



## CITY COUNCIL MEETING STAFF REPORT

<b>Meeting Date:</b> June 20, 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 type="checkbox"/> Not Applicable	
		<b>Comments:</b> During a June 8 work session Planning Commission recommended a developing a preferred alternative most similar to Alternative C.	
<b>Staff Recommendation:</b> Provide requested input regarding land use and urban design alternatives.			
<b>Recommended Language for Motion:</b> N/A			
<b>Project / Issue Relates To:</b> N/A			
X Council Goals/Priorities: Expand home ownership	X Adopted Master Plan(s): Frog Pond Area Plan	___ Not Applicable	

### ISSUE BEFORE COUNCIL:

Provide feedback and input on components of the master planning for Frog Pond East and South, specifically regarding land use and urban design alternatives.

## **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 local 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 subject land. 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 also identifies water, sewer, stormwater, and transportation infrastructure needs and funding sources.

This will be the Council's fifth work session on the 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 recommended design concepts for development of land use and urban design alternatives.

This *Work Session 5* will present three land use and urban design alternatives for Council feedback and direction. The alternatives are based on the design concepts discussed during the May work session as well as feedback received through various outreach efforts over the last couple months. Following input from the Council and integrating additional outreach feedback, a preferred alternative will be presented at the July 18 work session. Any final refinements from the Council on this preferred land use and urban design alternative will then be the basis of infrastructure and public realm planning to occur over the remainder of the summer and into the fall.

### ***Land Use Alternatives***

Below you will find a brief description of each alternative. More description of each alternative and corresponding maps can be found in Attachment 1.

Alternatives will discuss Type 1, Type 2, and Type 3 housing types. For ease of reference, the following describes the housing types:

- Type 1 Housing: Similar to the Villebois Village Center beyond the core around the piazza, this type may include townhouses, condos/apartments, closely spaced detached homes on small lots less than 3,000 square feet.
- Type 2 Housing: Similar to areas of Villebois beyond the Village Center or small lot areas of Frog Pond West, this type may include small to medium detached single-family homes along with duplexes, triplexes, quadplexes, 2-4 unit townhouse buildings, and small (5-9) unit condo/apartment buildings on lots 3,000-5,000 square feet.
- Type 3 Housing: Similar to medium to large lot areas of Frog Pond West and single-family neighborhoods such as Renaissance at Canyon Creek, this type may include medium to large detached single-family homes along with duplexes, triplexes, quadplexes, and 2-4 unit townhouse buildings, cluster housing (multiple detached homes of similar architecture on a lot), and small (5-9) unit condo/apartment buildings on lots 6,000-10,000 square feet.

#### *Alternative A*

Highlights of Alternative A include:

- Collocating the neighborhood commercial and an east neighborhood park at Frog Pond lane with Grange building.
- Organizing housing in a transect from the west (Type 1 and 2 housing types) to the east (transition to Type 2 and 3 housing types). Types generally have their own distinct locations.
- Early estimates are for approximately 1583 dwellings at 12.8 dwelling units per net acre, 48% which would be Type 2, 27% Type 1, and 24% Type 3.

#### *Alternative B*

Highlights of Alternative B include:

- The neighborhood commercial is located along Brisband at Stafford Road with the east neighborhood park a couple blocks away to the east. The Grange is its own destination at its current location.
- Organizing housing around five focal points such as small parks, with Type 2 dwellings generally at the focal points radiating out to Type 3. The focal point at Stafford and Advance has a large area of Type 1 dwellings radiating out prior to the Type 2 and 3. Additional mixing of housing types over Alternative A, but not as much of Alternative C.
- Early estimates are for approximately 1389 dwellings at 11.5 dwelling units per net acre, 37% which would be Type 3, 33% Type 2, and 30% Type 1.

