



DRAFT MASTER PLAN ALTERNATIVES

TO: Planning Commission and City Council

FROM: Project Team

DATE: May 31, 2022, Updated June 8, 2022

Overview

The Frog Pond East and South Master Plan builds on the Frog Pond Area Plan, adopted by the City of Wilsonville in 2015. The Vision statement in the Area Plan states:

The Frog Pond Area in 2035 is a Wilsonville community with attractive and connected neighborhoods. The community's hallmarks are its walkable and active streets, variety of quality homes, and connected trails and open spaces. Frog Pond's excellent schools and parks are focal points of the community. Frog Pond is "just a short bike, walk, or bus trip" from all parts of Wilsonville – a highly valued part of the larger city.

In addition to the outcomes stated above, the City has directed that the plan place additional emphasis on: (a) providing housing choices for a range of incomes; and (b) focusing on housing form (rather than units per acre) as the guide to community design. These two priorities implement action items in the Equitable Housing Strategic Plan adopted in 2020.

This memorandum describes draft alternatives for the Master Plan. The alternatives intend to reflect: the foundational framework of the Frog Pond Area Plan, the Equitable Housing Strategic Plan, the Affordable Housing Analysis completed for this master-planning effort, design concepts previously discussed with Planning Commission and City Council, and public input received to date. The alternatives will identify choices for further discussion and direction by the Planning Commission and City Council to guide development of a Preferred Alternative. The alternatives are conceptual at this stage of the planning process and include neighborhood destinations (e.g., parks), framework-level streets and paths, options for a Commercial Main Street, optional locations and patterns for a variety of housing types, open space, and subdistricts. Utilities and more detailed community design will be prepared after a preferred alternative is identified.

Plan Direction Discussed To-Date

The notes below summarize research memoranda and plan elements discussed by the Planning Commission and City Council.

Base Mapping

- Based on the buildable land inventory, the 255-acre Master Plan area has approximately 139-acres of unconstrained buildable land
- An arborist report and supplement identified significant trees within the project area



- The project team is compiling information about historic resources within the project area

Affordable Housing¹

- Affordable housing strategies likely to have the most impact in Frog Pond are listed below. The attached alternatives implement the first strategy: zoning for all housing types. The other strategies are implementation actions dependent on being enabled by the land use plan and design concepts shown on the alternatives.
 - Zone for all housing types
 - Acquire land for affordable housing
 - Partner with a community land trust
 - Waive, reduce, or defer SDCs for income-restricted affordable units
 - Incentivize smaller and lower-cost middle housing
- Potential affordable housing “targets” for the plan were reviewed with the Planning Commission and City Council. The targets are quantified examples of the types and amounts of housing that could serve lower income populations in Frog Pond East and South, per the guidance of the Equitable Housing Strategic Plan. They are listed below and assumed to be part of Master Plan Alternative C, which has slightly higher overall density to accommodate more affordable housing choices (See the Alternatives section of this memo). Alternatives A and B could also include sufficient land for potential inclusion the housing listed below. Note that the land needs cited below are relatively small: about 5 to 10 acres.

Target # of Develop- ments	Housing Type	Population Served	Approx. Scale and Land Needs
1	Multifamily	HH earning <60% of MFI* (rental)	120-180 units 4-6 acres
1	Cottage cluster, tiny homes, or courtyard housing	HH earning <30% of MFI, low- income seniors, veterans, or people with disabilities (rental)	5-50 units 0.25-2 acres
1-2	Townhomes or cottage cluster	First-time homeowners earning <80% of MFI	10-40 units 1-2 acres

- Regulatory actions for Accessory Dwelling Units to add to the City’s existing regulations:
 - Provide additional flexibility and exemptions to lot coverage and setbacks for ADUs
 - Allow ADUs with townhouses regardless of lot size.

¹ Source: “Frog Pond East and South Affordable Housing Analysis”, January 31, 2022, ECONorthwest (see Wilsonville Planning Commission packet for February 9, 2022)



Neighborhood Commercial Center²

The neighborhood commercial center program listed below was discussed with Planning Commission and City Council during work sessions and shared with the public during outreach.

