

Recent Housing Outreach Engagement Summaries

Equitable Housing Strategic Plan Summary of Stakeholder Input – pg. 2

Middle Housing Outreach Report Excerpt – pg. 13

Frog Pond East and South Master Plan Community Engagement Summaries Excerpt – pg. 37

Equitable Housing Strategic Plan

Appendix B: Summary of Stakeholder Input

This document provides an overview of stakeholder input and ideas for how to improve housing equity in Wilsonville. To understand the housing challenges in Wilsonville and possible solutions to them, the project team conducted a stakeholder engagement process with the following activities:

- Focus groups and interviews during summer 2019
- An informational kiosk at the Wilsonville Public Library in December 2019
- Online surveys and feedback forums on Let's Talk Wilsonville, the City's online public engagement platform from August to December 2019
- A survey of people living in rent-regulated affordable housing in December 2019

This appendix is composed of three parts:

- Part 1: Summary of Input on Equitable Housing
- Part 2: Summary of Input on Broader Social Equity Themes
- Part 3: Outreach Process and Key Findings for Each Outreach Activity

Part 1: Summary of Input on Equitable Housing

A few larger themes surfaced that helped shape the plan, summarized below:

- **Wilsonville’s rental market is bifurcated.** There is subsidized rental housing for lower-income households and newer, more expensive developments, but little else in the middle. While stakeholders recognized that Wilsonville has a large share of multifamily units, the city lacks older market-rate rental housing that has “filtered” over time to become less expensive. The result is that the city’s rental market is perceived as being more similar to Lake Oswego and West Linn than to Milwaukie or Oregon City. Many people are paying more than they can afford for rental housing in the city.
- **For homeowners, housing affordability is seen as a key obstacle.** Wilsonville needs middle-income ownership housing most of all, including housing for residents earning 80% to 120% of area median income. Per the service providers in the focus group, the biggest challenge to homeownership that renters identified was finding a home that they could afford, especially for single-parent families and people of color. For existing homeowners, there is ongoing concern about HOA fees and property taxes driving up housing costs for themselves and for future residents. There are some resources to support existing homeowners, like home repair programs, but demand for support may be larger than the individual programs can address on their own.
- **There is a need for housing for people with mobility needs.** A key theme in the outreach was the need for single-level homes.
- **There is a perception that there is little land for infill housing development and some opportunities for the City to explore in new planning areas.** Those opportunities include (1) encouraging new housing types (e.g., homes with accessory dwelling units (ADUs) in new residential neighborhoods) with incentives (e.g., tax abatements) and (2) an easier/clearer path for small and medium infill development. Developers also identified tools to support housing affordability that other communities have, but Wilsonville lacks.
- **Wilsonville has a strong and positive history of working with affordable housing developers.** The City’s active support is both valued and seen as being essential for future development to occur. Because of this positive relationship, nonprofit housing providers are willing and eager to consult with the City early on and lend their development knowledge and expertise to planning efforts.

Part 2: Summary of Input on Broader Social Equity Themes

Equity – a world in which all people have housing choices that meet their unique needs without racial and economic disparities – is a key component of a larger strategy of achieving greater equity. As part of the project team’s conversations with stakeholders, other themes related to equity emerged, not specific to housing. While most of the items below are not directly related to housing and are therefore not appropriate to include as actions in a housing-focused strategy, they are a starting place for a more comprehensive approach to an equitable future for the City of Wilsonville. These insights informed the overall planning process, and also are fruitful feedback for future City of Wilsonville equity-planning initiatives.

General Social Equity Themes

- Wilsonville would be well-served by a committee or body focused on issues of diversity and inclusion, to provide a forum for the City to more comprehensively address social equity across all of its functions and services.
- More social connections are needed for residents who do not have a community gathering space where they feel welcome.
- Service providers participating in a Summer 2019 focus group provided examples of some residents, including people experiencing homelessness and people of color, reporting that they had felt unwelcome in public spaces.
- It is important to promote inclusion within the community. As discussed at a high level at the February 2020 Planning Commission meeting, it is important to think about what would encourage people of color to move into Wilsonville, especially if there are not enough jobs for people with different skillsets.

General Social Equity Ideas

- Develop a citywide equity strategy that incorporates a new approach to drive internal and external operations toward a more socially just and equitable community.
- Consider expanding representation on boards and commissions to increase diversity of backgrounds and views, including the Development Review Board and Planning Commission.
- Require future housing data collection and analysis (e.g., HNA, BLI, etc.) to include an equity-based group of people to provide input, feedback, and identify equity measures.
- Convene community-based organizations to determine how the City can best support them.
- Consider chartering a Human Rights Commission or similar organization that would encourage diversity, inclusivity, and celebration of Wilsonville’s many cultures.

- Given the bifurcated housing market of subsidized housing and expensive homes, aiming for the inclusion of owner-occupied units at 80 to 120% of median income would be a great idea. Wilsonville needs middle-income housing most of all.
- Reach out to school district representatives to discuss possible partnerships related to equity training, new policies to promote inclusion, etc.
- Generate ideas for what actions the City could take to attract more people of color to the community.
- Ask each of the City's boards and commissions to spend part of a meeting in the next year talking about equity and how it could incorporate greater equity in its work. The City might consider creating a training toolkit that the boards and commissions could use to increase their understanding of equity and inclusion. Each group could list what it is doing now to promote equity and inclusion and identify two to three new actions it could take in the next year to bring greater equity and inclusion into its work. This could be repeated annually or biennially.

Part 3: Outreach Process and Key Findings

Focus Groups and Interviews

The project team conducted three focus groups with employers, nonprofit service providers in Wilsonville, and nonprofit affordable housing providers. The team also conducted ten interviews with for-profit developers and a representative from the real estate industry.

Key Findings

- **Wilsonville's rental market is perceived as having newer, higher quality, more expensive developments with longer waitlists.** The market is perceived as being more similar to Lake Oswego and West Linn than to Milwaukie or Oregon City. The County gets fewer calls on discrimination/repairs/landlord-tenant issues from residents in Wilsonville. The City has a lot of amenities that make it an attractive place to build housing.
- **There is ongoing concern about HOA fees and property taxes driving up housing costs.**
- **Needed housing types:** Single-story units; smaller homes; triplex/duplexes; houses with ADUs; low-cost, single-room occupancy units for people transitioning into the area; roommate matching/homeshares.
- **Who needs help with housing:** single parents, single working adults, people with disabilities, seniors (people cannot age in place easily in Wilsonville).
- **There are not a lot of services for homeless people available locally.**
- **Like affordable rental housing, affordable homeownership projects require subsidy.** About \$100,000 to \$120,000 in subsidy is needed to build a new home affordable at 60% to 80% AMI; if purchasing an existing home, a buyer needs about 20% of the home's

value. The subsidy can come from several sources: land write-downs, permit fee/SDC waivers, outright subsidy, etc.

