



DRAFT ENGAGEMENT SUMMARY: APRIL-MAY 2022

Introduction

This document is a summary of community engagement activities conducted between April 30 and June 1, 2022, for the Frog Pond East and South Master Plan. The project and engagement was focused on issues and ideas to inform the development of the plan alternatives. Key themes from each engagement meeting or activity are summarized below. The draft summaries and overviews below intend to make the information available as Planning and Commission and City Council consider land use and urban design alternatives. Engagement is ongoing and this summary will be updated in the future. Future updates will also include additional explanation of how the various engagement activities are impacting decisions.

Meetings and Activities

Meetings and engagement activities are summarized below. In addition, City staff had (and continues to have) on-going informational and coordination meetings with individual property owners, community members and developers.

- Community Focus Group #1 (April 30, 2022)
- Affordable Housing Focus Group #1 (May 11, 2022)
- Community Design Workshop (May 12, 2022)
- Affordable Housing Focus Group #2 (May 13, 2022)
- Community Focus Group #2 (May 14, 2022)
- Online survey on Let's Talk Wilsonville! (May 12 – May 30, 2022)

Project information and meeting notices were provided through a variety of ways including: *Let's Talk Wilsonville!*, the Boones Ferry Messenger; the project Interested Parties email list; and social media postings.



Meeting Summary – Community Focus Group #1

When: April 30, 2022; 3:30 – 5:30 p.m.

Where: Zoom

Participants:

Project team: Dan Pauly, Georgia McAlister (City of Wilsonville); Joe Dills (MIG | APG); Mariana Valenzuela (Centro Cultural)

Attendees: 18 community members pre-registered through recruitment via Zoom. However, only 4 participants were confirmed as legitimate participants.

Meeting purpose: To share information, and receive feedback, regarding the Frog Pond East and South Master Plan project. The feedback will inform project alternatives. This focus group was intended to broaden the engagement to include community members who do not typically participate in planning processes and are part of underrepresented communities.

Welcome and project overview

Mariana welcomed participants and Zoom start-up was finalized for all participants.

Dan welcomed the group on behalf of the City. Dan described: Frog Pond location, focus group agenda-overview-relevance, why planning is occurring, planning to date and vision. Joe presented slides addressing working ideas for: affordable housing, a range/typology of housing choices, a neighborhood center, community gathering places, connections, and the BPA power line corridor.

Breakout groups

The participants then broke into groups for discussion of the issues described in the overview. The questions and summary of feedback is below.

Neighborhood Center: What do you think of the idea to locate a “Main Street” commercial area along SW Brisband Street at SW Stafford Road? What would make it somewhere you and your family would go?

- Coffee or “refreshment spot”
- Cinema
- Positive attractions, things that are fun
- Places to exercise
- Spa
- Restaurants
- Security is important

Housing Choices: For the range of housing choices that was presented – which ones should go where?

- Range of homes on the larger parcels
- Type 1 near the grange
- Type 1 near the Community Park



EAST & SOUTH MASTER PLAN

- Type 1 away from the Community Park – in a location where there is less noise and activity
- Housing away from traffic
- Type 2 in a quiet location
- Mix of home throughout
- Overall general preference for Type 2

Community Gathering Places: What are the potential uses for the Grange? What ideas do you have for the East Neighborhood Park? What other community gathering places should there be?

- Grange: history, library, small museum, environmental education, community center for occasions, place to vote,
- Park: a fun place, kiddies corner, visibility, drinking fountains, outdoor gym

Connecting Destinations – Regarding the design concept map that shows connections: Do these make sense to you? Are there other important destinations to connect? Where should trails be located?

- Trails: the red lines make sense, connect to Brisband Street

BPA Power Line Corridor: What would you like to see in this area?

- Sports courts, parking, trails, concern about safety, could be dangerous

Other comments/questions of interest:

- Is there security (e.g. a police station) nearby?
- Where is the closest healthcare?
- There should be access to food and personal needs. A small grocery would be good.

Reports, Next Steps and Adjourn

The participants reconvened and provided highlights from the discussions. Dan thanked everyone for the participation, described next steps, and adjourned the meeting.

Meeting Summary – Affordable Housing Focus Groups #1&2 With Renters

When: May 11th, 2022; 5:30-7 p.m. and May 13th, 2022; 12-1:30 p.m.

Where: Zoom

Participants:

Project team: Georgia McAlister (City of Wilsonville); Becky Hewitt (ECONorthwest); Virginia Wiltshire-Gordon (ECONorthwest)

Attendees: 11 renters living in Wilsonville (8 on May 11th and 3 on May 13th who pre-registered through recruitment via social media and posted flyers)

Meeting purpose: Seek the perspectives of renters about their preferences for housing.



Welcome and project overview

Georgia welcomed participants and Zoom start-up was finalized for all participants. She welcomed the group on behalf of the City and described the Frog Pond location, focus group relevance, and why planning is occurring. Becky gave an introduction to the focus group agenda.

Breakout Groups - Questions

Discussed the following questions:

Current housing

- What do you like about where you live now? What don't you like?
- What were the most important factors in deciding to live there?

- Future neighborhood

- Is anyone thinking about moving in the next few years? If so, would you be interested in living in a new neighborhood in Wilsonville at the edge of town?
- What would factor into your decision about whether that was a good place to live?
 - Prompt about both the unit itself and the neighborhood / surrounding amenities / location, ask about access to transit

Housing types

- What type or style of housing would be most appealing to you?
- Show different housing types and ask what they would think. If your ideal situation is unaffordable, what kind of housing would you be open to?

- Buying

- If not already covered, ask whether they are hoping to buy a home in the next few years or continue renting
- What challenges are you facing in buying a home?

- Anything else you want to share?

Breakout rooms closed when all questions had been discussed.

Comments and Key Themes from Participants

Wilsonville Community

- Positive experiences:

- Many participants love Wilsonville and love living in Wilsonville
- Family: living close to aging parents, living within driving distance to family, living with family
- Safety: participants expressed appreciating the safety they felt personally, for their property and for their children
- Access to work: living close to work, easy drive as a commute
- Character of neighborhoods: architecture, access to nature and open space, layout of the city



- Amenities: convenient to get around town, bike paths, access to shopping center, access to the highway, activities and play areas for children
 - Schools
- Challenges
 - Displaced multiple times due to landlords wanting to sell, more applicable in units with smaller scale owners
 - Rent increases pricing people out
 - Participants recognized the need to build more units and the reality of a region-wide housing shortage
 - Transit is not well connected to other parts of the metro region
 - High levels of growth, people moving into the community and increasing demand. Some of those moving to the area have higher incomes or more access to resources.

Future Neighborhoods

- Everywhere in Wilsonville is nice
- Make sure traffic is addressed, public transportation within town was not as much of a priority at present but becomes more relevant as people age

Future Housing Types

- Middle income 55+ community: desire for communities reserved for older and retirement age people. Interest in amenities that would create recreation opportunities for people to gather.
- Housing appropriate for aging in place: single story, some interest in master on ground floor, smaller size units (less than 1,200 sqft)
- Detached housing: general preference for housing that doesn't share walls, some preference for detached with a shared yard relative to attached housing with a small individual yard
- Design: Interest in duets or duplexes that may not be as obvious, such as different door orientations for each unit and interest in units that have an individual feel. Interest in variety of styles and more individuality still with a consistent character. Some interest in ADU, preference for detached style.
- Unit amenities: Yard and privacy, parking, balconies, high ceilings
- Apartments/Condos: less interest, less attractive. Concerned about privacy, fees, space for younger children

Future Home Ownership

- Many expressed interest in owning a home in Wilsonville. Some people felt they were not yet at the stage of life to own a home.
- Prices were the key limiting factor. Some expressed willingness to compromise on features they wanted in order to afford a home in this location but some would prefer to continue renting unless or until the right home they could afford became available. For some, owning is price prohibitive in Wilsonville regardless.
- Concerns about HOA fees though some expressed appreciating the benefits they provide



Meeting Summary – Community Design Workshop

When: Thursday, May 12, 6-8 p.m.

Where: Zoom virtual meeting

Participants:

Project team: Miranda Bateschell, Georgia McAlister, Cindy Luxhoj, Joe Dills, Andrew Parish, Saumya Kini, Betty Lou Poston, Ken Pirie, Ryan Mottau, Mariana Valenzuela

Attendees: 10 participants

Meeting purpose:

- Share project information
- Obtain feedback to be used in preparing master plan alternatives

Welcome and Meeting Overview

Georgia convened the workshop, welcomed the group, and explained Zoom features

Project and Workshop overview

Georgia gave a short presentation, covering: why this project, why now; where is Frog Pond; 2015 vision and some new priorities; what will happen in the breakout groups; what we will do with your input

Breakout Groups

The attendees were divided into two discussion groups. After introductions, each group discussed:

1. Location and context – Where at the destinations for community gathering in southeast Wilsonville?
2. Connections – Based on a conceptual map of how to connect local destinations, the groups discussed ideas about places to connect and added ideas for additional connections.
3. Neighborhood commercial center – Following background information about a market study and discussions with the Planning Commission, the groups addressed:
 - a. What do you think of the idea to locate a “Main Street” commercial area at SW Brisband Street at SW Stafford Road?
 - b. What would make it somewhere you and your family would go?
 - c. For our work today, can we proceed with Brisband Main Street as the location for our discussions? (One group supported and moved forward with the Brisband Street location. The other group placed their commercial “chip” on the Frog Pond Lane location)
4. Housing types – Background information was provided regarding the City’s focus on providing a range of housing types. Housing Types 1, 2, and 3 were explained, along with principles for their placement on the maps. The groups then proceeded to place housing chips on their maps. See below



EAST & SOUTH MASTER PLAN

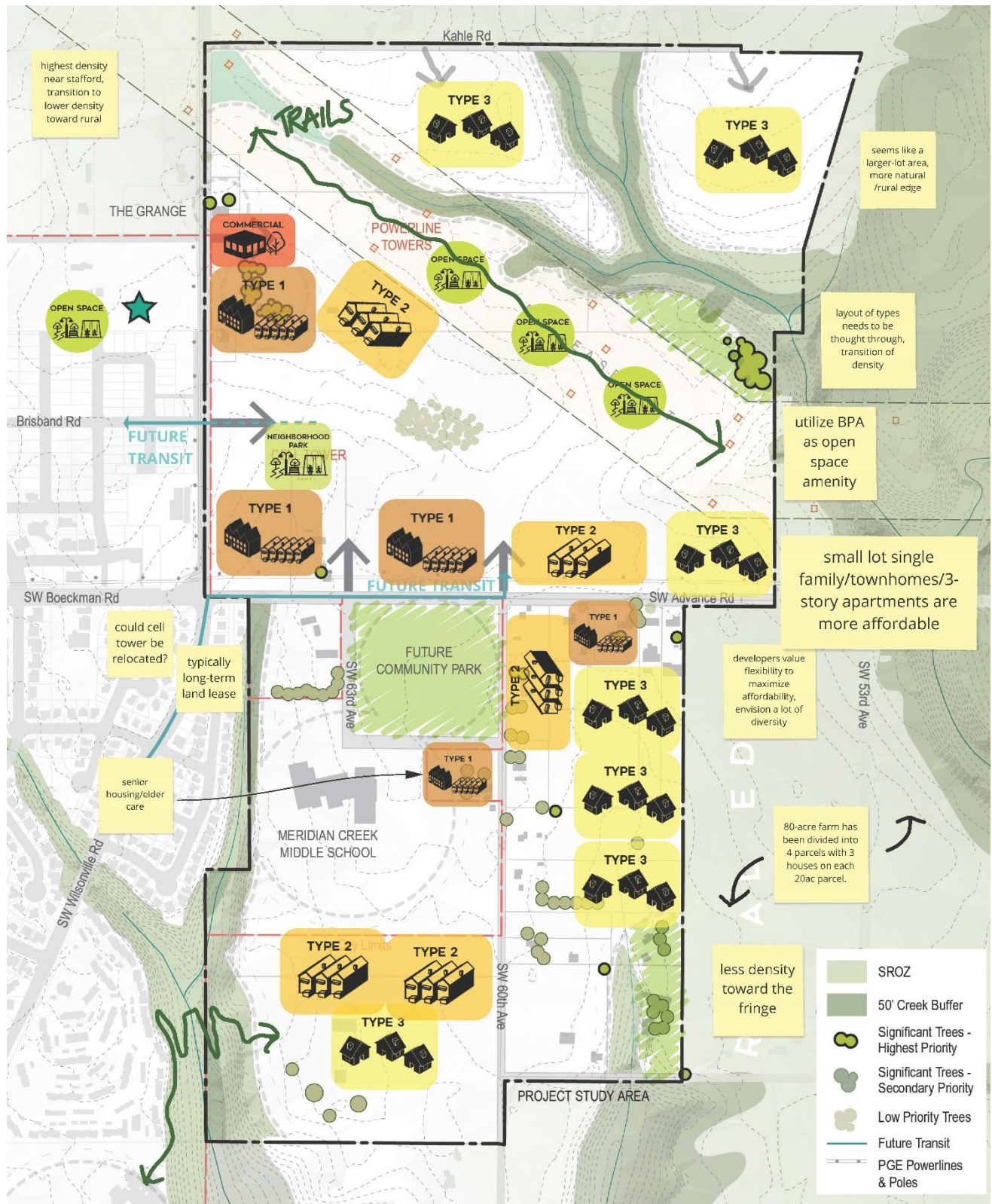
5. Parks and neighborhood destinations – The groups then placed chips for the East Neighborhood Park and small neighborhood destinations distributed around the map.