Plan Element	Commercial Development Program Recommendation
Bldg. Square Feet	Up to 44,000 square feet (or 56,000 square feet if the City can attract a pharmacy or medium sized grocer)
Site Acreage	Up to 4.0 acres (or 5.1 acres if the City can attract a pharmacy or medium sized grocery)
Tenant Mix	Food and beverage, retail, general commercial, professional services/office, healthcare, fitness, daycare, banks, and more. Specific retail tenants may include cafes and restaurants, a specialty food product store, a pharmacy, and other miscellaneous stores like laundromats, salons, hobby/boutique stores, and medical, professional, and financial offices.
Development Type	"Hybrid" Main Street, with buildings on both sides of the planned Brisband Street or Frog Pond Lane extension on the east side of Stafford Road.
Parking	Parking ratios of 4.0 to 5.0 per thousand square feet of gross leasable space.
Location	Main Street retail provides the greatest experience and offers an opportunity for the commercial area to be prosperous over a longer timeframe. Main street retail feels "fresher" for longer than conventional retail centers and would be more accessible to a greater number of people traveling by car, foot, and bike.
Other Recommendations	Plan for higher-density residential, including apartments, townhomes, and live/work spaces, surrounding the commercial center. Most case studies of successful commercial areas are surrounded by higher-density housing.

Community Design Concepts³

The following design concepts were discussed with Planning Commission and City Council during work sessions and shared with the public during outreach. They state the important outcomes and design strategies intended for the Master Plan alternatives. They will be implemented through the Frog Pond East and South Master Plan and by development proposals.

The community design concepts for the Master Plan include:

- Housing Variety Throughout
- Affordable Housing Integration
- A Transect of Densities
- A Neighborhood Commercial Center

² Source: "Commercial Area Evaluation", March 28, 2022, Leland Consulting Group (see Wilsonville Planning Commission packet for April 13, 2022)

³ Source: "Recommended Community Design Concepts", April 1, 2022, MIG|APG (see Wilsonville Planning Commission packet for April 13, 2022)



- Street Connectivity
- Bicycle and Pedestrian Connectivity
- Natural Areas
- Preservation of Important Trees
- Active Parks and Open Space
- Consideration of the BPA Easement Corridor
- The Historic Grange as a Civic Amenity
- Use of Subdistricts

Community Engagement and Input into the Alternatives

Engagement Activities

In April and May, the team hosted multiple opportunities for community members and stakeholders to provide input into the alternatives. Those opportunities included:

- A focus group engaging community members who are immigrants and/or people of color
- A Spanish-speaking focus group
- A focus group of individuals interested in being first time homebuyers
- A community design workshop virtual meeting
- An online survey addressing topics covered in the community design workshop
- Two focus groups of community members representing renter perspectives

Please see the Public Engagement Summary memorandum for feedback received from the participants.

Alternatives

Overview

Three alternatives have been prepared to evaluate options for land use, street and trail connectivity, neighborhood destinations, and open space.

Common Attributes of the Alternatives

The three alternative share the following attributes in common:

- The Frog Pond Grange as a community destination and civic amenity
- A 2–4-acre neighborhood commercial center to be designed as a walkable Main Street or similar neighborhood destination
- A variety of housing (Types 1, 2 and 3, see below) in each neighborhood arranged in a transect of Type 1 and/or 2 at centers or focal points fanning out to Type 3 at edges.
- Each of the alternatives could potentially accommodate the affordable housing targets described above (Alternative C has slightly higher density than Alternatives A and B; it is assumed to include the targets and more affordable choices overall)
- A neighborhood park in the East Neighborhood
- A connected street pattern, with new streets and extensions of Frog Pond Lane, Brisband Street, 63rd Avenue and 60th Avenue



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- Trails connecting important community and neighborhood destinations
- Walkable subdistricts in each neighborhood with a variety of housing choices within each
- Small neighborhood destinations within each subarea, such as small open spaces, community gardens, or other public amenities.

Housing Forms or Types

Three housing forms or types are used for the purpose of the preliminary alternatives. The three types are broad categories, and each includes multiple kinds of housing with overlap between the types. The focus of this typology is the bulk and spacing of buildings. For example, a similarly sized detached home may exist in any of the typologies, but for Type 1 it would tend to be taller and closer to adjoining homes, and Type 3 shorter and further apart from adjacent homes.



Type 1 Housing Form

Type 1 is 2-3 stories tall with 75 to 200 foot wide building façades. Smaller buildings are closely spaced.