- **Affordability is a key issue for employers.** In a recent survey of the city’s employers, approximately 30% identified housing costs as a problem for local businesses.
- **The cost of housing presents challenges for those relocating from out of state.** Employers are challenged to find affordable, temporary housing for employees moving to the area. Those arriving in the area find housing costs to be out of line with their previous location. Many employers have to increase wages as a result.
- **Workers commuting to Wilsonville face increasing congestion** (especially shift workers). Some businesses mentioned having a difficult time retaining employees, partly due to transportation costs. Many would like to see increased transportation options for workers, such as regional transit connections and bike/walk options.
- **Employers do not have capacity to offer housing assistance** because they are increasing wages. Instead, employees (particularly lower-wage employees) are finding lower-cost housing in places like Salem, Keizer, Woodburn, Oregon City, Tualatin, and Canby.
- **Additional workforce housing and affordable student housing is needed** to help accommodate growing employment and student populations.
- **Developers working in Wilsonville find some of the City’s regulations to be onerous,** including the stormwater regulations and high SDC fees (though these are comparable to other areas). Many were complimentary of City staff but would like to see a less discretionary, streamlined review process. There has been public pushback on infill development due to density and parking concerns, which has led to increased carrying costs.
- **There is the perception that there is not a lot of land to accommodate new infill development.** Wilsonville is not on the radar for many infill developers given the lack of land for infill development, and the perception that Town Center is not yet “ready” for development.
- **The City could do a better job encouraging new housing types** (like homes with ADUs in new residential neighborhoods) with incentives (e.g., Vertical Housing Program) and an easier/clearer path for small and medium infill development.
- **Capacity for ADUs and infill development in most neighborhoods is unknown:** The majority of Wilsonville’s residential areas are covered under covenants and restrictions (CC&Rs) established by the original developers. The capacity for existing homes to add ADUs or infill on a large lot is unknown by the City and many property owners. New developments could add provisions for ADU development in the future, but there is no incentive for developers to deviate from writing CC&Rs to match the original plans.
- **Some developers referenced incentives that other communities provide:** SDC waivers for ADUs (Wilsonville has this provision in policy), Tigard’s Lean Code, tools for preserving affordability, and tools to reduce carrying costs.

- **The list of developers working in Wilsonville is short.** Developers who might be a good fit for infill development in the Town Center or other areas are not familiar with the City’s opportunities or potential incentives. While many developers are focusing attention on suburban markets, they remain interested in opportunities near good transit and existing services and retail. Infill developers are looking to partner with a city and would be open to an array of incentives. Supports could include land write-downs, SDC waivers, tax abatements, urban renewal support for infrastructure development, etc.
- **The City and County could have a closer working relationship, potentially through information sharing, relationship-building and formal agreements on County and other housing resources.** Information and referral linkages between the City and County regarding services for older adults are strong; what is needed is more actual onsite (in Wilsonville) delivery of County programs. More ongoing information sharing is needed about plans for the Metro Housing Bond, assistance for renters, housing authority programs, use and availability of federal housing assistance, and homelessness funding.
- **Wilsonville has a strong and positive history of working with affordable housing developers in the past.** For example, the City made land available, championed projects, and cleared a pathway toward a tax exemption for affordable units. This has solidified the City’s good reputation among affordable housing developers.
- **A city’s advocacy and support for affordable housing is key in making a project work.** Projects need champions on City Council, the Planning Commission, and among City staff to problem-solve development review projects and provide support for these projects at neighborhood meetings.
- **The Metro Affordable Housing Bond is a near-term opportunity to help fund affordable housing.** The City is receiving calls from affordable housing developers who might be interested in working in the city.
- **The City-owned site near the WES station could be a desirable Transit-Oriented Development site.** To make property near WES station viable, the City needs to: provide a clear path for land use review, write down land cost, provide goals for the project, and make site issues known.
- **Affordable housing developers like being involved early in process.** They are happy to share expertise and can even bring development team to talk about ideas for potential sites. Possible opportunities for tours and additional engagement.
- **Some see isolation among some residents.** More social connections are needed for residents who do not have a community gathering space. The city’s parks are a wonderful asset and people feel safe there.

Library Kiosk

In December 2019, the project team placed a kiosk survey board in the Wilsonville Public Library to gather resident input on what kind of housing Wilsonville needs most. The board was presented in English and Spanish to gather input from a wider range of residents who live

in Wilsonville, focusing on residents who have not provided project feedback through other venues such as Let's Talk, Wilsonville!

In total there were over 320 votes, which ranked eight different potential housing types for Wilsonville. Participants could choose to place as many votes as they wanted. Every housing option received votes, and the top three choices were single-level homes where people can live their whole lives, smaller, single-family homes, and homes with an accessory dwelling unit (ADU). Smaller homes were preferred more often than bigger, single-family homes at a ratio of two to one. Co-housing, which ranked fifth, received higher interest than smaller apartments or live-work spaces; both of these options ranked last, with fewer votes overall.

Most popular responses

- Single-level homes/accessibility was the most popular response
- Smaller homes (but not as much interest in smaller apartments); preferred to bigger homes by 2 to 1 ratio.
- Homes with an accessory dwelling unit

Let's Talk Wilsonville Survey and Submitted Stories

The City of Wilsonville released a survey about equitable housing on its online open house platform, Let's Talk Wilsonville, in August 2019, and a quick poll in December 2019. In addition, website visitors could submit stories about their housing experiences in the city.

Key Findings

- A total of 80 residents took the online survey. Respondents tended to be longtime residents (10+ years, 36%) or fairly new to the City (1-5 years, 39%). Renters were highly underrepresented, with 76% of respondents stating they owned their home.
- General takeaways from people who rent their homes:
 - Properties are seen as fairly well-maintained.
 - All but one respondent was at least somewhat stressed about the possibility of rent increases (79% responded yes).
 - The biggest challenge respondents identified to buying a home in Wilsonville is finding a home they can afford (68% of respondents).
- General takeaways from people who own their homes:
 - Affording maintenance needs is not generally a problem, but 88% of owners are at least somewhat stressed about affording overall monthly housing costs.
 - There is close to a 50/50 split on whether homes are suitable for aging in place. Multiple floors seem to be the biggest factor in this perception.
 - Less than half of owners (41%) think they could afford to buy a home in Wilsonville in today's market.
- Commute and schools were the top two choices of why people chose Wilsonville.

- Respondents were split on whether there is an adequate variety of housing types in Wilsonville.
- Housing concerns are mixed:
 - Just under half of respondents indicated concerns about cost of housing and expressed a need for more affordable housing.
 - About one-third of respondents shared concerns around themes of quick growth, density, too many apartments, etc.
 - Other comments indicated that more unit types are needed in the City.
- A separate “quick poll” asked “Which of these ideas would most help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities have an opportunity to enjoy Wilsonville?” (*a total of 31 responses were recorded as of January 13, 2020*)
 - The most popular response was “encourage builders to construct more single-level homes with features that make independent living easier.” (31% of responses)
 - Other responses that garnered interest were:
 - Work with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly (all types of apartments, not only “affordable housing”) (21% of responses)
 - Make it easier to build different types of homes – single detached homes, cohousing, townhomes, cottage clusters, apartments, mobile home parks (17% of responses)
- Themes of stories shared on Let’s Talk, Wilsonville!: (14 total submitted)
 - Lack of starter homes affordable for first time homebuyers
 - Increased cost of rent over time
 - More housing types needed
 - Little housing for working class
 - Need for more outreach and education on available services
 - Good quality of life – parks and schools
 - Need to plan for infrastructure to support increased growth

Renter Survey

In order to improve the project’s engagement of underrepresented groups, including renters and communities of color, housing surveys were distributed to residents living in Wilsonville’s subsidized affordable apartment complexes in December 2019. A total of 14 responses were returned to the project team.