Breakout Group Feedback

Comments and ideas from workshop participants were recorded on maps – see below.

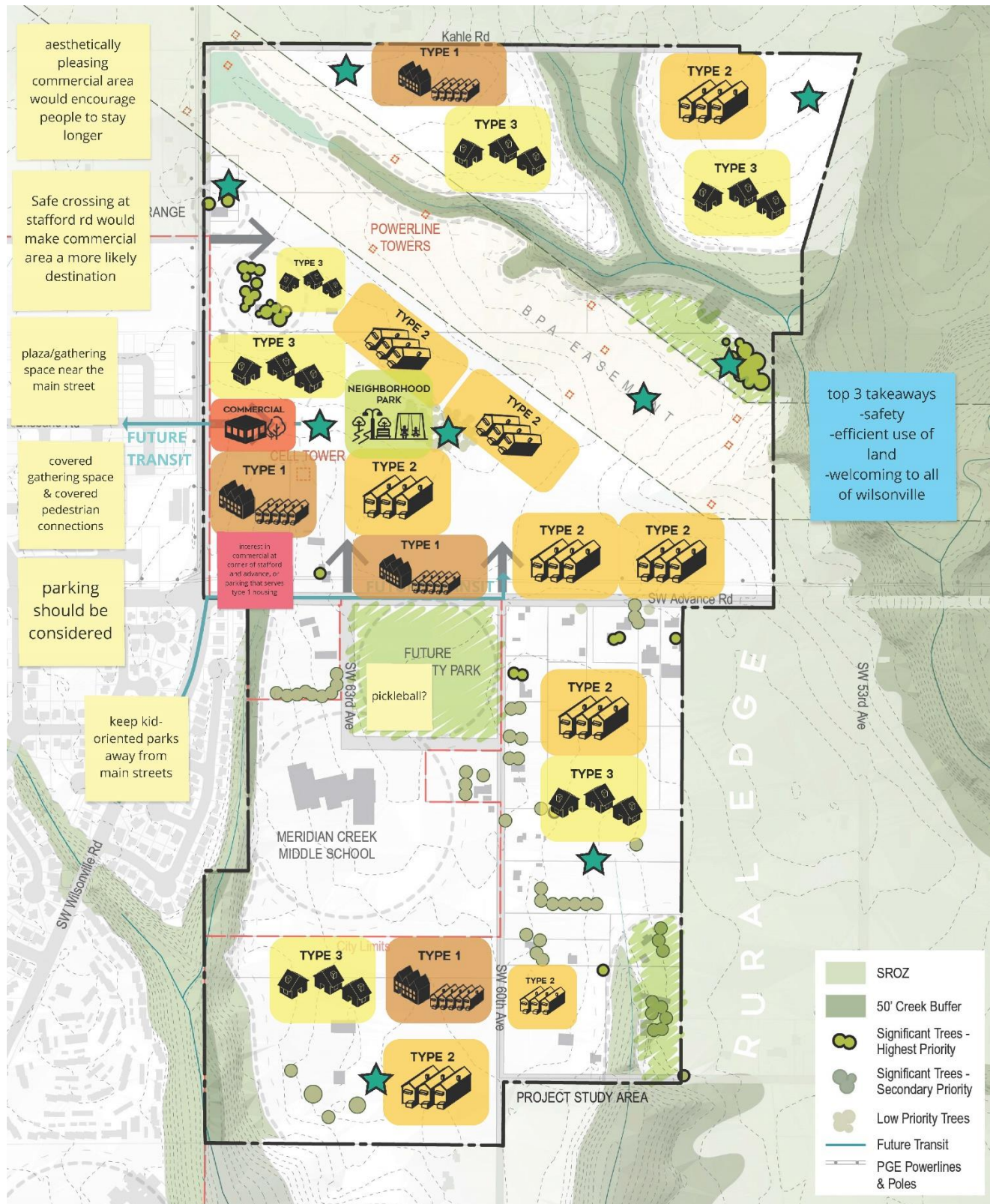


EAST & SOUTH MASTER PLAN





EAST & SOUTH MASTER PLAN



Report backs



Attendees returned from their groups and summarized highlights from their discussions:

Group 1:

- Type 1 housing should be focused towards the center with Type 3 towards the edge
- Make efficient use of the Frog Pond land supply including the BPA corridor and potential commercial area
- The neighborhood should include opportunities for affordable home ownership

Group 2:

- Pedestrian routes and should provide for safe walking and connectivity
- Make efficient use of the Frog Pond land supply
- Make these neighborhoods welcoming places

At 8:00 p.m., Georgia thanked everyone and the meeting was adjourned.

Community Focus Group 2

Overview

This event was delivered in English and Spanish using consecutive interpretation services to serve members of the Latinx Community in the area. Georgia presented the Frog Pond East & West Master Plan in the following sequence:

1. Description of the Frog Pond area
2. Goals of the development for the City of Wilsonville
3. Objective of focus group
4. Project update
5. Vision of Frog Pond – It is important to mention that this vision was built on feedback received during focus group events related to HB 2001 which took place last year.
6. Description and potential location of three home types
7. “Main Street” at Frog Pond-location and potential use
8. Community gathering places
9. Options to connect the neighborhood destinations
10. What to do at the BPA Corridor?
11. Group discussion
12. Next steps-Stay connected

There were seven participants who provided valuable input regarding the potential features and components of the future Frog Pond Neighborhood.

Most of the participants had already heard about Frog Pond since they had attended earlier community engagement events organized by the City of Wilsonville to provide information and gather feedback on HB 2001. They were very excited to have the opportunity to return and continue to be part of the urban planning process.



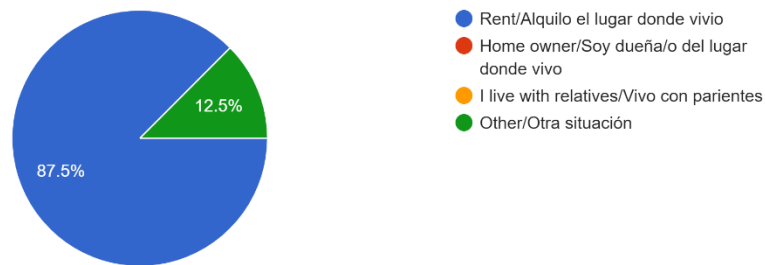
Pre-Meeting Survey

Participants completed a survey prior to the focus group event. These are the findings from that survey:

1. Living situation

¿Cuál de las siguientes opciones describe mejor su situación de vivienda?

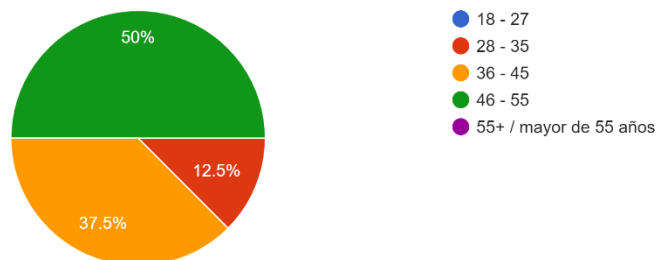
8 responses



2. Age group

¿Qué edad tiene usted?

8 responses

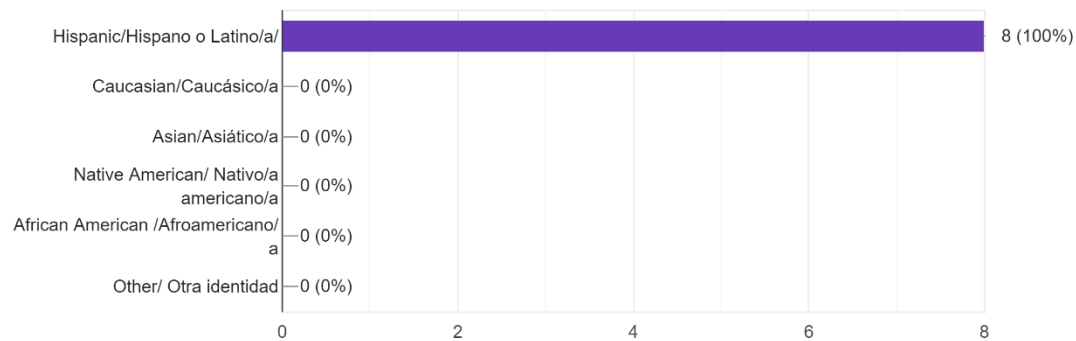


3. Ethnicity



¿Dónde ubica usted su raza o identidad étnica? (marque todas las respuestas relevantes)

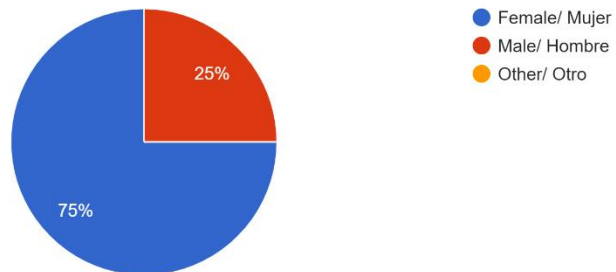
8 responses



4. Gender

¿Con cuál género se identifica usted?

8 responses

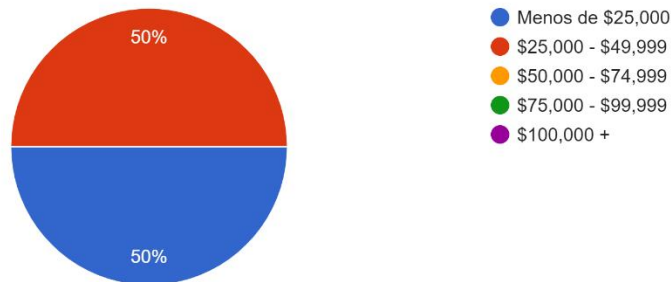


5. Annual Income



¿Cuál de las siguientes categorías representa mejor su ingreso anual? (marque una respuesta)

8 responses



Group Discussion

During the discussion, participants responded to the following questions:

1. **Neighborhood Center-** *What do you think of the idea to locate a “Main Street” commercial area along SW Brisband Street at SW Stafford Road? What would make it somewhere you and your family would go?*

Responses and comments:

- Ethnic food restaurants
- Family-owned small businesses
- Services: Beauty salon, Coffee shops, small market, ice cream shop
- Affordable rent for small businesses
- “Main Street” idea is good for the family, places you can walk to
- I really like the idea, but for small businesses rental is challenging. It would be important to know who the owner is. These businesses are small. For a business to be successful, rent needs to be affordable.
- Yes, a commercial area is a great idea, particularly if there is a focus on cultural exchange with arts & crafts, diversity of ethnic foods.
- Cultural exchange, as the gentleman mentioned, is very important. This space, if affordable, could be the place for that exchange. Great idea for families to connect.
- Spectacular idea. It would be wonderful. We don’t have such a place. A Colombian food restaurant would be great.
- It would be great to have a grocery store, so you can go to do the shopping for the week, and then stop at an ice cream shop.
- I love this idea of returning to a place where you can create community, connect with others.

2. **Housing Choices-** *For the range of housing choices that was presented – which ones should go where?*



Responses and comments:

- There were many questions about home affordability. How will they make these homes more affordable? Andrew responded to this concern. He explained that the City is thinking that a percentage of the homes will be subsidized. The same participant asked what is the percentage of subsidized homes. Georgia explained that there are three models. The most optimistic is a 15% of homes will be subsidized. Then the participant asked if 15% is the most optimistic, what is the most realistic or lowest? Georgia explained that they do not have the exact percent, that it all depends on the support of the community, but that affordable housing is a goal for the City so they are optimistic.
- **Type 1**-Participants agree that these homes should be near schools for safety since there are more children. Least focus should be on building Type 3 homes. Most houses in Wilsonville are single-family homes and are less affordable.
- **Type 2**-Near retail stores- Near “Main Street”
- **Type 3** closer to the Grange, more isolated- Again, participants concur with that opinion. Focus the least on building this type of home.
- The tallest buildings should be placed far away from power lines, and whatever is built, make sure there is a lot of parking space.
- 3. **Community Gathering Places:** *Which are the potential uses for the Grange? What ideas do you have for the East Neighborhood Park? What other community gathering places should there be?*
 - A Community Center near the park; Park and community center should be located away from traffic for safety
 - Picnic tables
 - Place to barbecue
 - Swimming Pool
 - Sports fields- soccer, tennis
 - Walking and biking trails
 - A road so we could drive and carry food to barbecue
 - A covered space due to rainy days, so families can celebrate birthdays
- 4. **Connecting Destinations:** *Regarding the design concept map that shows connections, do these make sense to you? Are there other important destinations to connect? Where should trails be located?*
 - Biking trails
 - Walking trails
 - Consider those who have mobility issues
 - These trails
 - Connecting path should have the shape of an “S” instead of a “C”

After the discussion, Georgia and Andrew thanked participants for their meaningful contributions.