Townhouses, closely spaced detached homes, condo/apartment buildings are included.

The look and feel is similar to the Villebois Village Center beyond the immediate buildings around the piazza, including: a variety of taller closely-spaced detached homes, 3-6 unit townhouse buildings, condo buildings, and apartment buildings.



Type 2 Housing Form

Type 2 is primarily 2 stories, with 3 stories allowed. Building facades are approximately 25 to 75 feet. Building separation is approximately 8-10 feet and lot area per building will likely be 3,000-5,000 square feet.

Many small to medium single-family detached homes plus duplexes, triplexes, quadplexes and small townhouse buildings are included.

The look and feel is similar to the southwest portion of Frog Pond West near Boeckman Creek with smaller homes and single-family areas of Villebois – there is primarily two-story single-family homes with fairly close spacing with some duplexes and townhouses mixed in. However, the prevalence of duplexes and townhouses is likely to be greater in Frog Pond East and South.



Type 3 Housing Form

Type 3 is primarily 1-2 stories, with 3 stories allowed. Building facades are approximately 45-100 feet. Building separation is 10 or more feet. Lot area per building is likely 6,000-10,000 square feet.

Medium to large single-family detached homes plus duplexes, triplexes, quadplexes, small townhouse buildings, etc. are included.

The look and feel is similar to large lot areas of Frog Pond West and single-family detached subdivisions in Wilsonville with medium to large lots such as Renaissance at Canyon Creek, Wilsonville Meadows, and Morey's Landing. However, these areas in Frog Pond East and South would have more housing variety, with each housing type built in a style consistent with larger detached homes.



Descriptions of the Alternatives

Alternative A

Alternative A is organized around three major neighborhood destinations:

1. The Frog Pond Grange, a Commercial Main Street (along the extended Frog Pond Lane) and a future Neighborhood Park – all collocated to create a primary neighborhood destination. In this concept, the Grange building would be relocated northeast of its current location, with an opportunity to connect to the BPA easement open space and future trail.
2. The future Community Park
3. Meridian Creek Middle School

The framework of walkable and bikeable streets and paths/trails provide direct connections between these destinations and connect to the smaller neighborhood destinations. In this concept, the Frog Pond Lane to 60th Avenue connection parallels the BPA easement with room for development along the edge of the easement and public connections and view corridors through to the easement from the street.

Housing is organized in a transect from denser look and feel to less dense look and feel from the west (Type 1 and 2 housing form) to the east (transition to Type 2 and 3 housing form).

Alternative B

Alternative B is organized around five neighborhood destinations:

1. The Frog Pond Grange
2. A Commercial Main Street along the extension of Brisband Street
3. A future Neighborhood Park located approximately one block east of the Commercial Main Street, creating opportunities to gather and stroll or roll between the Main Street and the park
4. The Future Community Park
5. Meridian Creek Middle School

The framework of streets and paths/trails provide direct connections between these destinations and connect to the smaller neighborhood destinations. In this concept, the Frog Pond Lane to 60th Avenue connection is shown as an arching, curved street.

Housing is organized to place Type 1 housing form on the north side of Advance Road and along Stafford Road, proximate to and between all five destinations. Type 2 housing form transitions to the east and northeast from the Type 1 around the Advance/Stafford intersection. Small areas of Type 2 housing form are clustered in each of the other subdistricts, focused on framework streets and intersections.

Alternative C

Alternative C is organized around the same five neighborhood destinations as Alternative B:

1. The Frog Pond Grange
2. A Commercial Main Street along the extension of Brisband Street



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3. A future Neighborhood Park located just at the end the Commercial Main Street, creating opportunities for the main street area to activate the park as a central gathering space
4. The Future Community Park
5. Meridian Creek Middle School

The framework of streets and paths/trails provide direct connections between these destinations and connect to the smaller neighborhood destinations. In this concept, the Frog Pond Lane to 60th Avenue connection parallels the BPA easement.

Housing is organized to create five focal points where Type 1 housing form is at the center, with the largest center arranged around the neighborhood park and nearby the commercial area. Type 2 and 3 housing form radiates out from each focal point.

This alternative provides the most overall housing of the alternatives, including the most Type 1 housing, providing the greatest opportunity for the City to meet the “affordable housing targets” program noted above.