Key Findings

Residents surveyed seem to be connected to the community of Wilsonville:

- Most of the respondents do not plan to leave Wilsonville in the next five years.
- Around 36% of respondents only looked in Wilsonville for housing.
- Most respondents were somewhat long-term residents, five years or more.
- Around 40% of respondents would contact friends of family in times of need, which suggests they have a strong network nearby.

Survey respondents feel secure and satisfied with their housing:

- Compared to the national averages, respondents found affordable housing very quickly.
- The majority also did not feel that they are at risk of losing their housing or not being able to afford their current home in the future.
- While many of the responses to the quick poll and library kiosk indicated a need for more housing suitable to aging in place, all but one respondent to this survey felt they are able to age in their current home without issue.

Survey respondents may not feel it is possible to be homeowners or are just not interested:

- The most picked answer for the last question, which asked about strategies that would help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities can live in Wilsonville was “working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly.”
- Very few respondents aspired to buy a home. This could be due to how satisfied they are with their current living situation. However, it is interesting to note that they believe the biggest barrier for anyone to buy a home in Wilsonville would be finding a home they could afford. This suggests that, if they did aspire to own a home, they see it being a big challenge to stay in their community.

Detailed Results

Question 1: How long have you lived in Wilsonville?

Twelve survey respondents have lived in Wilsonville for more than five years.

Question 2: Why did you choose to live in Wilsonville?

Housing cost was at least one of the reasons 10 survey respondents choose to live in Wilsonville. For half of the respondents, parks and open space was one of the reasons they choose Wilsonville. Only one survey respondent chose Wilsonville because of the proximity to

work. No respondents choose to live in Wilsonville for the school system or because they liked the home.

Question 3: When you were looking for your current home, how long did it take before you found it in Wilsonville?

Ten respondents only looked for housing for between zero to six months before finding housing in Wilsonville. The other respondents found housing between six months and two years. No respondents waited more than two years to find housing.

Question 4: When you were looking for your current home, what other areas were you considering?

Five respondents were looking for housing in only Wilsonville. The two other cities most commonly chosen were Tualatin and Oregon City.

Question 5: Do you feel your home is suitable for aging in place?

All but one respondent felt that their home is suitable for aging in place.

Question 6: Is your home big enough to meet the needs of your family?

Twelve respondents felt their home is big enough to meet their needs.

Question 7: If you could improve one thing about your housing now, what would it be?

The majority of respondents chose other. There did not appear to be any trend for the other responses. The second highest response for this question was more bedrooms.

Question 8: How well do you feel the property owner is maintaining your home?

Ten respondents felt that their property is well maintained. No respondents felt that their home is poorly maintained.

Question 9: Do you feel stressed about your ability to afford monthly housing costs?

Nine respondents indicated that they are not stressed about affording monthly housing costs. Only one respondent felt stressed with two feeling somewhat stressed.

10. Do you plan to stay in your current home for at least the next 5 years?

Ten respondents planned to stay in their current home for the next five years. Three were unsure.

11. Do you aspire one day to buy a home?

Ten respondents do not aspire to buy a home.

12. What do you think would be the biggest challenge to buying a home in Wilsonville?

Ten respondents believed that finding a home they could afford would be the biggest barrier to buying a home (some respondents chose more than one response).

13. If you had an issue with your living situation or needed assistance, who would you go to for help?

Seven respondents indicated that they would go to County or State services for help, and seven indicated that they would go to family or friends (some respondents chose more than one response).

14. Which of these ideas would help ensure that people from different backgrounds, ages, ethnicities, incomes, and physical abilities can live in Wilsonville?

Nine respondents thought that working with apartment owners to maintain housing for the long term and keep rents from increasing too rapidly would help the most (some respondents chose more than one response).

Middle Housing Implementation

Middle Housing Project Outreach Report

This report presents the different outreach efforts of the project, summarizes feedback received from the efforts, and indicates how the feedback impacted the recommended updates

Community Meeting and Forums for General Public

Date and Description: A February 24, 2001 meeting featured a presentation by City staff and the consultant team. The presentation introduced the project and sought to get feedback on how to make Middle Housing a success in Wilsonville.

Feedback Summary: Desire to keep Frog Pond West Master Plan consistent with previous approval. When a question was posed to the community of *what success looks like walking through a future neighborhood that incorporated middle housing*, answers primarily involved the integration of different housing into the neighborhood, the presence of natural elements, and connectivity.

Feedback Impact: The feedback reaffirmed the project focus on the look, feel, and function of neighborhoods through siting and design standards applicable to a variety of housing types. It also affirmed the deference given to previous planning efforts during the project.

Date and Description: July 20, 2021. Hosted via Zoom, the Planning Commission and the project team answered a number of questions about the project and allowed participants to offer additional feedback as the proposed updates to policies and codes continued to be refined.

Feedback Summary: Project on track with feedback to date. Additional feedback about size of alley-loaded parking spaces.

Feedback Impact: Being on track with previous feedback continued on the trajectory it was one. Where development standards only required 16-foot long alley-loaded driveways, they were updated to require 18-foot.

General Developer Stakeholder Meetings

Dates and Description: February 25 and July 22, 2021. Virtual meeting via Zoom with the Homebuilders Association and interested developers

Feedback Summary: While some developers had feasibility concerns about having middle housing “look like single-family” others did not share the same concerns. While some developers were hesitant to introduce new types of housing products, others felt the current market would absorb any variety of housing they built. Developers continue to express a desire for clear and objective criteria while balance with the appropriate amount of flexibility.

Feedback Impact: The project team carefully crafted standards to encourage the “single-family look” of middle housing. Feedback on specific standards has been incorporated into the draft standards where possible.

Outreach to Frog Pond West Property Owners/Developers

Dates and Description: February 16, 18, and 23, 2021. Individual meetings with developers active in Frog Pond West and property owners they are working with.

Feedback Summary: Development and development planning for Frog Pond West is fairly far along with plans being for primarily single-family homes. Developers are interested in how the proposed middle housing updates could impact their projects.

Feedback Impact: With information on the trajectory of development in Frog Pond West the City was able to better tailor proposed changes to Frog Pond West to match development trends. This includes looking for ways to ensure some level of additional middle housing is built in Frog Pond West.

Old Town Neighborhood Meetings

Dates and Description: March 3 and June 17, 2021. Online group meeting and discussion held via Zoom between City staff and Old Town residents.