Online Survey

Overview

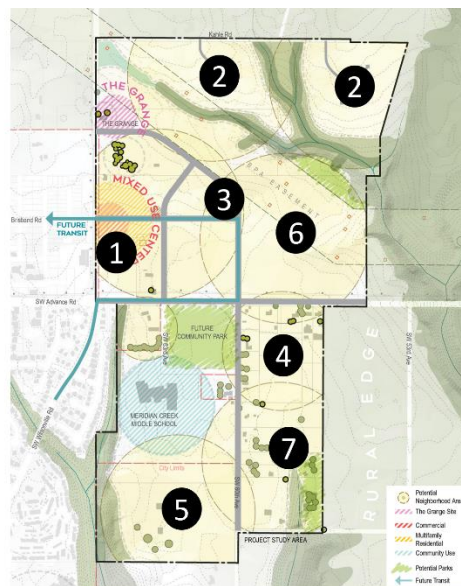
A survey was posted to *Let's Talk Wilsonville!* on May 17 and ran through May 31. The survey had three components: housing history and preference, location of housing types in Frog Pond East and South, and feedback on proposed amenities such as use of the historic grange and park programming. Through May 31 the survey had 46 respondents. More information on responses to individual questions can be found in attached summary.

Of the 46 respondents, 40 currently live in a detached single-family home. A preference for detached single-family homes from this group remained consistent throughout the survey. Detached single-family was by far the predominant preference for respondents if they were to seek a different home in the coming years. In addition, the overall preference for the Type 3 Housing Form was clear. Only 5 respondents indicated they did not prefer Type 3, compared to 14 for Type 2 and 25 for Type 1. It was not unexpected existing single-family homeowners would have this type of response.

Other survey questions brought additional insights about preferences and potential future needs. As can be seen in some of the other outreach results, generally there is a preference for detached units. The ideal of the detached home runs strong. A particularly interesting survey question was if respondents could not afford a detached single-family home what other type of housing they would consider. Half of respondents (23) said a townhouse, the next most frequently selected options were cottage cluster (19), plexes (16), cluster housing (13), and apartment or condo (11).

Respondents were also asked best and preferred location for different housing forms in Frog Pond East and South, referencing the map below.

1. Adjacent to the neighborhood retail and next to Stafford road
2. Outer area of East Neighborhood between creek corridors
3. Central area of East Neighborhood, near power line easement areas
4. South Neighborhood near future community park
5. Southern portion of South Neighborhood area near middle school
6. Central East Neighborhood
7. Southeastern corner of South Neighborhood near natural area and rural residences



Locations 1 and 3 were the only locations where a majority of respondents did not indicate a preference for the Type 3 housing form. A majority of respondents indicated Type 1 housing form as the appropriate housing form for Location 1. Type 2 housing form had the most respondents feeling it is most appropriate for Location 3.



Respondents were also asked to rank all seven locations in order of preference for each Type of housing form. The results indicated as follows:

- For Type 1 housing form, Location 1 was most preferred, followed by Location 3, with locations 7 and 2 being the least preferred
- For Type 2 housing form, Location 3 was most preferred, followed by Location 4, with locations 6 and 7 being the least preferred
- For Type 3 housing form, Location 7 was most preferred, followed by Location 5, with Location 1 being by far the least preferred, followed by Location 3.

Detailed responses to use of the grange and parks will be retained for reference during further work on designing and programming these areas in the coming months.

May 2022 Community Survey

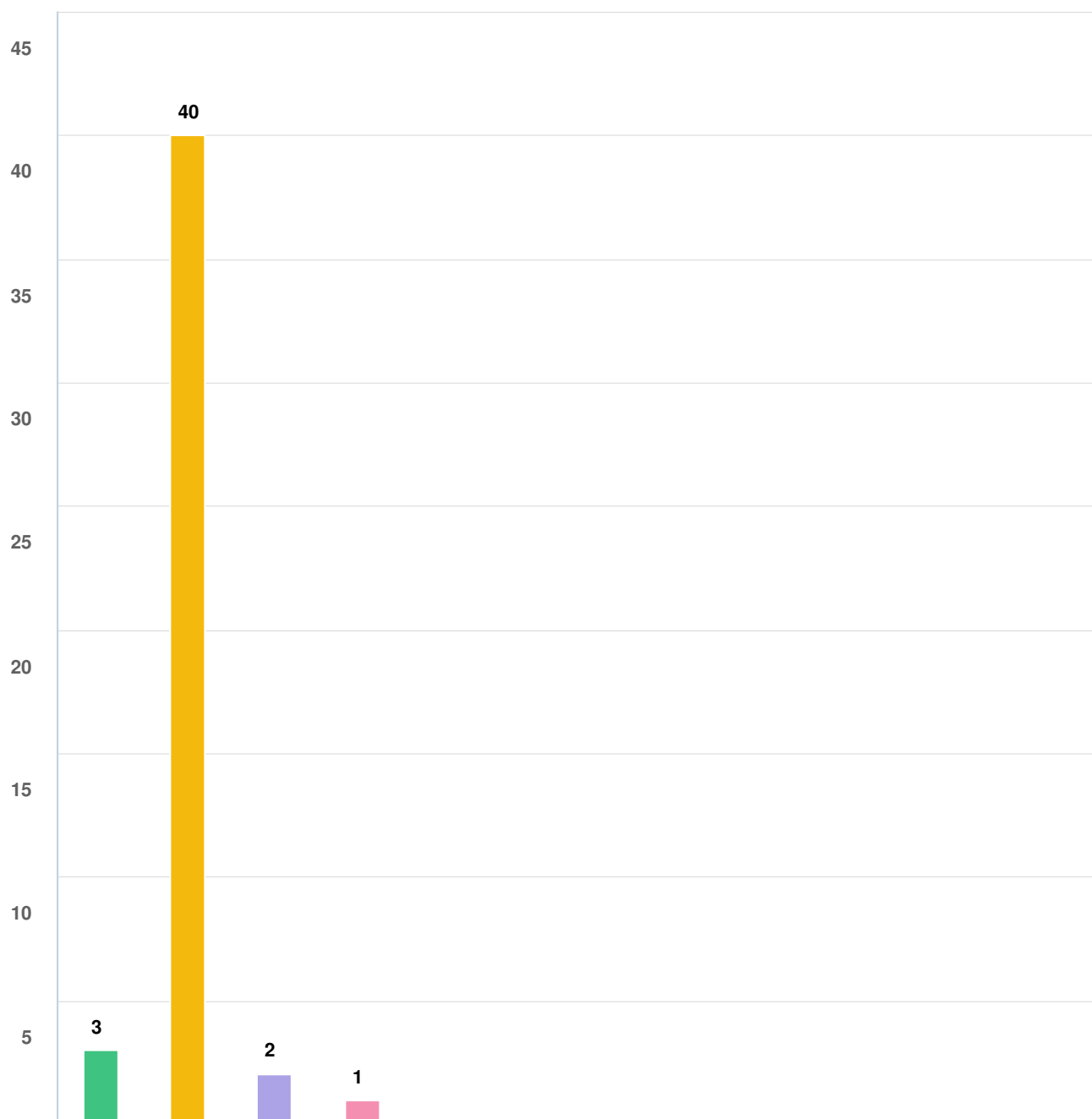
SURVEY RESPONSE REPORT

01 May 2022 - 30 May 2022

PROJECT NAME:

Frog Pond East and South Master Plan

Q1 Which of the following types of housing do you currently live in?



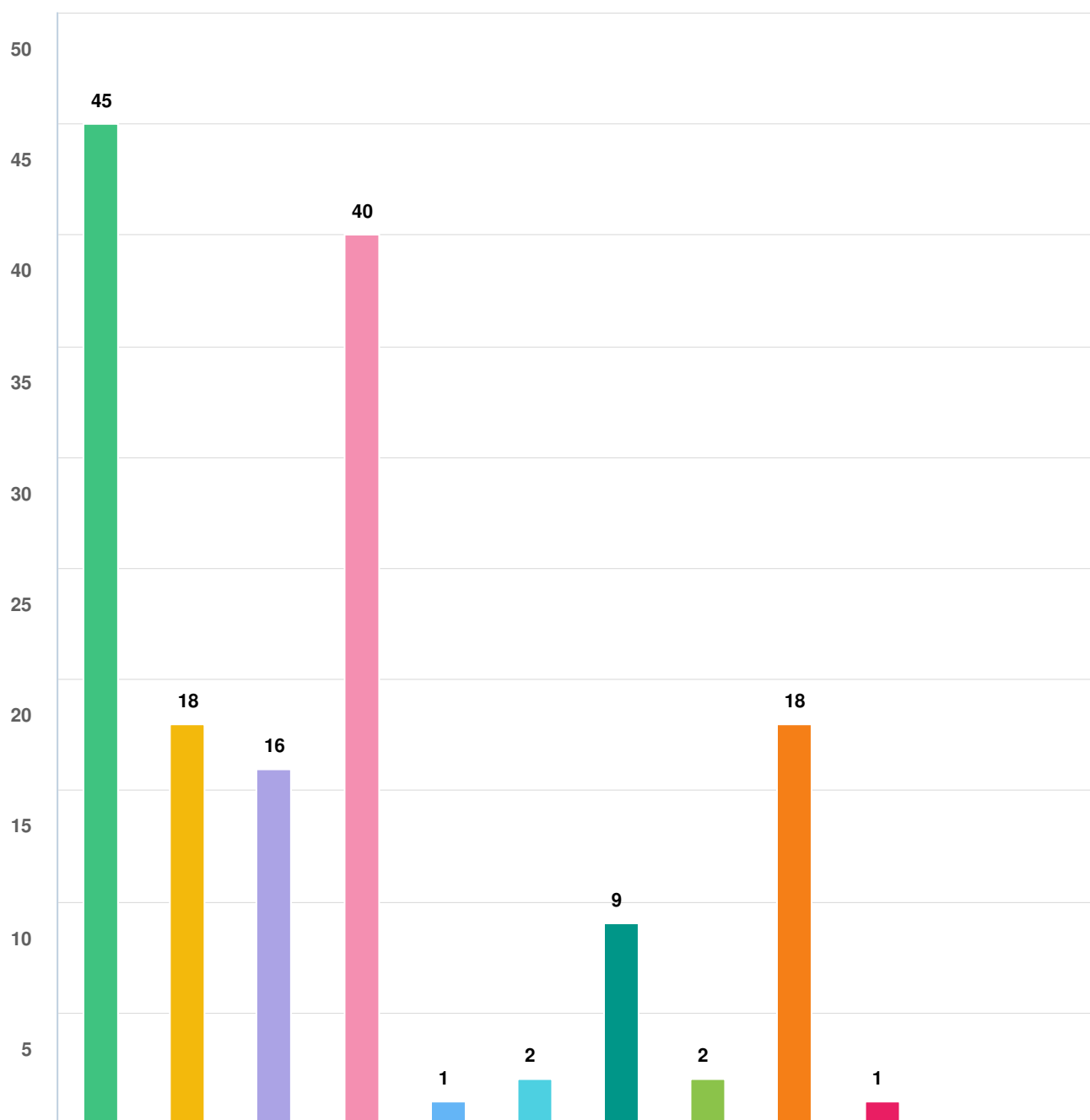
Question options

- Townhouse
 ● Detached single-family home
 ● Apartment or Condo
 ● Accessory Dwelling Unit "ADU"
- Duplex, triplex, quadplex
 ● Manufactured Home or Mobile Home
 ● Cluster Housing
 ● Cottage Cluster
- Congregate housing (i.e. dorms, etc.)
 ● RV (more than 30 days in a row without another home)
- I am currently houseless
 ● Other (please specify)

Mandatory Question (46 response(s))

Question type: Checkbox Question

Q2 Which of the following types of housing have you lived in during your life? (select all that apply)



