, from a regulatory standpoint, by December 2022. Similar to past master planning efforts, such as Villebois and Frog Pond West, this master planning effort will identify the types and locations of the homes, other land uses, parks, open spaces, streets, trails and neighborhood amenities to be built over the next 10-20 years. To support implementation of the plan, the process will also identify water, sewer, stormwater, and transportation infrastructure needs and funding sources.

This will be the City Council's ninth work session on the Frog Pond East and South Master Plan. The previous work sessions and their content were as follows:

*Work Session 1-October 2021:* Focus on overall project scope and the outreach plan.

*Work Session 2-January 2022:* Initial feedback on the needs and opportunities for affordable housing and housing variety.

*Work Session 3-March 2022:* Continuation of the topic of housing needs for more detailed feedback and direction, introduction of the neighborhood commercial evaluation.

*Work Session 4-May 2022:* Further discussion of the neighborhood commercial center and discussion of the design concepts for development of land use and urban design alternatives.

*Work Session 5-June 2022:* Provided direction on draft land use alternatives, including mapping the locations of different housing types and forms (grouped into Type 1, Type 2, and Type 3).

*Work Session 6-July 2022:* Reviewed the draft preferred land use alternative and gave direction on land use policies around housing variety.

*Work Session 7-September 2022:* Discussion of housing variety policy and first time home ownership and public realm master plan components.

*Work Session 8-October 3, 2022:* Reviewed transportation and infrastructure analyses.

This *Work Session 9* will primarily focus on confirming with Council the important policies that will help drive a variety of housing choices in Frog Pond East and South, including less expensive home ownership opportunities and accessible units. The Planning Commission has discussed these policies at length and supports the approach reflected in the attached presentation (Attachment 1). Categorizing different housing types is a key foundation to setting policy around housing variety and choice to achieve the Council's established goals and policy objectives around housing. Attachment 2 is a handout showing the current draft framework for categorizing housing unit types for Frog Pond East and South.

In addition to housing variety policies, the project team will briefly share the approach to the main street commercial area of the Plan and seek the Council's input regarding allowance and requirement of vertical mixed-use housing with the planned commercial.

**EXPECTED RESULTS:**

Feedback, direction, and confirmation from the City Council on housing variety and main street commercial policies to be put in the Frog Pond East and South Master Plan.

**TIMELINE:**

This is the ninth in a series of work sessions for the City Council. The Council has one additional work session left on November 7 to review the draft Master Plan document. At that time, the Council can provide any final updates prior to the planned Council public hearing on the Master Plan on December 5. Review of development code language and infrastructure financing, will extend into the first half of 2023.

**CURRENT YEAR BUDGET IMPACTS:**

The project is funded by a combination of a \$350,000 Metro grant, an \$81,000 Oregon Department of Land Conservation and Development (DLCD) grant, and matching City funds in the form of staff time. \$311,000 is budgeted in FY 22/23 to complete the project.

**COMMUNITY INVOLVEMENT PROCESS:**

The project has a community engagement plan which laid out a robust public engagement program that included meaningful and impactful involvement of people who identify with historically marginalized communities.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Furthering of the City's Equitable Housing Strategic Plan and Council's goal of affordable home ownership, while creating Wilsonville next great neighborhoods.

**ALTERNATIVES:**

The City Council can continue to direct changes to the draft plan elements and policies.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Content from September 28 Planning Commission Work Session
2. Handout: Categorizing Housing Unit Types for Frog Pond East and South