Feedback Summary: Concern expressed about change in the neighborhood. Some owners/residents interested in additional flexibility and redevelopment opportunities the new standards would bring. Strong sentiment that a lot of effort had gone into Old Town Neighborhood planning efforts and there is a desire to stay true to those efforts as much as possible. Neighborhood generally open to adopting new Old Town Neighborhood Zone and rezoning properties as long as it supported Old Town Neighborhood Plan.

Feedback Impact: The project team focused on keeping standards in Old Town what they are to the extent allowed by State law. The project team move forward with drafting the new Old Town Residential zoning district and preparing a proposed rezoning of residential land in Old Town to the new zone.

Latinx Focus Groups (see Attachment 1)

Dates and Description: Virtual focus groups over Zoom on Saturday afternoons March 13, April 10, May 1, and May 22. All groups had a similar presentation from City Staff and Mariana Valenzuela with Centro Cultural, but the subsequent conversations were different for each.

Feedback Summary: Many participants were very pleased with the opportunity to participate. Feedback included the important of housing security and how the lack thereof can impact individuals and families.

Feedback Impact: Related to housing security is affordability. Overall, the focus groups relayed a preference for detached units. A desire for home ownership was expressed. Participants also relayed the importance of having visitor parking to be able to host culturally significant gatherings.

Feedback impact: Feedback from these focus groups led additional focus on detached middle housing options, additional focus on middle housing land divisions to provide more affordable ownership opportunities, and options to provide visitor parking, and

Old Town Neighborhood Meetings

Dates and Description: March 3 and June 17, 2021. Online group meeting and discussion held via Zoom between City staff and Old Town residents.

Feedback Summary: Concern expressed about change in the neighborhood. Some owners/residents interested in additional flexibility and redevelopment opportunities the new standards would bring. Strong sentiment that a lot of effort had gone into Old Town Neighborhood planning efforts and there is a desire to stay true to those efforts as much as possible. Neighborhood generally open to adopting new Old Town Neighborhood Zone and rezoning properties as long as it supported Old Town Neighborhood Plan.

Feedback Impact: The project team focused on keeping standards in Old Town what they are to the extent allowed by State law. The project team move forward with drafting the new Old Town Residential zoning district and preparing a proposed rezoning of residential land in Old Town to the new zone.

Online Surveys (see Attachment 2)

Dates and Description: Building off input from other outreach the project team developed an online survey to guide the project that was available during the month of April. The survey was available in both English and Spanish. The survey had 92 respondents.

Feedback Summary:

Rules of Adjacency

Key question: What level of regulation is needed for architecture variety of adjacent homes, attached or detached?

Related survey results summary:

- Attached building should have compatible architecture
- Some variation (even if just color) should occur between adjoining detached homes

Similarity of Plexes to Detached-Single Family

Key question: What level of regulation is needed for buildings containing multiple homes to look similar to detached single-family homes?

Related survey results summary: Preference does exist for the plexes that look most like single-family, but respondents were supportive of good design of plexes where differentiation of units is more prevalent.

Visual Separation of Adjacent Driveways

Key question: What design standards should be in place for driveways?

Related survey results summary:

- Dislike of shared driveways
- Preference for visual separation of driveways

Alley-Supportive Siting and Design Standards

Key question: What level of community support is there for siting and design standards that encourage vehicle access via alleys?

Related survey results summary: Support of alley access design

Residential Lot Amenities and Feature Prioritization

Key question: With the limited space on residential lots, which amenities and features are most important (parking, yard space, setbacks)?

Related survey results summary:

- Garage very important, a higher priority than driveway parking
- Parking is important, but not more important than other elements that take up space on a residential lot like separation of buildings and rear yards.

Shared Open Space and Lot Size/Parking Area Trade-off

Key question: Is the community open to trading off other priorities in order to encourage additional parking?

Related survey results summary:

- Mixed results, but more support for reducing open space for shared parking than opposition.

Recommendation: Continue a policy discussion about allowing a developer to reduce a small percent of the required open space to provide shared neighborhood extra parking.

Feedback Impact:

To encourage variety and compatible design, the draft updated development standards includes façade variety standards to be applicable across the community, including to detached single-family, building off rules in Villebois and Frog Pond.

Broad allowance of detached middle housing, defined as cluster housing, that is the equivalent of attached duplexes, triplexes, and quadplexes.

Draft standards include provisions, including architecture feature variety and allowing larger features to visually tie together adjacent units, which encourage plexes to look similar to detached single-family homes.

For driveways, the draft standards reflect a preference and emphasis for visually separated driveways and alley access.

With feedback favoring having garages, development of siting and design and parking standards was careful to not discourage garages.

With parking being of moderate importance with ranked with other “land consuming” site features, standards did not incentivize parking at expense of other lot features.

Developed standards allowing a developer to reduce a small percent of the required open space or lot size to provide shared visitor parking.

Attachments

Attachment 1 Outreach Report from Centro Cultural of Washington County

Attachment 2 Survey Report

WILSONVILLE MIDDLE-HOUSING COMMUNITY OUTREACH



March - May, 2021

Community Outreach Activities Report

By Mariana E. Valenzuela
Director of Community Partnerships &
Advocacy Centro Cultural de Washington
County

TABLE OF CONTENTS

Executive Summary

Methodology

Focus Group Meetings

Survey results

Key Findings

Conclusion

Acknowledgments

Wilsonville Middle-Housing Community Outreach

COMMUNITY OUTREACH ACTIVITIES REPORT

EXECUTIVE SUMMARY

The City of Wilsonville contracted with Centro Cultural de Washington County to conduct a series of focus groups regarding the development of Middle -Housing, and to create a community outreach framework that would establish guidelines for the city to engage the Latinx community from neighboring cities. The purpose of this document is to report the opinions and perspectives of Latinx community members regarding their lived experiences with housing opportunities, their views on neighborhoods, and middle housing types. This outreach effort is part of the strategy of the City of Wilsonville to comply with new state laws and rules under House Bill 2001 and implement action items from the City's Equitable Housing Strategic Plan 1 by considering the needs of the community.

Methodology

This section explains the community outreach strategies used to recruit participants, as well as the description of material developed for the community engagement activities. We held four focus group events, which were delivered via Zoom to comply with the social distancing requirements.

- Focus Group I on March 13
- Focus Group II on April 10
- Focus Group III on May 1, and
- Focus Group IV on May 22

Social Media- The community was informed of the upcoming virtual event via social media using the following add:



The information was posted and shared on the following Facebook pages:

- Centro Cultural de Washington County
- Promotores Ambientales
- Latinos en Oregón
- Chilenos en Portland
- ¡Conéctate!
- What's Up Wilsonville?
- Announcement of events at staff meetings

Additionally, the event information was shared in other social media pages, such as Instagram and Centro Cultural's website.