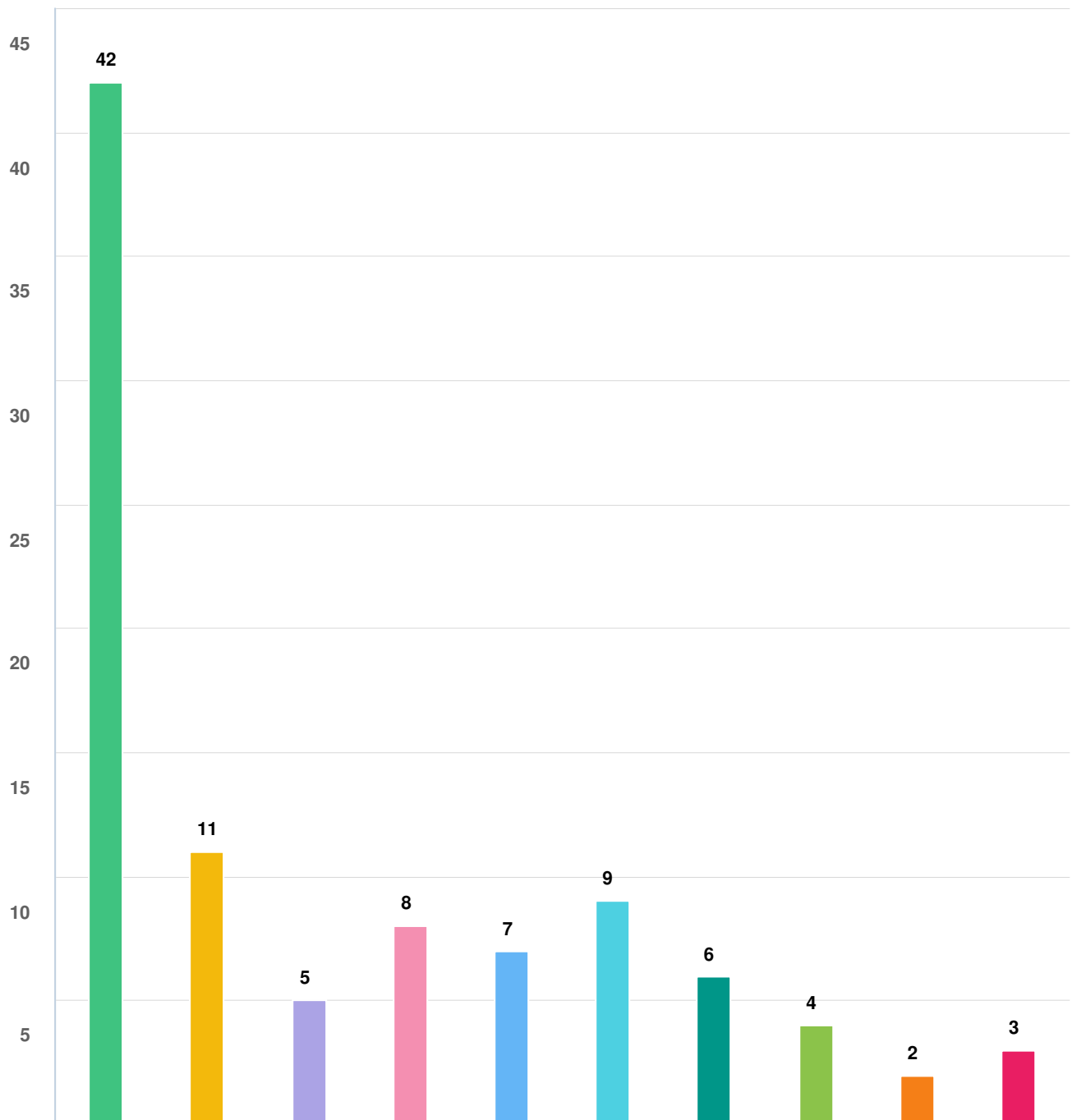
Question options

- Detached single-family home
 ● Duplex, triplex, quadplex
 ● Townhouse
 ● Apartment or Condo
- Cottage Cluster
 ● Accessory Dwelling Unit "ADU"
 ● Manufactured Home or Mobile Home
- RV (more than 30 days in a row without another home)
 ● Congregate housing (i.e. dorms, etc.)
- I have experienced being houseless
 ● Cluster Housing
 ● Other (please specify)

Mandatory Question (46 response(s))

Question type: Checkbox Question

Q3 Which of the following types of housing do you think you may live in in the future?
(select all that apply)



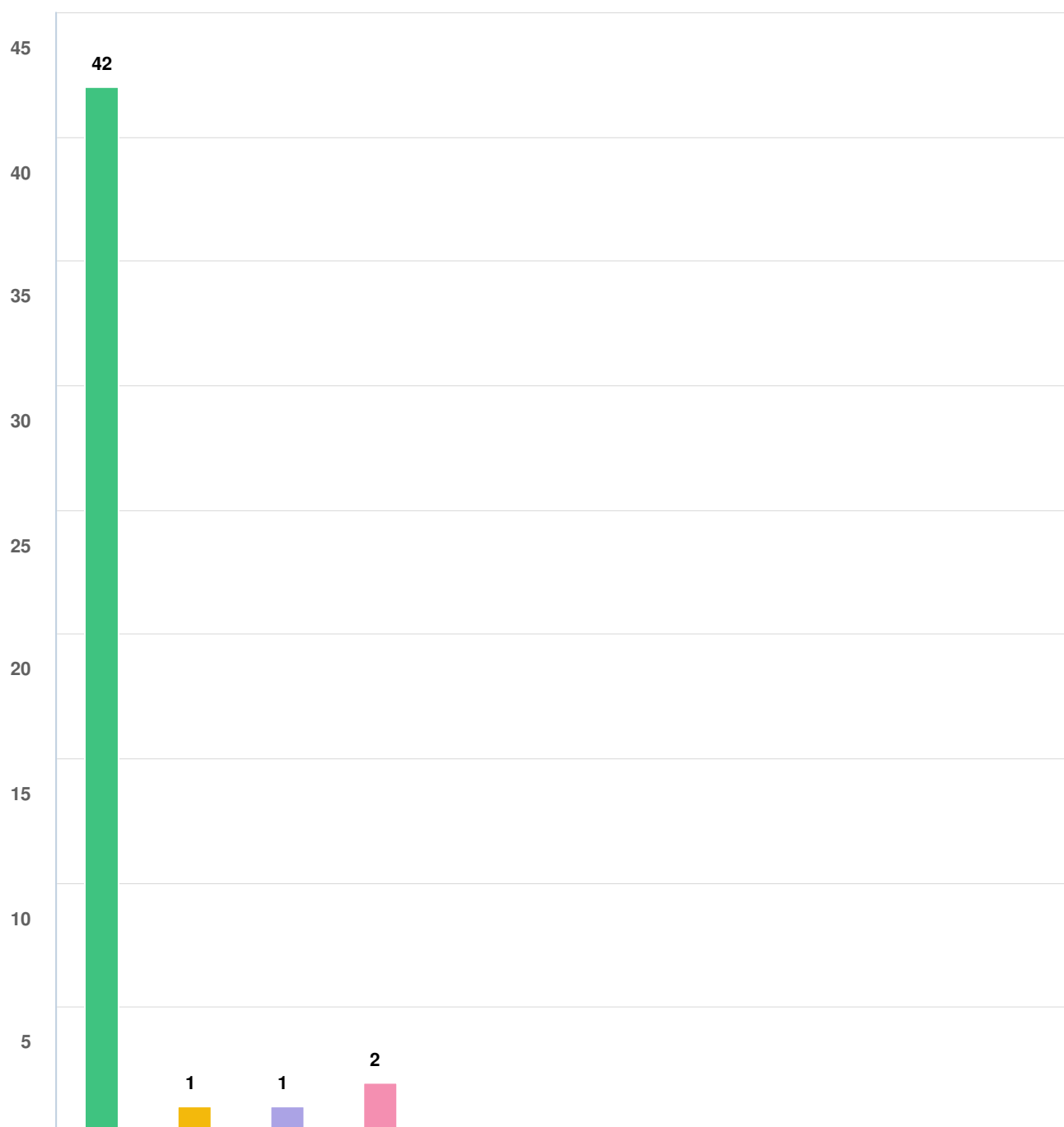
Question options

- Detached single-family home
- Apartment or Condo
- Duplex, triplex, quadplex
- Townhouse
- Cluster Housing
- Cottage Cluster
- Accessory Dwelling Unit "ADU"
- Manufactured Home or Mobile Home
- RV (more than 30 days in a row without another home)
- Congregate housing (i.e. dorms, etc.)

Mandatory Question (46 response(s))

Question type: Checkbox Question

Q4 If you were searching for a home in Wilsonville today or in the next few years, and cost was not a consideration, which of ...



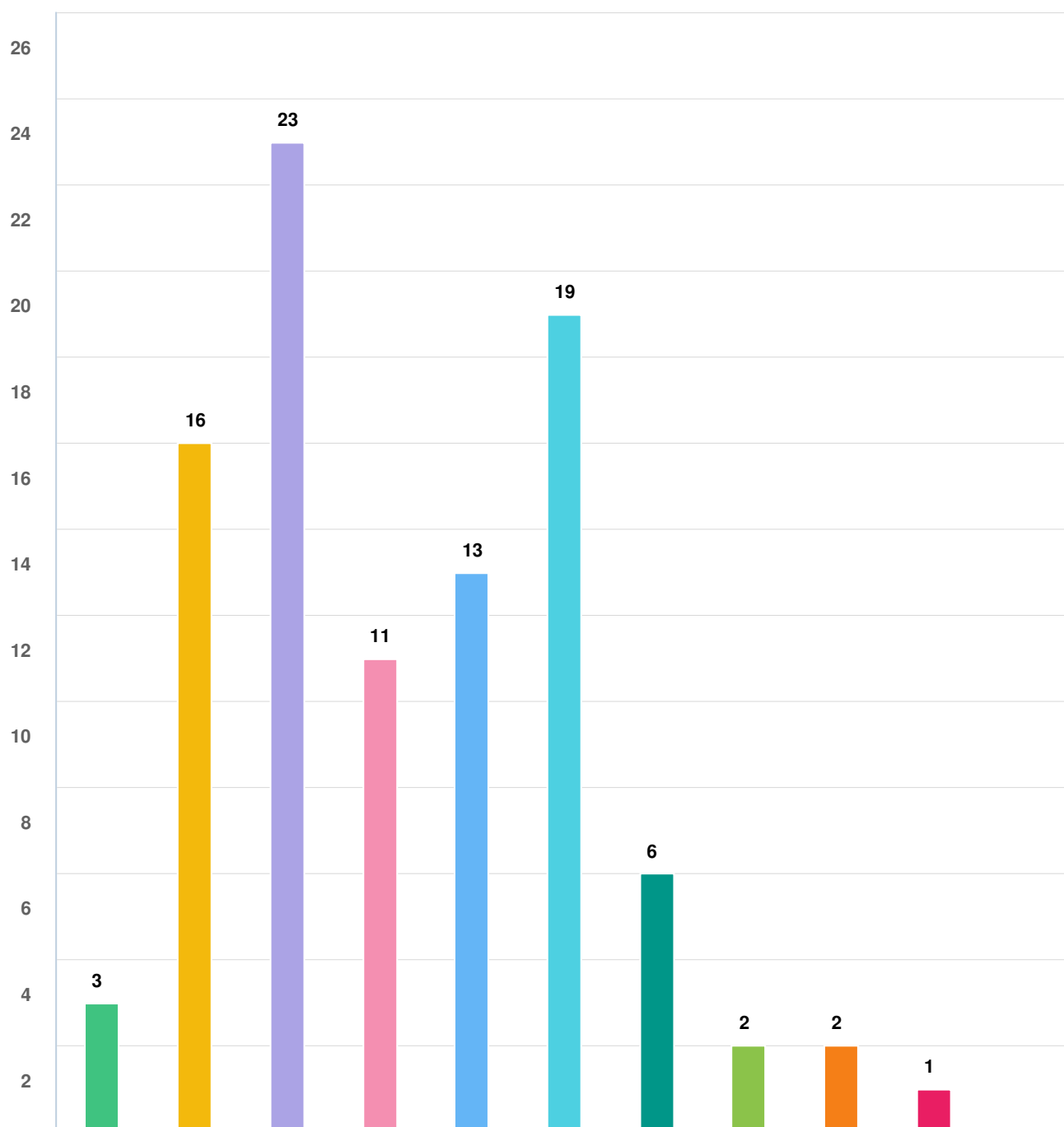
Question options

- Detached single-family home
- Townhouse
- Cluster Housing
- Cottage Cluster
- Duplex, triplex, quadplex
- Apartment or Condo
- Accessory Dwelling Unit "ADU"
- Manufactured Home or Mobile Home
- RV
- Congregate housing (i.e. dorms, etc.)
- Other (please specify)

Mandatory Question (46 response(s))

Question type: Checkbox Question

Q5 If you could not afford the preferred type of housing indicated in Question 5, which of the following types of housing woul...



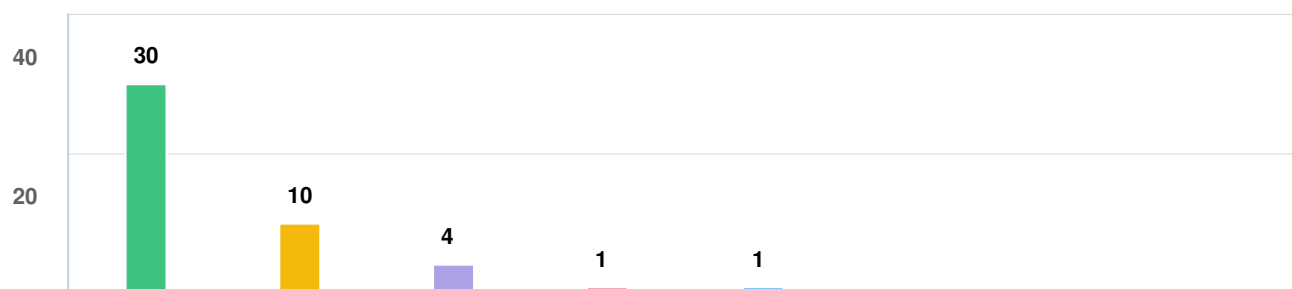
Question options

- Detached single-family home
 ● Duplex, triplex, or quadplex
 ● Townhouse
 ● Apartment or Condo
- Cluster Housing
 ● Cottage Cluster
 ● Accessory Dwelling Unit "ADU"
 ● Manufactured Home or Mobile Home
- RV
 ● Congregate housing (i.e. dorms, etc.)
 ● Other (please specify)

Mandatory Question (46 response(s))

Question type: Checkbox Question

Q6 Which of the following best describes your current living situation?