Draft Housing Capacity Estimates

These are rough estimates of the dwelling unit capacity, density, and breakdown by typology in each alternative. These estimates follow from the alternative land use maps and are based on a general assumption of 25 units/net acre in Type 1, 15 units/net acre in Type 2, and 7 units/net acre in Type 3.

Alternative A:

1583 dwellings, 12.8 du/net acre

27% Type 1, 48% Type 2, 24% Type 3

Alternative B:

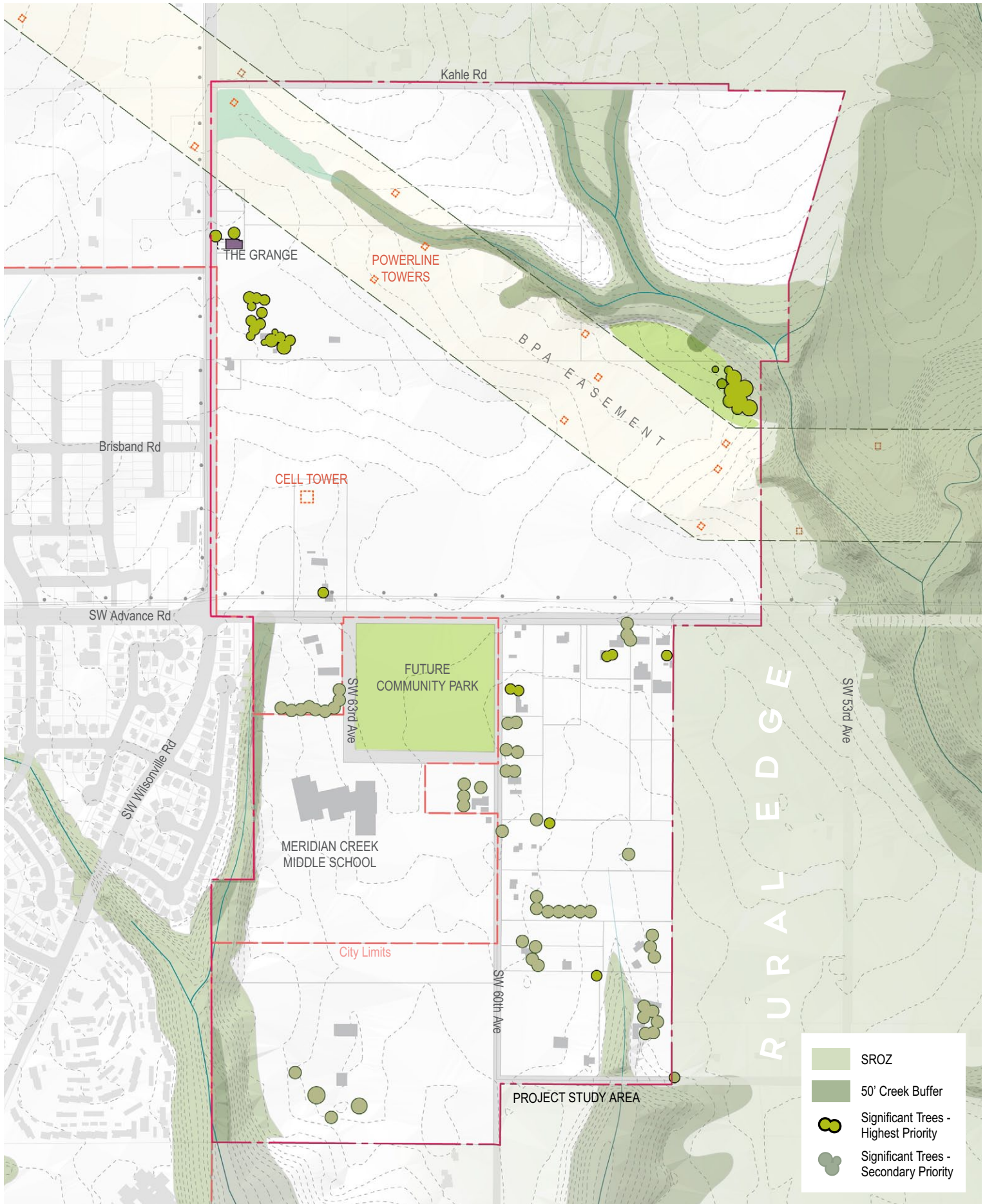
1389 dwellings, 11.5 du/net acre

30% Type 1, 33% Type 2, 37% Type 3

Alternative C:

1803 dwellings, 14.7 du/net acre

36% Type 1, 49% Type 2, 14% Type 3

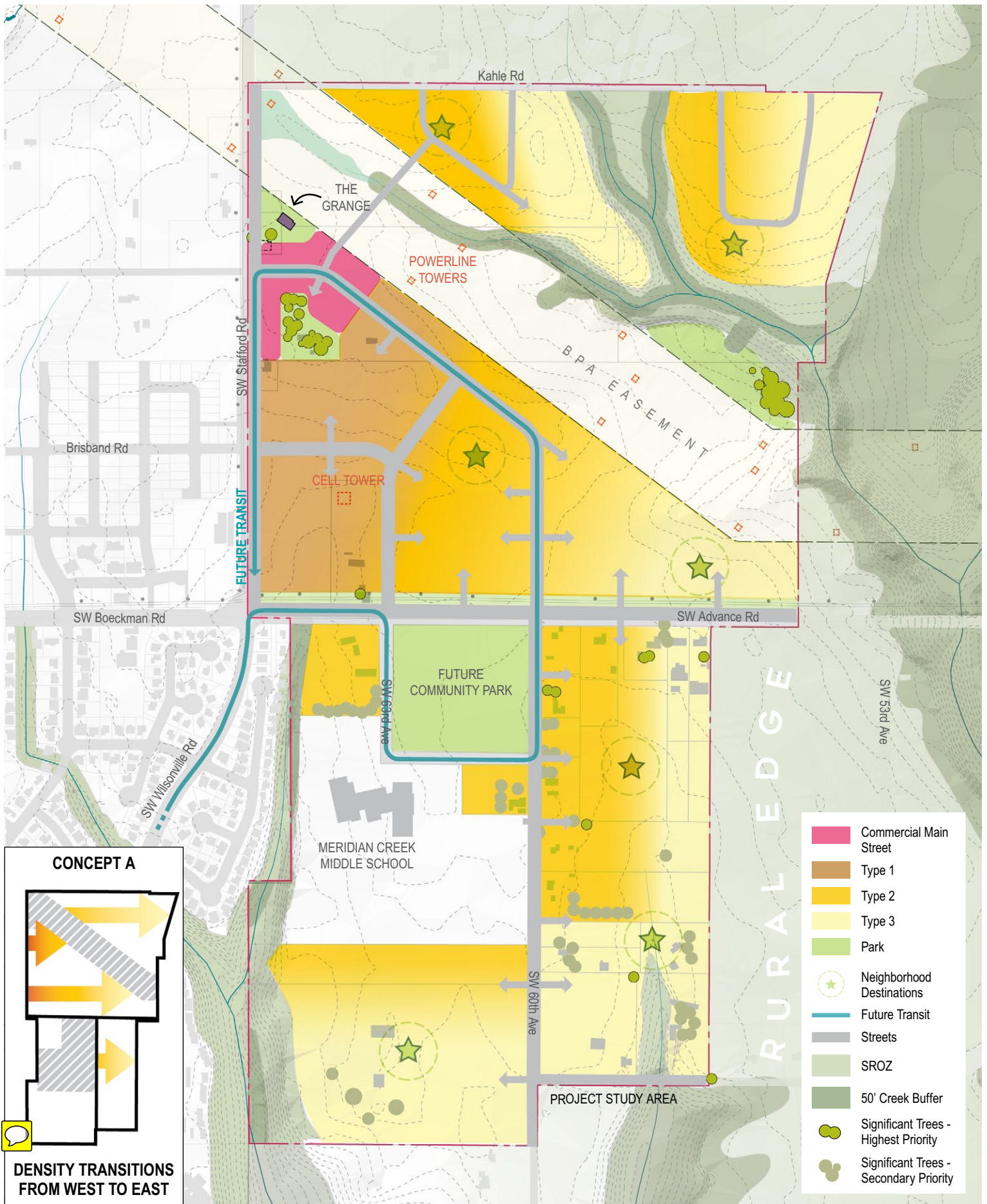


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BASE MAP







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ALTERNATIVE A: LANDUSES