Participants included adult Latinos living in Portland, Gresham, Tualatin, Beaverton, Hillsboro, Cornelius and Forest Grove. Attendance at the focus groups ranged from 2 to 18 participants per meeting. For the four focus groups the total attendance was 35 participants. Some of them have lived in this area all their lives, while others have arrived from other countries, including Mexico, Venezuela, Colombia, and Nicaragua during the last two decades, and have made Oregon their home. While the participants were from outside of Wilsonville, their views represent potential future Wilsonville residents and the challenges the Latinx community faces with housing in the Portland region, including Wilsonville. Future outreach will need to continue to find connections to local groups, which as stated later in the report can be facilitated by Cultural Centers and similar community gathering spaces. In a period of non-Covid, efforts would have occurred to go to in-person events where engaging local Latino Wilsonville residents

There were phone calls and follow up emails sent to participants to thank them and welcome them to the upcoming event. Additionally, a survey was sent to them to gather detailed contact and demographic information. A reminder phone call was made one day before the virtual event. The key factor to emphasize on this section is the importance of contacting potential participants once they register for the event.

Moreover, a phone call is always more effective than an email as the first means of contacting a new participant.

Focus Groups

Centro Cultural de Washington County conducted four focus groups with members of the Latino Community who are residents of Washington, Clackamas and Multnomah County to provide information and gather input from participants regarding Middle-Housing. The meetings were interactive, and we were able to have meaningful discussions and participation. Participants were very grateful for the information provided, but mostly for the opportunity to be part of the conversation.

Relevant Quotes:

“Thank you for this opportunity, thank you for bringing our voices to the decision - making process.”

“Thank you so much for inviting us to be part of this. Thank you for all the information.”

Focus Group Meetings

Each meeting was co-facilitated by Mariana E. Valenzuela, Director of Community Partnerships & Advocacy at Centro Cultural, and Dan Pauly representing the City of Wilsonville. The virtual focus group events included the description and background information for the project: Community outreach, and Oregon Law HB 2001. Following introductions, participants were asked to tell their story. Many shared their stories about housing security and challenges finding adequate housing for them and their families. All their responses brought to light the challenges these members of the community have had in the process of finding a safe and affordable place to live. Each group provided valuable information. They spoke from the heart and most were active participants in the conversation. After sharing their housing stories, participants engaged in a discussion to respond to the following questions:

1. What is most important to you about a house knowing you may not get everything you want in a house? Think number of bedrooms, bathrooms, yard space, parking, size of kitchen, other.
2. Would you consider choosing a house that shared a wall with another house? Why or why not?
3. What characteristics would make a neighborhood a great place to live?
4. What services and amenities are important to you?
5. Imagine you return to Wilsonville in 20 years. The City's middle housing is widespread and successful! As you walk in neighborhoods, you really like what you see. What do you see?
6. What other characteristics are important to you for a neighborhood?

Focus Group I Summary

March 13th, 2021- Main Themes: Mobility & Affordable Housing

Experiences related to housing:

Participants' description of their housing experience reflects instability and hardship due to the rapid increase in rental

costs. 26.7 % of participants live with relatives, and 66.7 % are renting. There is much concern among the community regarding housing affordability.

Feedback on Middle-Housing Types:

- Main concerns for this section: Space, parking regulations, privacy, preferred number of bedrooms is 3, and bathrooms at least 2. Backyard space seems to be important for most participants to have family gatherings.
- Question about ADU's financial support or incentives provided by the city to build. Fees are waived, exploring other options the City has to provide the support. Question about City regulations to build ADU's. There is concern about very expensive cost for permits.
- Responses regarding a shared wall and important characteristic of a home: kitchen, 2 bathrooms, and three bedrooms. Preferred alternative by participants are cluster homes, which do not have a shared wall. Space is also important. It seems that homes are getting smaller all the time. A dignified home should have enough space. For families with children a larger backyard. It depends on the family structure. Parking space is also important. Although, one participant does not mind to share a wall as long as it is her home. It seems like a dream that may not be realized due to cost. Another participant does not mind sharing a wall with her parents.
- Responses regarding a shared wall and important characteristic of a home: kitchen, 2 bathrooms, and three bedrooms. Preferred alternative by participants are cluster homes which do not have a shared wall.
- Space is also important. It seems that homes are getting smaller all the time. A dignified home should have enough space. For families with children a larger backyard. It depends on the family structure.
- Parking space is also important. Although, one participant does not mind to share a wall as long as it is her home. It seems like a dream that may not be realized due to cost. Another participant does not mind sharing a wall with her parents. There were questions about home buying options. Educating community members about the home buying process is essential.

Feedback on characteristics of a good neighborhood

- Walking and bike trails
- Good schools and health center nearby

Wilsonville Middle-Housing Community Outreach

- Grocery store
- Libraries
- Recreational area for sports
- Parks
- Fire Department
- Childcare Center
- Police Department
- Good lighting in the area
- Public transportation
- Entertainment Center/Town center/Movie Theater/ Restaurants
- Cultural Community Center
- A church is important
- Nearby amenities
- Recycling Center

Feedback on what future neighborhoods

should be The City of Wilsonville:

Wilsonville in 20 years...

- Would like to see that their ideas from this meeting were heard. They listened to my opinions, and now Wilsonville has grown and is more diverse.
- Green spaces, families walking around.
- Sidewalks so people can walk comfortably.
- Balance between nature and urbanization.
- A good transportation system so community members can connect easily with other places.
- It includes everything we said, and additionally it is a safe place. It's a calm place, I can get to places easily, accessible to all. It is now a welcoming community. Opportunities to get to know families, it has a sense of community. Very beautiful.
- There is a farmers' market.
- Diverse family structures.
- Places for pets, green areas, places for children.
- Indicators of good quality of life.
- Amenities for people with disabilities to make the community inclusive.

Focus Group II

April 10th, 2021-Main themes: Safety & Affordable Housing

Experiences related to housing:

"It has been a radical change. We have lived in four different places. It is difficult to have to move due to the cost of rent." This quote from one of our participants describes the experience of most participants in all our focus group events.

Feedback on Middle-Housing Types:

- “Well, when you have kids, the number of bedrooms and bathrooms are important. Also, a backyard, a space for children to go outside and play, or for a barbecue. At least 2 bathrooms. The living room is not essential, since we work, but a dining room is fine. One parking space is good. Generally, those who visit us find parking on the street, but it is important to have space for one car.”
- Does not prefer shared wall due to noise, so it is not very convenient. Prefers the cottage cluster model.

Feedback on characteristics of a good neighborhood:

- Safety above all. I believe that all neighbors create the elements for a safe neighborhood
- A park, something for kids, walking trails
- School nearby
- Basic Public Services
- Access to neighborhood
- Community Center to hold meetings or celebrations, or to discuss concerns
- Access to post office, retail stores

Feedback on what future neighborhoods should be The City of Wilsonville in 20 years:

- Safe community
- Clean streets
- Urbanization
- Convenience stores
- Kids playing safely
- Businesses and buildings
- Prosperity
- The city is growing with improved infrastructure
- Health clinics for everyone
- Resource centers
- Everything that is needed to create a safe and prosperous city
- Small restaurants
- Dental clinics
- Sports Center
- Police and Fire Service
- City council office to bring concerns instead of having to go to the City Hall
- Easier access to city government

Focus Group III

May 1st-Main themes: Privacy & Home ownership

Experiences related to housing:

The conversation evolved around issues with lack of privacy, access to affordable housing, and safety concerns. Only one of the participants is now a homeowner, but would prefer to live in Wilsonville. They appreciate the location and opportunities in the city. In her words: “There are green spaces, it’s a small city, and a good place to raise a family.” Other challenges heard at the prior meetings were also present during

this discussion. For example, the need to move from place to place trying to find more affordable rent opportunities. One of our participants used to work in Wilsonville, but had to quit his job due to difficulty with transportation. He could not afford to live in Wilsonville due to high rental cost, and the commute was more than 2 hours.