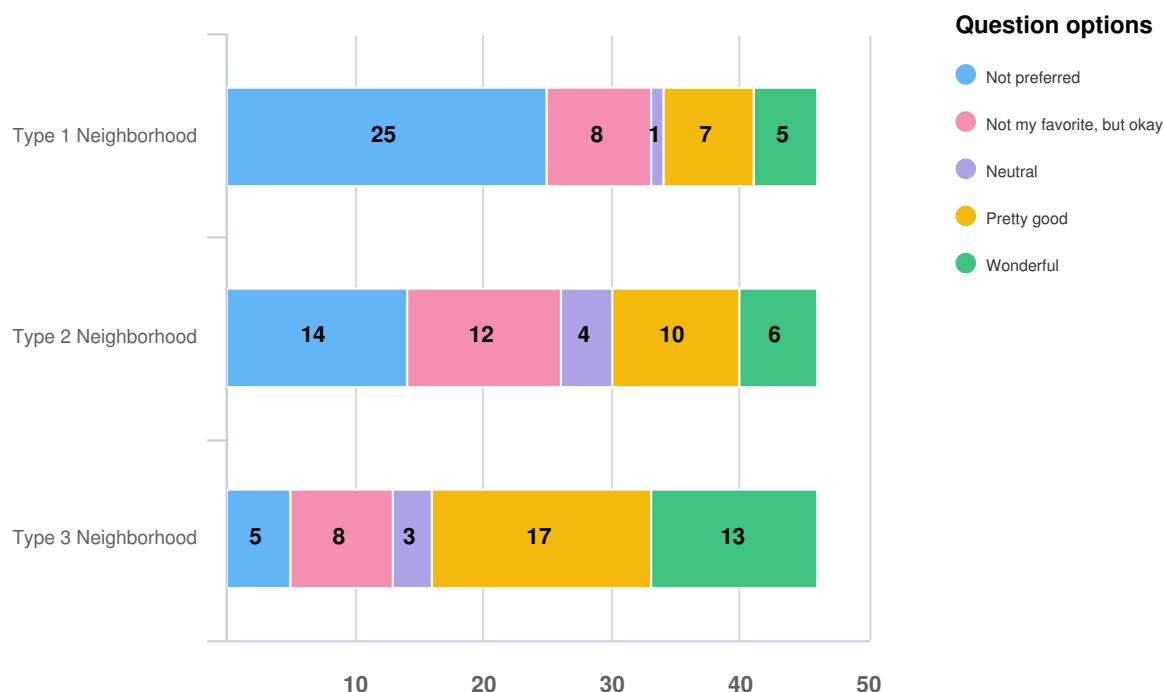
Question options

- I own my home and have or share primary responsibility for the mortgage
- I own my home and it is paid off
- I rent my home and have or share primary responsibility for the rent
- I live in a home owned by family or friends but do not help pay the mortgage
- I live in a home rented by family or friends but do not help pay the rent
- I do not have secure housing or I am currently houseless
- Unsure
- Other (please specify)

Mandatory Question (46 response(s))

Question type: Checkbox Question

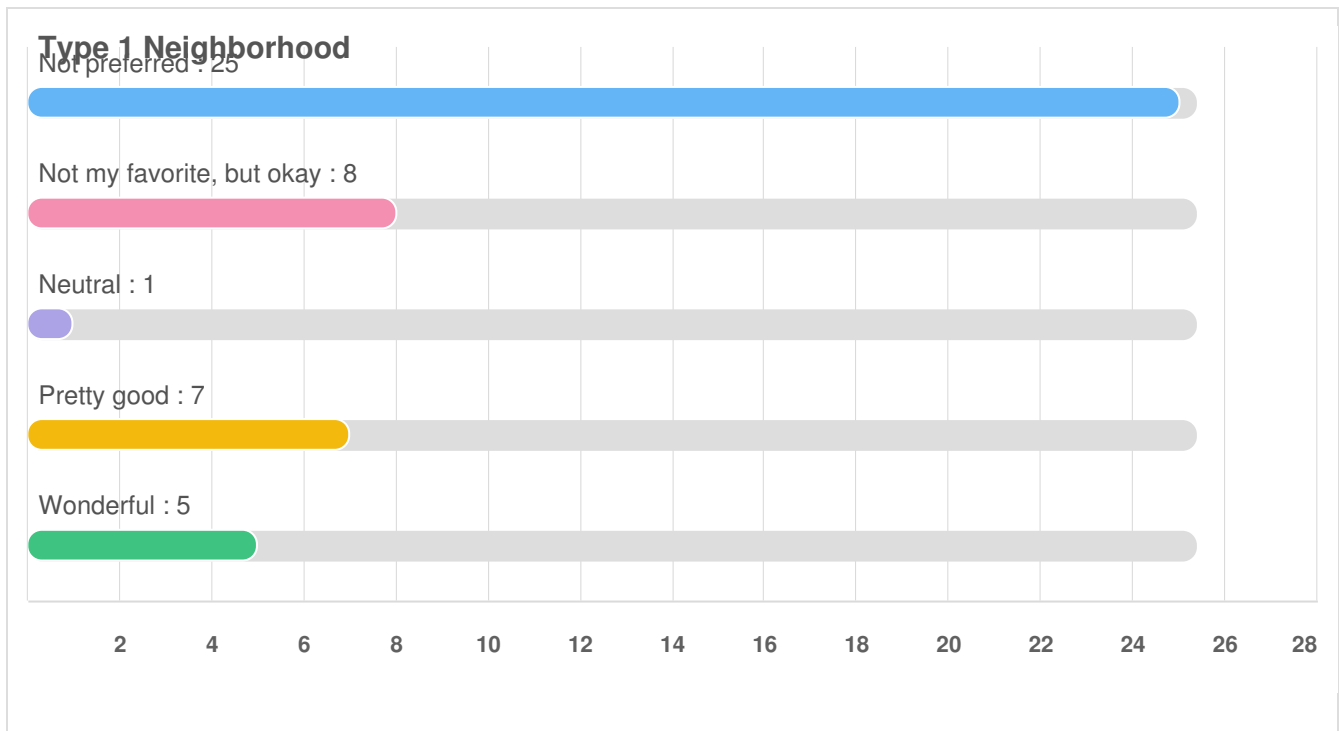
Q7 How do you generally feel about the different neighborhood design types

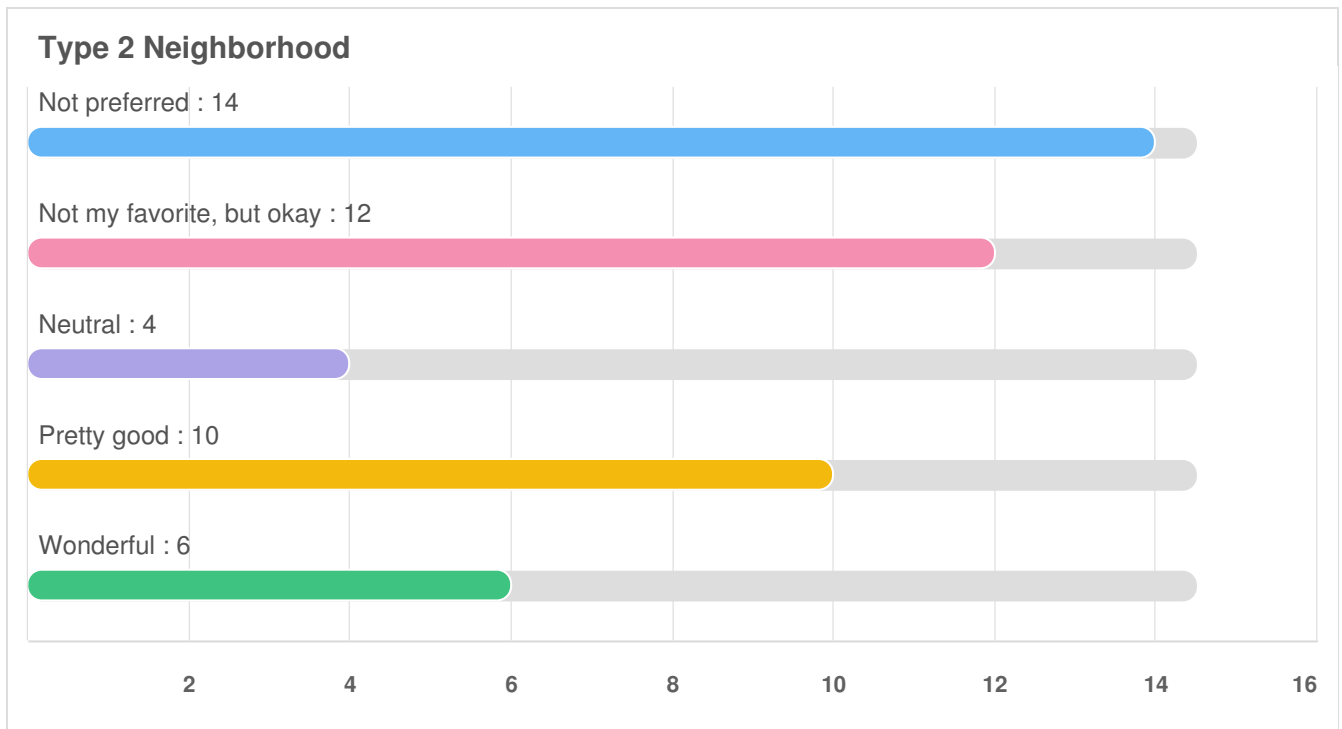


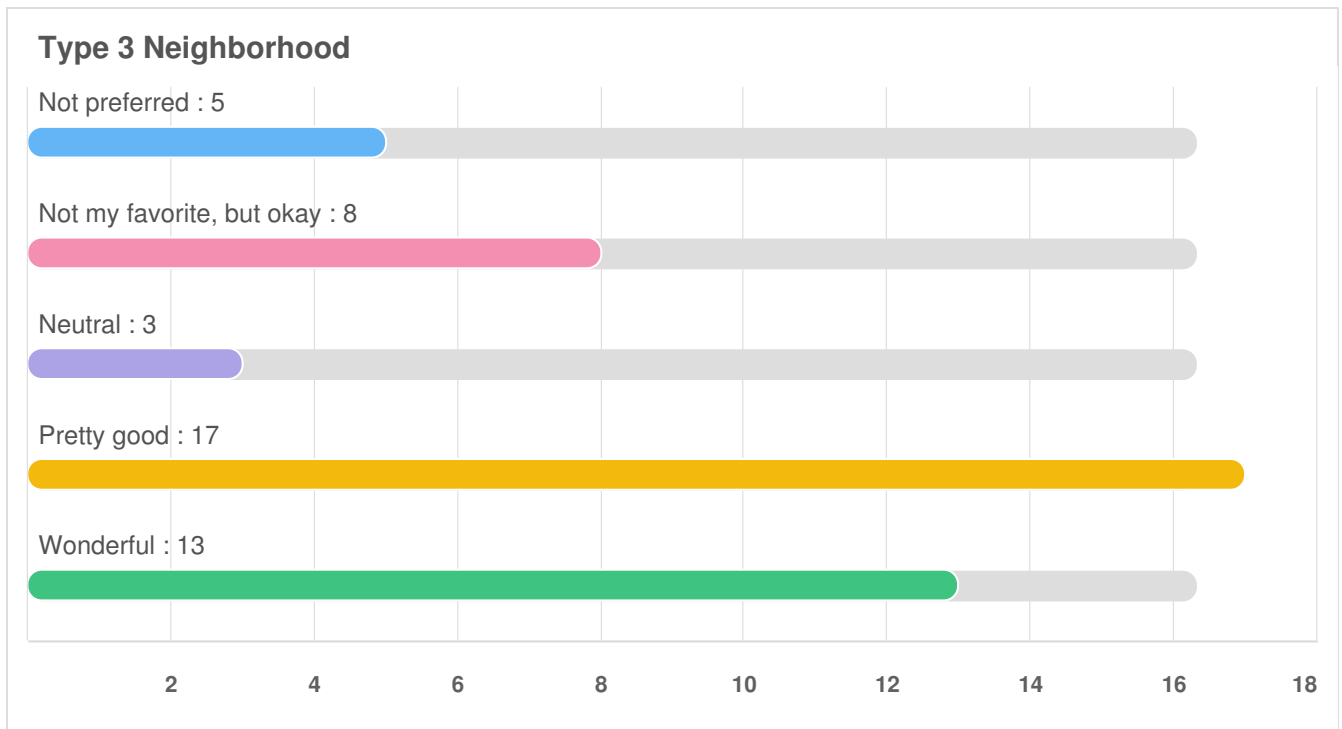
Optional question (46 response(s), 0 skipped)