## *Alternative C*

Highlights of Alternative C include:

- The neighborhood commercial is located along Brisband at Stafford Road with the east neighborhood park collocated directly to the east. The Grange is its own destination at its current location.
- Organizing housing around five focal points such as small parks similar to Alternative B, however more Type 1 housing type is introduced with Type 2 housing generally at the focal points radiating out to Type 3. The focal point at Stafford and Advance has a large area of Type 1 housing types radiating out prior to the Type 2 and 3. Additional mixing of housing types over other alternatives.
- Provides most units and greatest mix of housing types. Early estimates are for approximately 1803 dwellings at 14.7 units per net acre, 49% of which would be Type 2, 36% Type 1, and 14% Type 3.

### ***Planning Commission Feedback and Recommendation***

Following a work session on June 8, the Planning Commission recommended developing a preferred alternative closest to Alternative C with additional refinements and considerations. Below are their key recommendations and comments regarding housing mix and location of commercial and a neighborhood park in Frog Pond East.

#### Housing Mix

- All Commissioners supported the additional mix of housing for Frog Pond South (south of Advance Road) in Alternative C.
- Commissioners like the mix of housing in Frog Pond East (north of Advance Road) in Alternative C as well. However, there was not consensus on where to center the beginning of the density transect. Some preferred the central part of the east neighborhood around the neighborhood park and other preferred along Stafford Road. Considerations included having density near the neighborhood commercial versus having smaller residential buildings along Stafford Road frontage to not be as abrupt and better mirror the frontage in Frog Pond West.
- One Commissioner also recommended the areas just south of Kahle Road on the north of Frog Pond East have Type 2 housing focused a bit further south so Type 3 is sure to be on the rural edge.
- A main focus of the Commission's recommendation is that Alternative C best supports the housing affordability concepts from the Equitable Housing Strategic Plan and Affordable Housing Analysis.

## Location of Neighborhood Commercial and East Neighborhood Park.

- The majority of the Planning Commission continues to support the neighborhood commercial as a main street concept at Brisband as shown in Alternatives B and C. This also remains the recommendation of Leland Consulting Group that has done the commercial evaluation.
- The majority also supported the neighborhood park adjacent to or a couple blocks from the Brisband Street commercial location. Additional feedback and public discussion will occur to finalize whether to locate the park immediately adjacent to the commercial as shown in Alternative B or a couple blocks away as shown in Alternative C.
- The Commissioner that supported the Frog Pond Lane location for the commercial center and park took into consideration public comments supporting the location and potential for flexibility in programming the land for civic or park use around the Grange if the commercial does not develop on a similar timeframe as the surrounding residential.

### **Discussion questions:**

1. What questions does the Council have about the presented land use and urban design alternatives?
2. Considering all of the following, the Planning Commission recommended pursuing a preferred alternative closest to Alternative C. See recommendation discussion above.
  - 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 discussed in the last work session
  - Public input received to date (see Attachment 2 outreach summary)

Does the Council support this direction? What additional feedback would Council offer as the project team developments a preferred alternative?

### **EXPECTED RESULTS:**

Feedback and direction from the Council to develop a preferred land use and urban design alternative for Frog Pond East and South.

### **TIMELINE:**

This is the fifth in a series of work sessions for the City Council. The next work session is planned for July. Most components of the project must be completed by December 2022.

### **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 grant, and matching City funds in the form of staff time. The FY 21/22 year end estimate is \$269,000. An additional \$311,000 is budgeted in FY 22/23 to complete the project.

**COMMUNITY INVOLVEMENT PROCESS:**

The project has a community engagement plan which lays out a robust public engagement program that will include meaningful and impactful involvement of people who identify with historically marginalized communities. In addition, City staff continues work with consultants and the Diversity, Equity and Inclusion committee to establish a framework for broad community involvement.

**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 support one of the alternatives, as presented, or recommend a combination of elements from the different alternatives.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Frog Pond East and South Land Use and Urban Design Alternatives Memo (dated May 31, 2022)
2. Frog Pond East and South Outreach Summary (draft, dated May 31, 2022)