Feedback on Middle-Housing Types:

- Bedrooms and the kitchen are the most important rooms in a home
- Would not like to share a wall with neighboring house
- For most participants, 3 bedrooms and 2 bathrooms is the preferred option
- Privacy
- Strict neighborhood rules are more desirable, referring specifically to use of tobacco and cannabis
- Private backyard

Feedback on characteristics of a good neighborhood:

- Schools
- Parks for fresh air and physical activities
- Grocery store nearby
- Bicycle lanes
- Access to Public transportation
- Library
- Green spaces
- Good lighting
- Good neighbors
- Police presence for safety
- Suggestion for safety: Fence around neighborhood with exclusive access to residents-access code to residents.
- Hospital or healthcare service clinic nearby
- Sports center
- Community Center, similar to Centro Cultural

Feedback on what future neighborhoods should be City of Wilsonville in 20 years:

- More people
- More houses
- More lights
- Stores-grocery store
- Neighborhoods with fences around, green spaces inside, bicycles by the house because it's safe, medium and affordable homes, affordable for immigrants, there are many of us who dream of having our own home.
- Gardens and places to grow trees, vegetables,
- Clean, fresh air
- Retail stores
- Hospital nearby
- Shopping mall
- Recreational spaces for kids
- New streets
- Clean
- More variety of foods

Focus Group IV

May 22nd, 2021-Main theme: The process of home ownership

Experiences related to housing:

There were several challenges related to housing mentioned during this meeting. Finding a place close to work is important for this group, but again, many of the participants have moved several times seeking affordable units to rent. Most of them expressed the desire to purchase their own home someday. However, there is little knowledge about the home buying process, and unfortunately this can result in losses. One of our participants shared her experience. We were very moved to hear about the people who offered to help her and her husband to purchase a home. They gave the down payment, but their friends signed the documents as if the home was actually theirs. Our participant and her husband made the monthly mortgage payments and property taxes, while at the same time the friends remained at the house rent free which was the ask for providing their name on the home purchase. Since the home was in their name they decided to sell it, although they had not paid for it. Our participant and her family had to leave the house. They consulted an attorney who could not do anything to help them since no documents were signed to honor the agreement. One of the important facts that we have learned from these meetings is that there is a great need to inform and educate the community regarding home ownership and the home buying process.

Feedback on Middle-Housing Types:

- Backyard is important for most participants, particularly those who have children
- Kitchen is an important place to gather with family
- Bathrooms are also a priority
- Sharing a wall is annoying due to noise for adjacent unit
- Number of bedrooms and bathrooms depends on the size of the family
- Interior space
- Parking spaces; parking can be an issue for Middle-housing residents
- Shared wall not desirable
- Reasons: noise, safety issues,

Wilsonville Middle-Housing Community Outreach

- To mitigate: sound proof walls; shared wall should be the garage wall, and build the homes on opposite sides
- However, sharing a wall with elderly parents is a great idea. One of our participants mentioned that she plans to have her parents next to her in the future so she can take care of them.

Feedback on characteristics of a good neighborhood:

- Good neighbors
- Good lighting on the streets
- Safety
- Green spaces
- Schools
- Safe sidewalks
- Family living in the same neighborhood
- Parks, playground
- Respect and cordiality among neighbors
- Community center
- Retail and convenience stores
- Tranquility and nature
- Vegetation
- Grocery store at a walking distance
- Schools nearby
- Recreation center/Aquatic center
- Sports fields
- Dog parks

Feedback on what future neighborhoods should be City of Wilsonville in 20 years:

- A lot of vegetation, trees, grass
- Nice homes
- Middle-housing with parking and privacy
- Library
- Enough parking
- Garbage bins
- Walking trails
- Sports center for the youth
- Would **not** like to see too many cars parked on the street. It's not good for property value, and it does not look good.
- Good lighting
- There are no homeless folks

Survey

The objective of the survey was to gather relevant background and demographic information from community members of historically marginalized communities, specifically members of the Latinx Community. The following charts describe demographic data gathered from a survey which was sent to participants one week before the virtual focus group event. We received a total of 25 responses. The survey included the following questions:

1. First and Last name (s)
2. Address
3. Phone number
4. Language preference for focus group meeting (English or Spanish)
5. Why would you like to attend this virtual event?
6. Which of the following best describes your current housing status?
7. How old are you?
8. Ethnicity
9. Gender
10. Annual income

Summary of survey results

For the purpose of this summary, and to comply with the confidentiality agreement between Centro Cultural and participants, I will provide information gathered from responses to questions 5 through 10 and address those answers which best represent all participants.

Question # 5- Why would you like to attend this virtual event?

Most of the participants responded that they would attend hoping to learn about the community and affordable housing opportunities. The housing crisis is felt by many throughout the country, particularly for those of modest income and those who do not understand the process of purchasing a home, how to build credit, and other essential requirements for mortgage loans.

Relevant quotes:

“Todo ser humano tiene derecho a tener un lugar digno y accesible en donde vivir y creo que debemos trabajar mucho en esta área para proveer recursos a quienes les es imposible pagar la renta de un lugar para su familia.”

Translation: “All human beings have the right to have an affordable and dignified place to live, and I believe that we have to work a lot in this area in order to provide resources to those who are unable to afford the rent to provide a place for their family.”

Wilsonville Middle-Housing Community Outreach

“Para contribuir con mi opinión en la expansión de estas viviendas. Compartir mi experiencia alquilando. Además de traer la voz de las personas con quien he convivido en el trabajo y grupos que participo.”

Translation: “To contribute with my opinion for the expansion of this type of housing (Middle-Housing), to share my rental experience. Also, to bring the voice of the people with whom I work and participate in groups.”

“Porque me gustaría conocer si hay una oportunidad de tener una vivienda propia o una renta económica para mí u otras familias que están pasando por una situación económica difícil.”

Translation: “Because I would like to know if there is an opportunity to purchase a home or more affordable rental for mi or other families who are going through a difficult financial situation.”

“La razón de mi interés en participar en este evento es porque mi familia y yo estamos pensando en movernos de ciudad y Wilsonville es una de las ciudades que tenemos en mente.”

Translation: “The reason for my interest in attending this event is because my family and I are thinking about moving, and Wilsonville is one of the cities we have in mind.”

“Vivo en Wilsonville y quiero saber lo que está pasando con la comunidad Latina. Tal vez hay algo que yo pueda hacer para ayudar.”