Question type: Likert Question

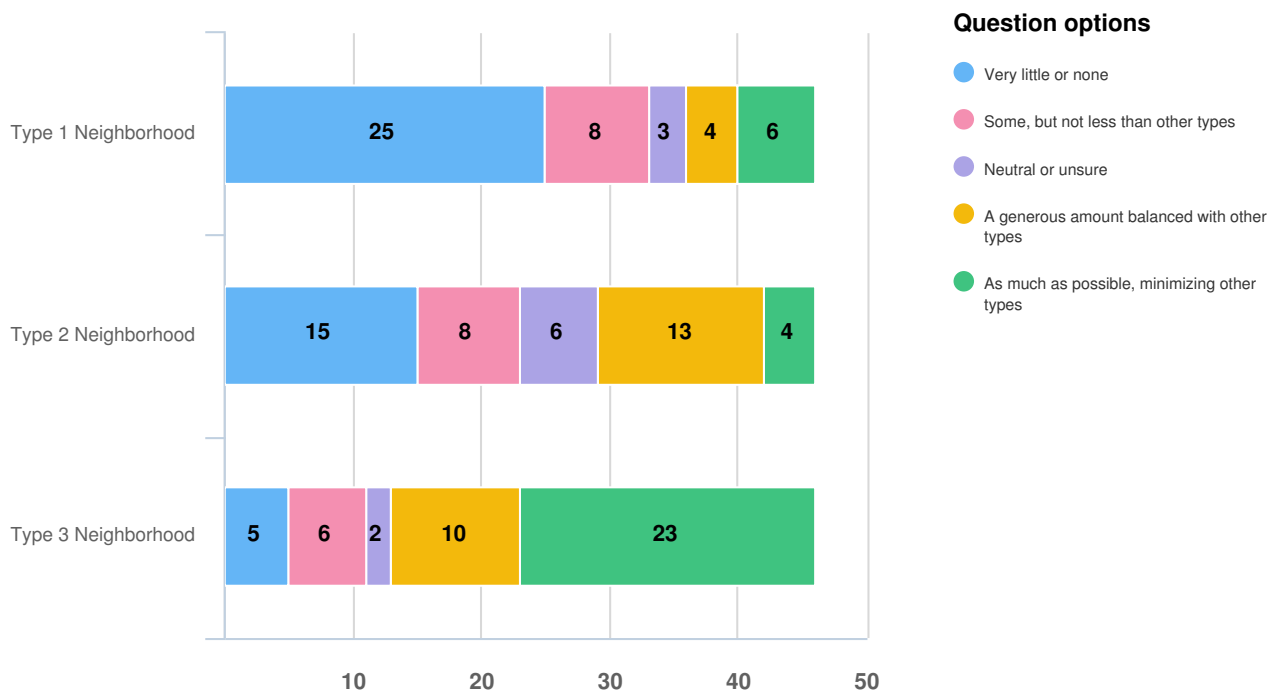
Q7 | How do you generally feel about the different neighborhood design types







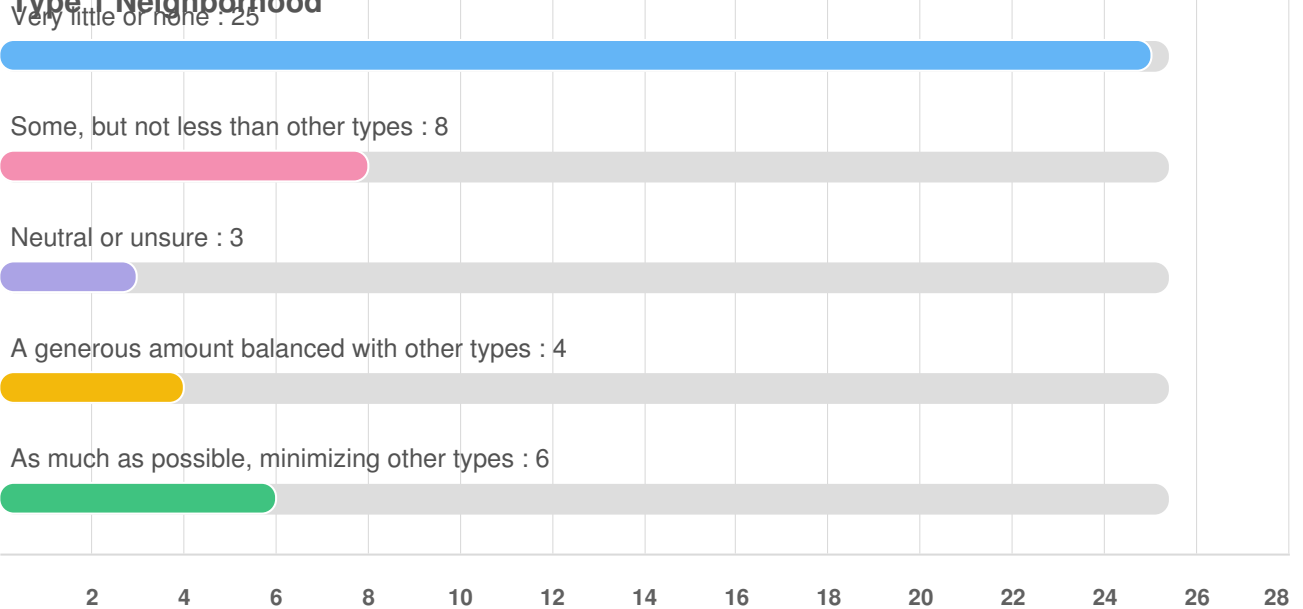
Q8 In your opinion, how much of each neighborhood type should be planned for in the Frog Pond East and South neighborhoods (sh...

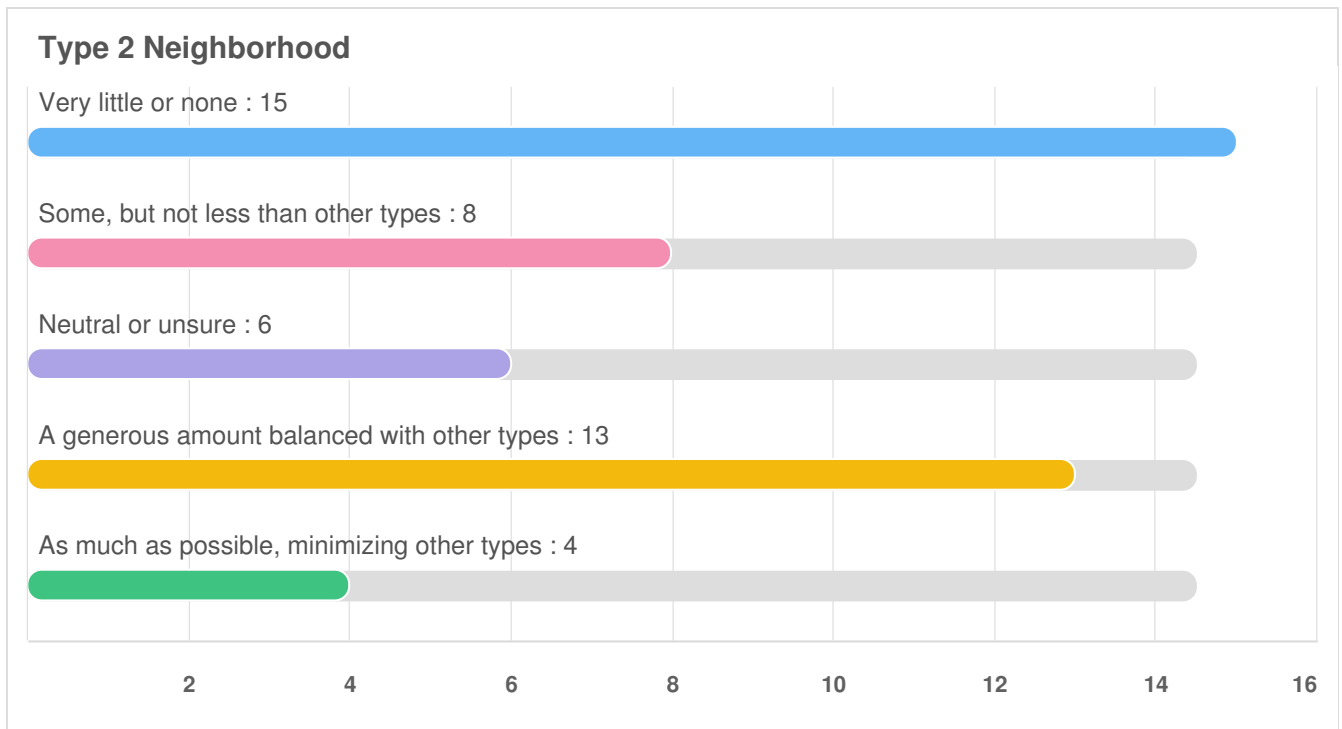


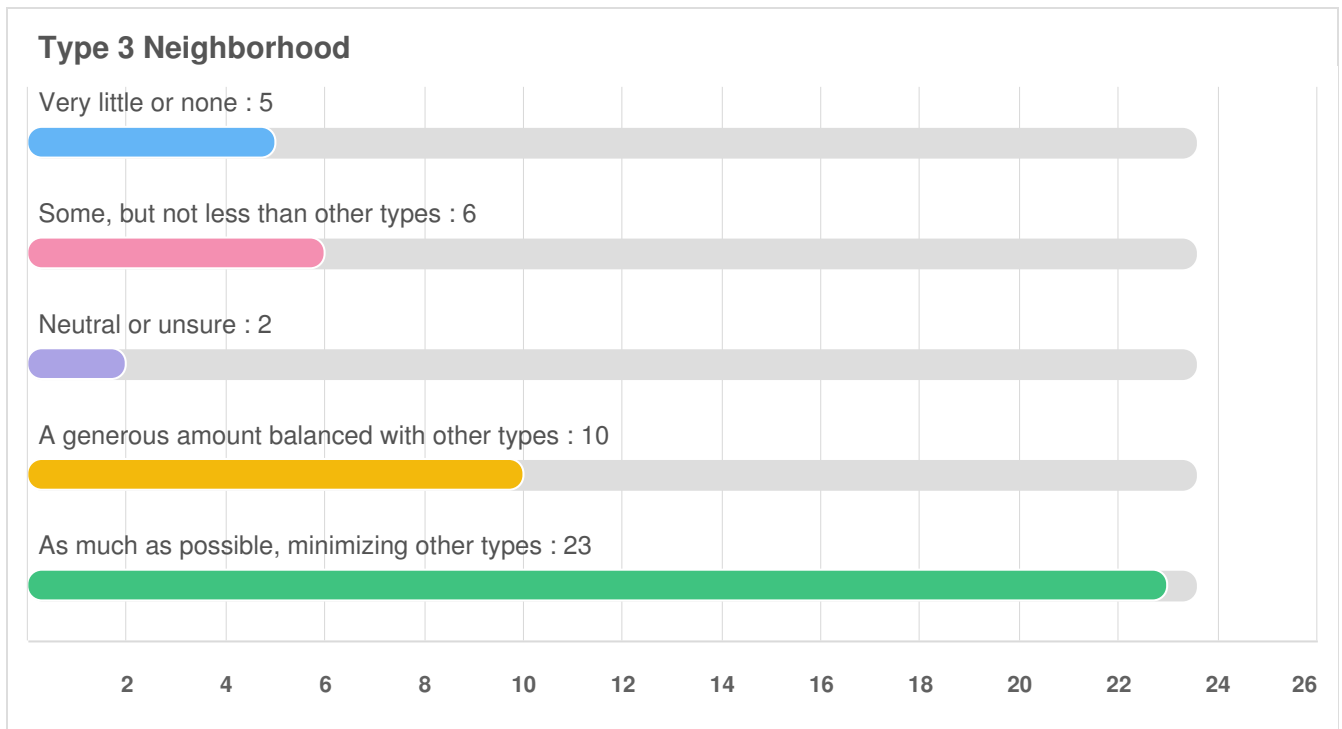
Mandatory Question (46 response(s))
Question type: Likert Question

Q8 | In your opinion, how much of each neighborhood type should be planned for in the Frog Pond East and South neighborhoods (sh...

Type 1 Neighborhood







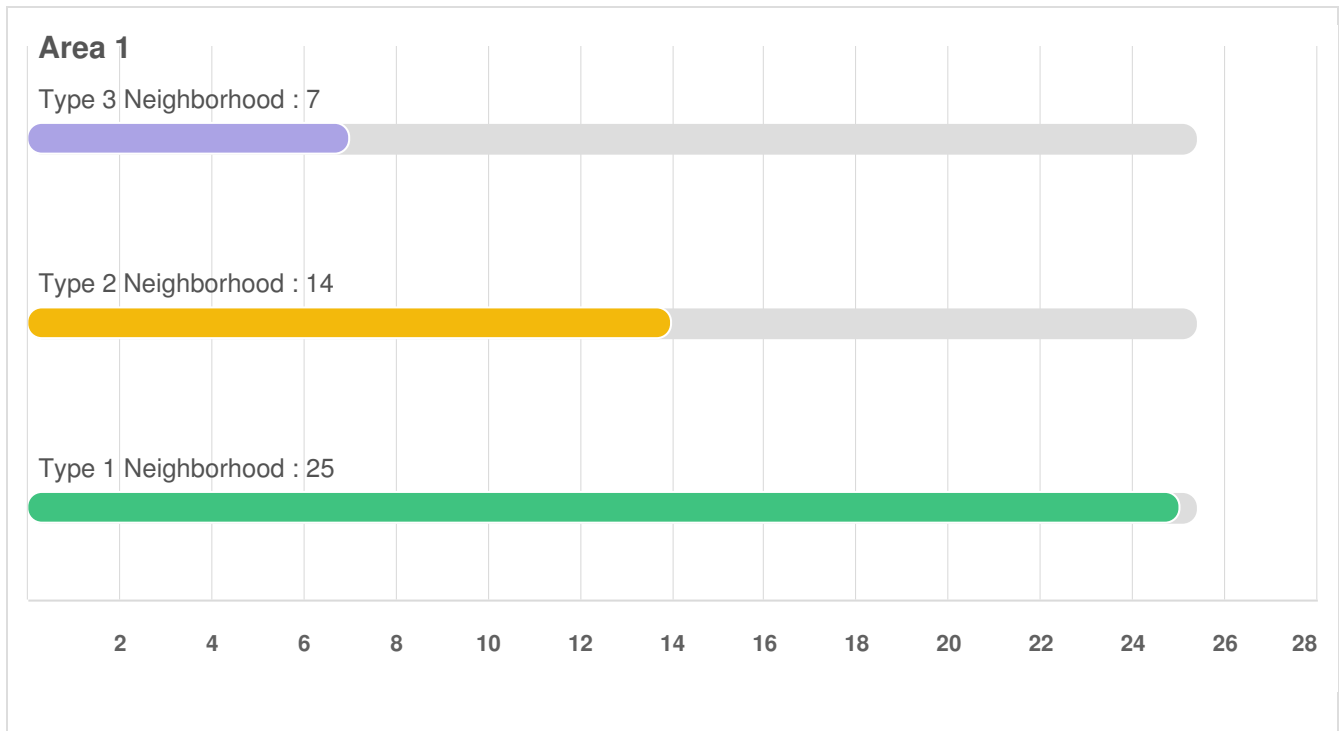
Q9 In your opinion, what neighborhood design type is most appropriate for each location in the map above

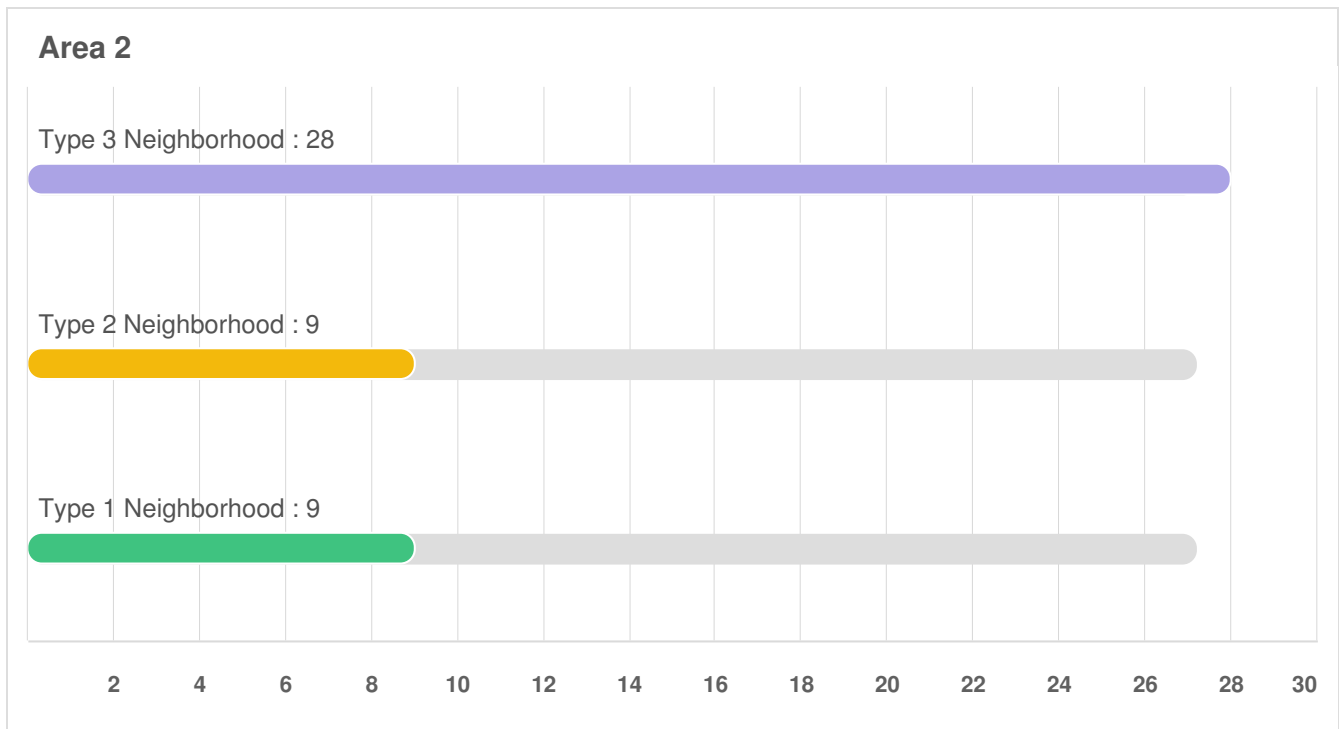


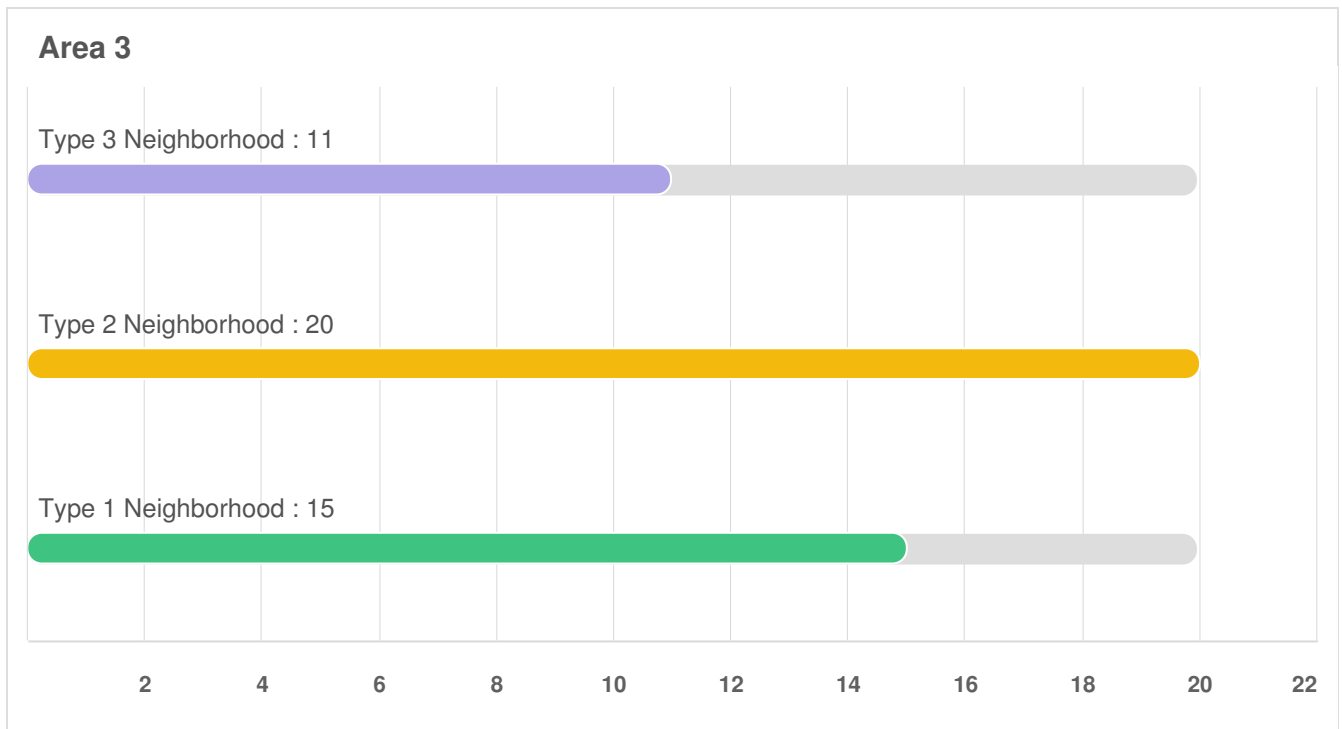
Mandatory Question (46 response(s))

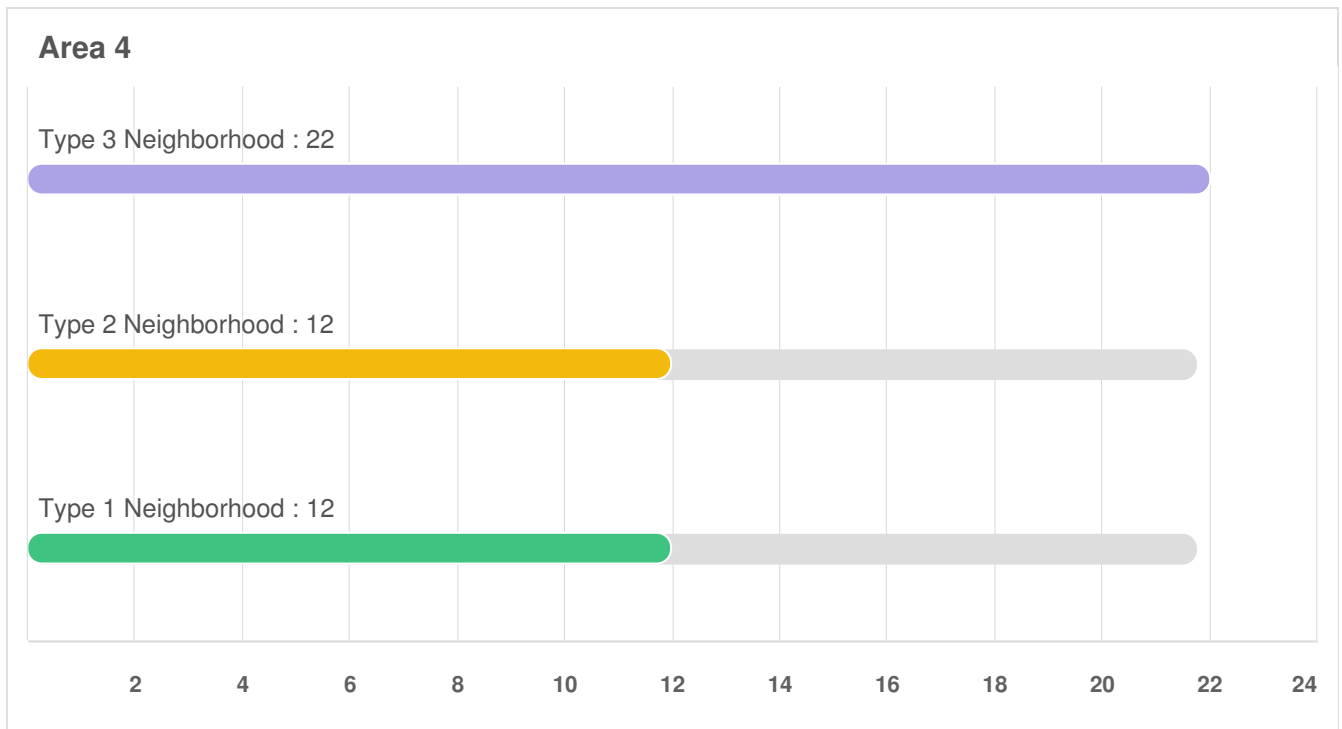
Question type: Likert Question

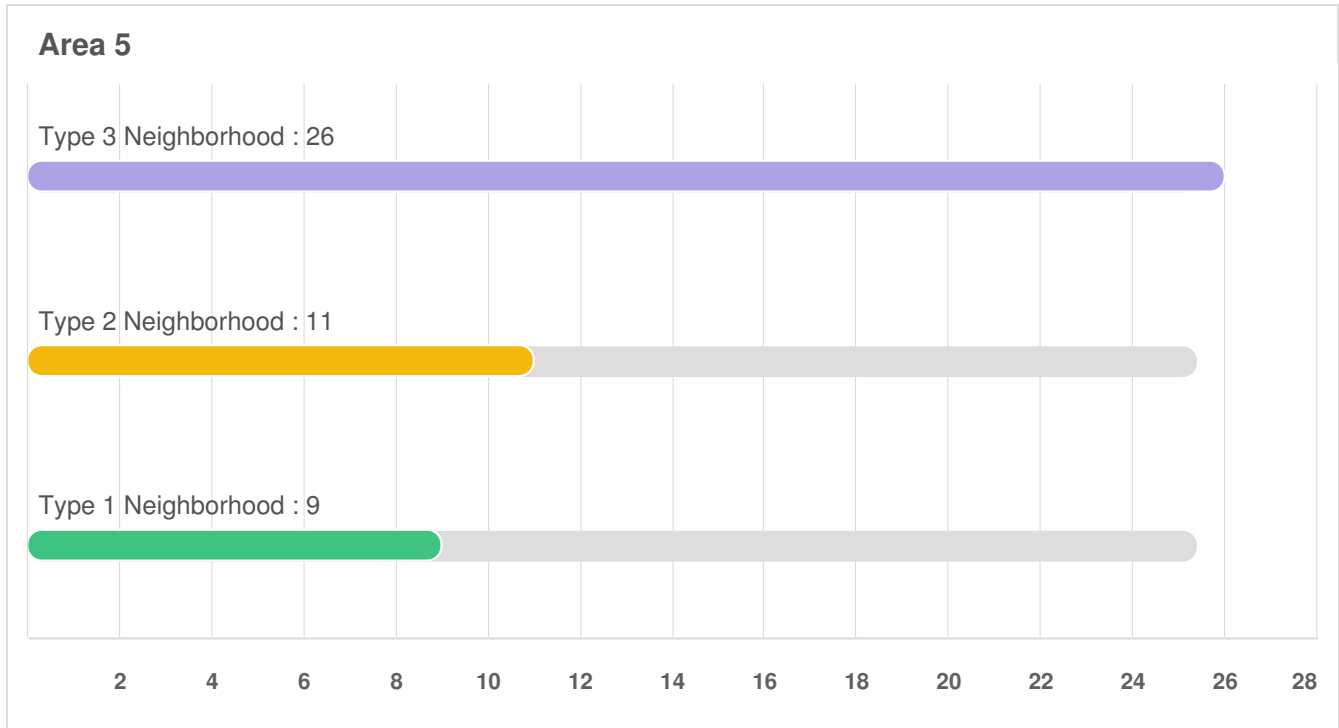
Q9 | In your opinion, what neighborhood design type is most appropriate for each location in the map above