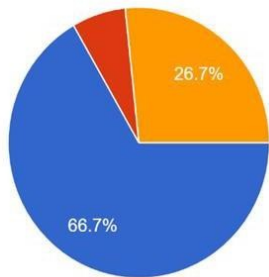
Translation: “I live in Wilsonville and I want to know what is happening with the Latinx Community. Perhaps there is something I can do to help.”

“Porque tengo mala experiencia con respecto a la vivienda en el estado de Oregón y quiero saber o abogar para que esto cambie.”

Translation: “Because I have had bad experiences with housing in the State of Oregon, and I want to know or advocate so this situation changes.”

Question # 6

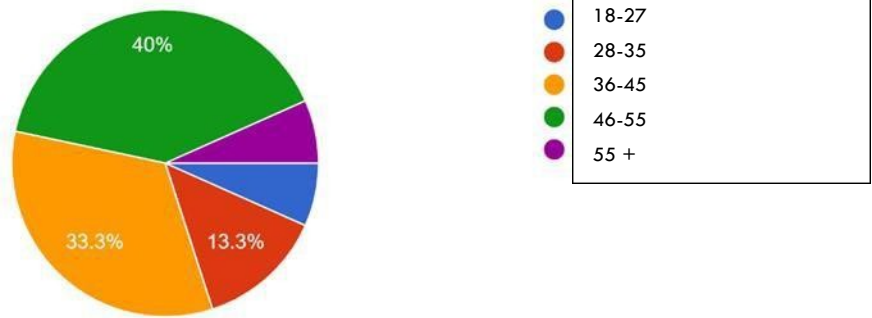
Which of the following best describes your current housing statu



- I rent
- I own my home
- I live with relatives
- Other

Question # 7

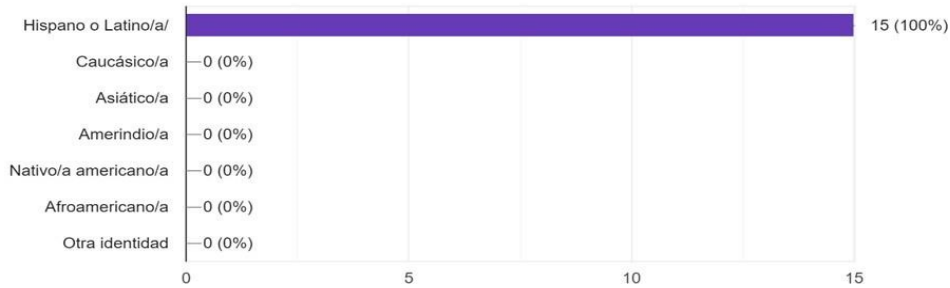
Indicate your age group



Question # 8- Ethnicity

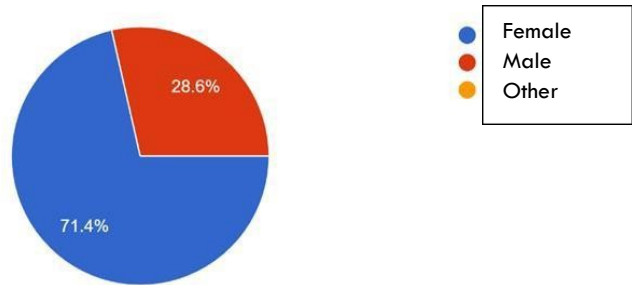
With which ethnic group do you identify yourself?

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

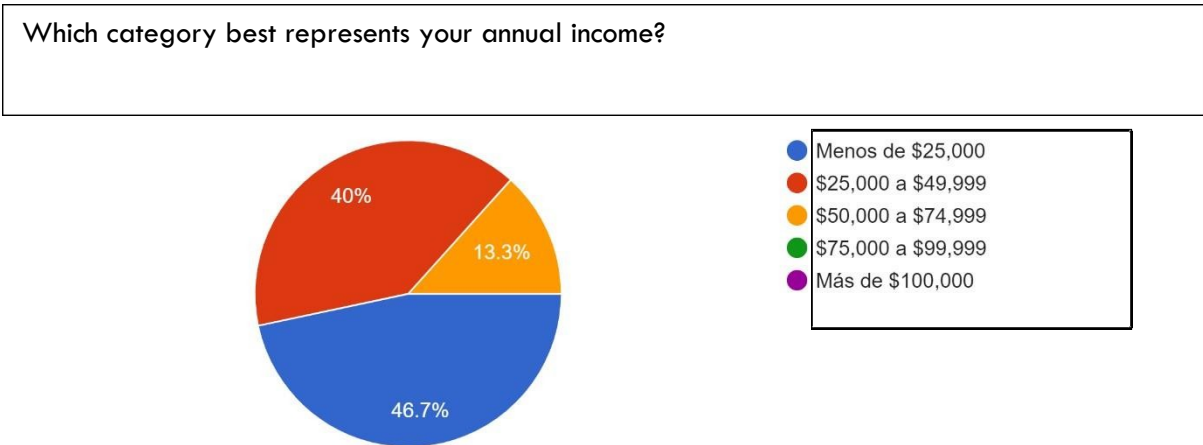


Question # 9- Gender

¿Con cuál género se identifica usted?
14 responses



Question # 10- Income level



Key Findings

- The Latinx Community is characterized by a strong sense of family, community and inclusion.
- Importance of centers and/or culturally specific organizations within a city to provide services and support to the community.
- Job opportunities and economy in Wilsonville: manufacturing, warehouse, technology jobs, retail, the whole variety of jobs, and near farmlands, Coca-Cola and Pacific Foods, Clackamas Community College, reflect a prosperous economy and an incentive for members of the Latinx Community.
- Participants were not familiar with HB 2001, nor the concept of Middle-Housing.
- Nature and green spaces are essential for this community.
- One of the important facts that we have learned from these meetings is that there is a great need to inform and educate the community regarding the process of home ownership.

About Centro Cultural and the Value of Cultural Centers

Centro Cultural was founded in 1972 by twelve migrant families who had come from Mexico to Cornelius, Oregon to work, mainly in agriculture. These families gathered frequently, and decided to create a safe place where other immigrants from Mexico could find friendship and support. Since that time, Centro has served the Latino Community in Western Washington County, and beyond. This nonprofit organization has grown by acknowledging the needs of the communities, finding necessary resources, and providing solutions. It has become an essential asset for the community by building bridges through partnerships, and delivering what we offer. Currently, Centro serves the community through a variety of programs which provide opportunities for growth, leadership development, and empowerment which reflect the mission and values of our organization.