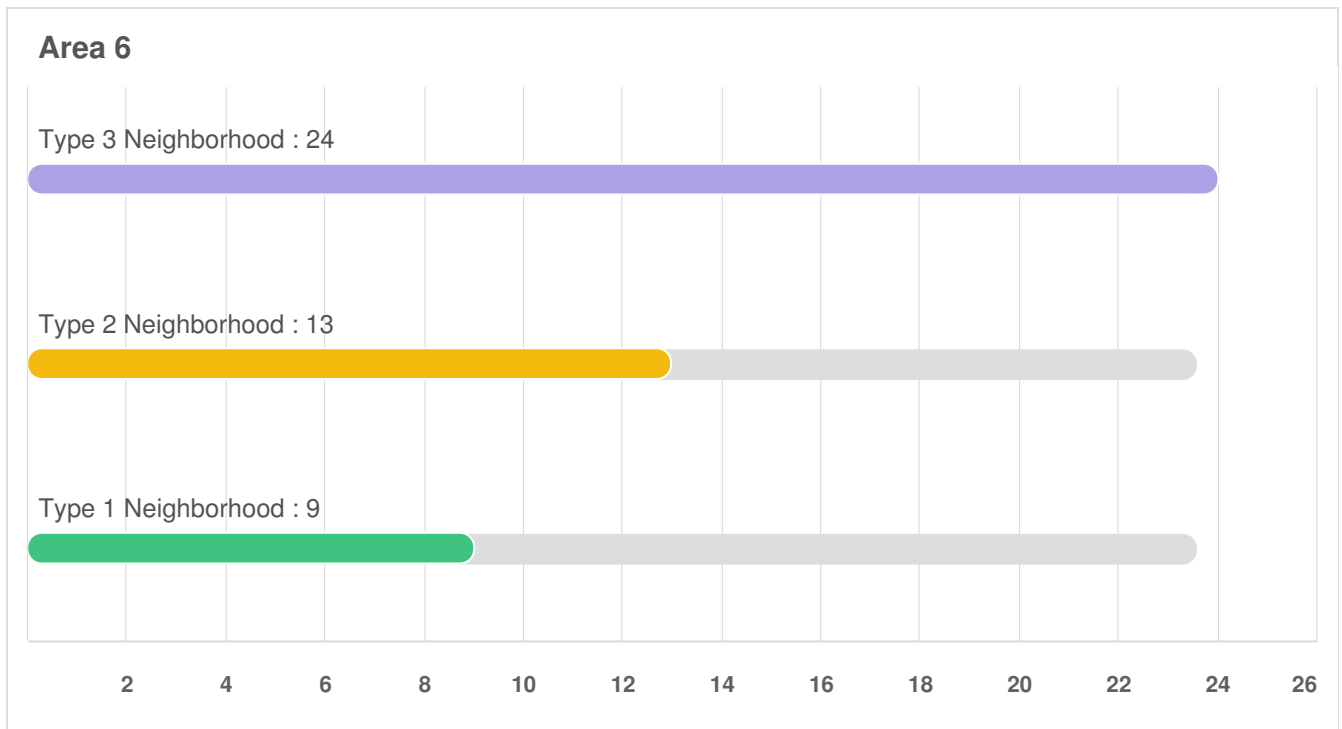


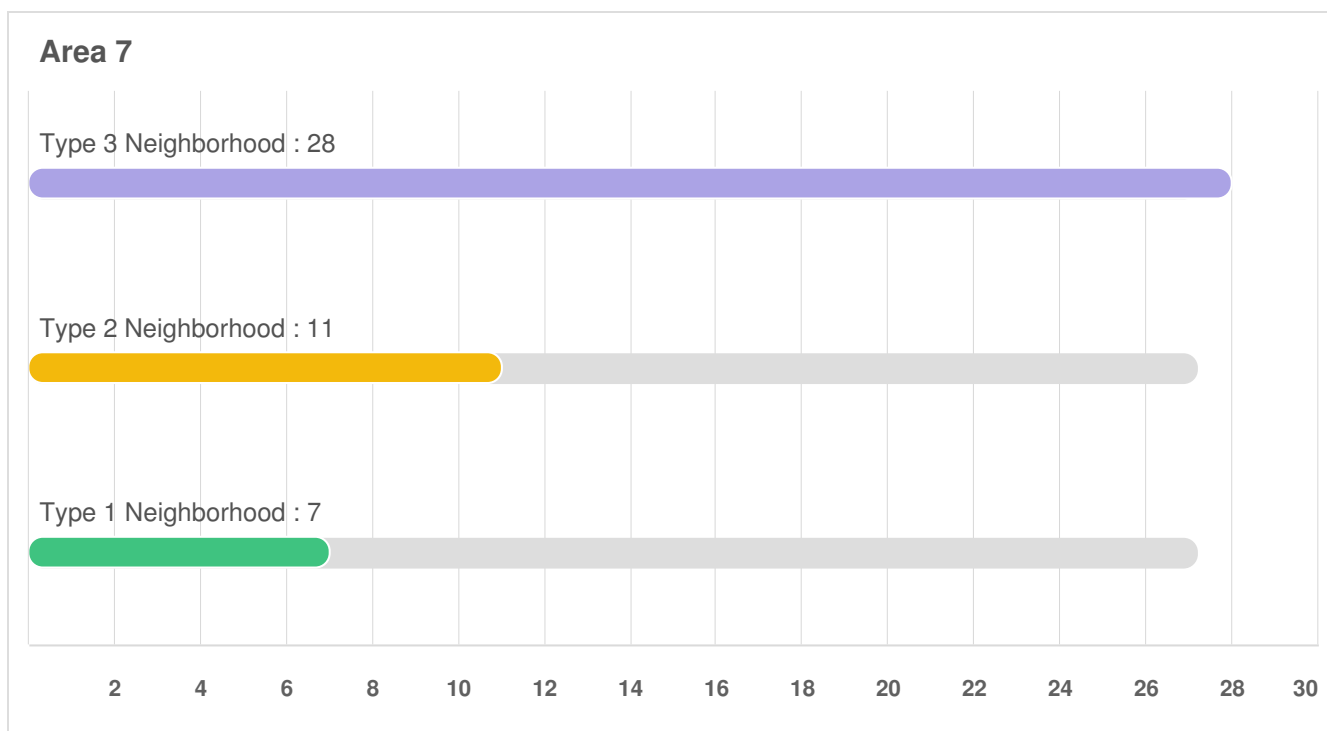












Q10 Rank the locations in the neighborhoods from most preferred location (1) to least preferred location (7) for the Type 1 Nei...

OPTIONS	AVG. RANK
Area 1	2.46
Area 3	3.40
Area 4	3.71
Area 6	4.36
Area 2	4.60
Area 5	4.62
Area 7	4.82

Optional question (46 response(s), 0 skipped)
Question type: Ranking Question

Q11 Rank the locations in the neighborhoods from most preferred location (1) to least preferred location (7) for the Type 2 Neighborhood design type. (optional)

OPTIONS	AVG. RANK
Area 3	3.23
Area 4	3.44
Area 1	3.58
Area 2	4.16
Area 5	4.44
Area 6	4.56
Area 7	4.58

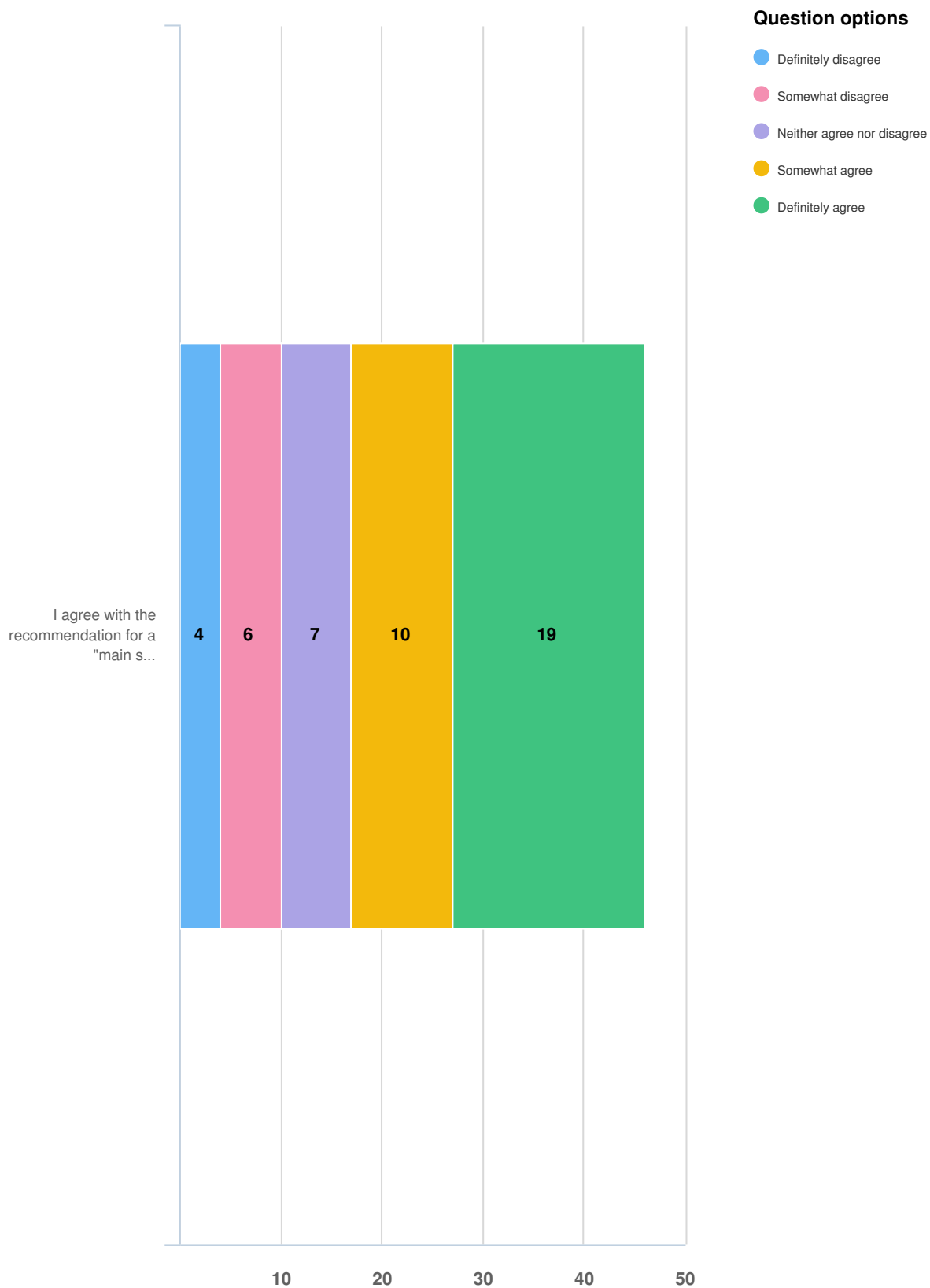
Optional question (43 response(s), 3 skipped)
Question type: Ranking Question

Q12 Rank the locations in the neighborhoods from most preferred location (1) to least preferred location (7) for the Type 3 Neighborhood design type. (optional)

OPTIONS	AVG. RANK
Area 7	3.21
Area 5	3.48
Area 2	3.81
Area 6	3.81
Area 4	4.02
Area 3	4.62
Area 1	5.05

Optional question (42 response(s), 4 skipped)
Question type: Ranking Question

Q13 Indicate the degree to which you agree with the following statement:



Mandatory Question (46 response(s))
Question type: Likert Question

Q13 | Indicate the degree to which you agree with the following statement:

I agree with the recommendation for a "main street style" neighborhood commercial center on Brisband Street off Stafford Road.