Wilsonville is a prosperous city. It has much to offer in terms of economic and professional development opportunities, such as jobs, education and trainings. The location and size of the city are ideal characteristics to create healthy and prosperous communities. However, in order to bring in a diverse population, investments will have to be made. In addition to affordable housing, a cultural center is essential. Such a place is more than a building with office space and a gathering room for meetings,

workshops, and special events. Creating a cultural center is a process that goes beyond the upgrading or construction of a new building. The non-tangible aspects of this space must be co-created with the community, particularly with the diverse group (s) the city wishes to engage. There are two elements that must be present in a cultural or community center: Safety and Trust. I capitalized these words because without them any effort will not succeed. By co-creating this space with the community through community engagement activities, focus groups, and/or surveys, the city will be building a relationship of trust while embracing diversity. What should this place offer? It must offer basic services and resources, such as information regarding public transportation and healthcare resources; It should offer workshops to inform and educate community members on important topics; It should be a safe place for everyone who seeks help, and it should provide volunteering opportunities for the youth and others. Language must be considered as well. In addition to the practical services that a cultural community center must offer, it should also be a place to hold or plan events that are important to community members. For example, celebrating the Hispanic Heritage Month, El Grito, Day of the Dead shrine contest, these are all activities that the Latino Community will welcome.

Conclusion

The implementation of the focus groups for the purpose of this project was to provide information regarding the concept of Middle-Housing and how this concept relates to the City of Wilsonville's current and future urban developments. Everyone learned much more through the open conversations. First and foremost, the City learned that the essence of the Latino Community is based on a strong sense of family and community, as well as a genuine believe that everyone should be included in the decision-making process, particularly when it relates to housing, nature, green spaces, and opportunities to thrive.

Participants also expressed the need to create a cultural center that welcomes everyone, and provides a safe space to gather, to celebrate and/or to search for resources, such as jobs, ESL classes, health insurance, transportation, and professional development opportunities.

Another important takeaway from our community engagement activities is that the concept of Middle-Housing is unknown to many, more so HB 2001. We provided the relevant information, and answered questions to make sure all attendees understood the opportunities that implementing HB 2001 would mean for the future of Wilsonville.

Participants learned that Wilsonville has much to offer in terms of jobs and education opportunities. However, housing is not affordable for most. HB 2001 provides hope for many community members that in the near future they will be able to live in the same city where they work.

Participants were open and candid, grateful to be there, and to have been invited to be part of the process. Most of them dream to someday become a homeowner. They learned about this concept, and we learned about their dreams.

Next Steps

Through our recent community engagement activities, the City of Wilsonville has begun to build a bridge with members of the community who had been marginalized for too long. Their feedback is essential to the planning process of urban development of the city, as it is also imperative to continue strengthening the relationships with community members of diverse background, and with community organizations that represent them.

Moving forward, participants will continue to be informed of any new developments, and most importantly, they will be updated on how their participation and feedback is being considered during the planning process of future developments by the City of Wilsonville.

Acknowledgments

from Mariana Valenzuela, Director Community Partnerships and Advocacy

I want to express my gratitude to the City of Wilsonville, particularly to Dan Pauly, for giving us the opportunity to work on this community engagement project with members of the Latinx Community. I am particularly grateful to the thirty-five participants who attended, shared openly their stories, and provided

valuable information regarding their experiences with housing. I would also like to thank my colleagues at Centro, especially Anna Bird who provided support in advertising and promoting each event. It has been a rewarding experience thanks to all of you who have been part of this project.

Frog Pond East and South Master Plan

ENGAGEMENT SUMMARY: APRIL-MAY 2022

Overview

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. Attached are summaries for each of the meetings.

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

- 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

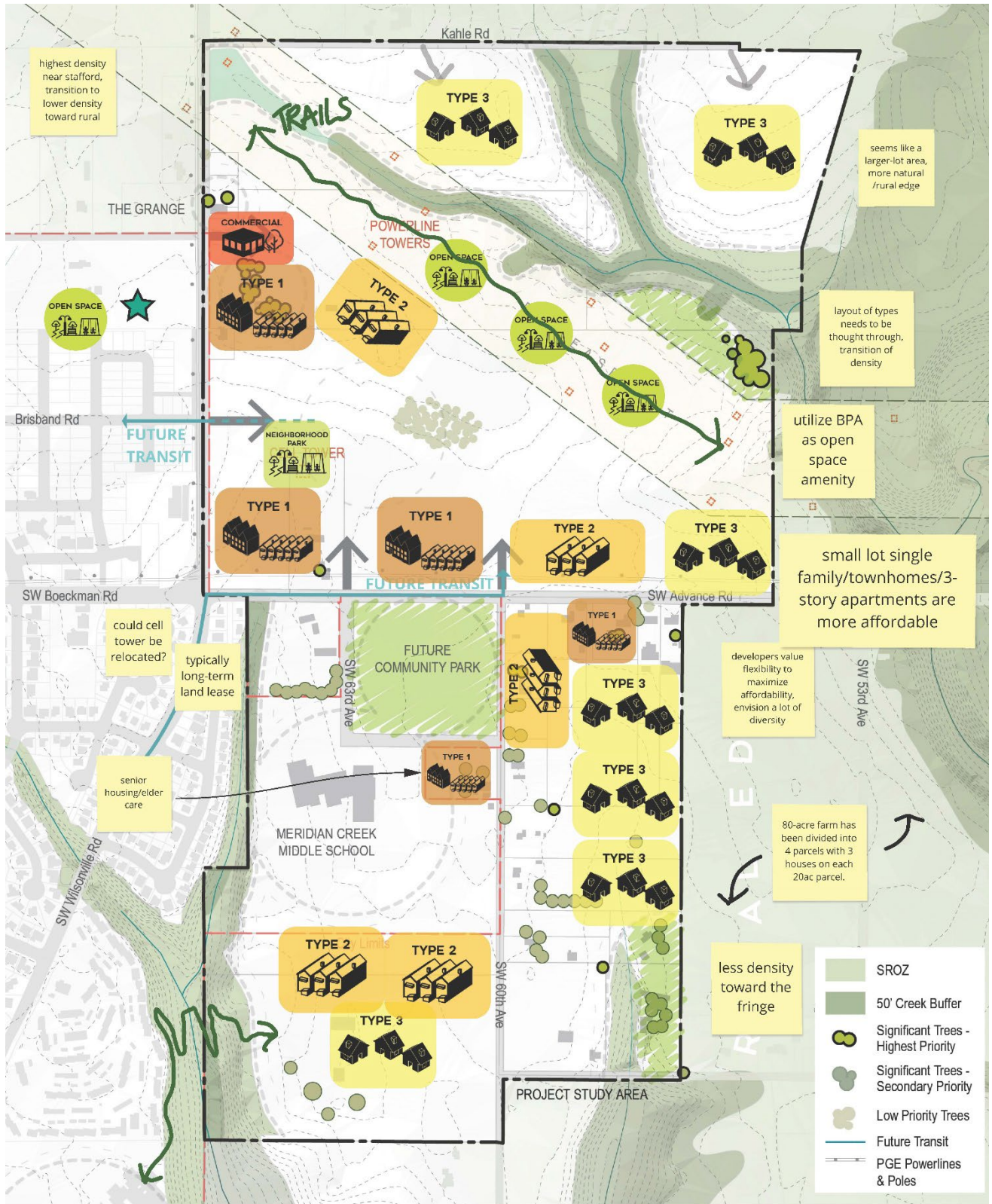
The attendees were divided into two discussion groups. After introductions, each group discussed:

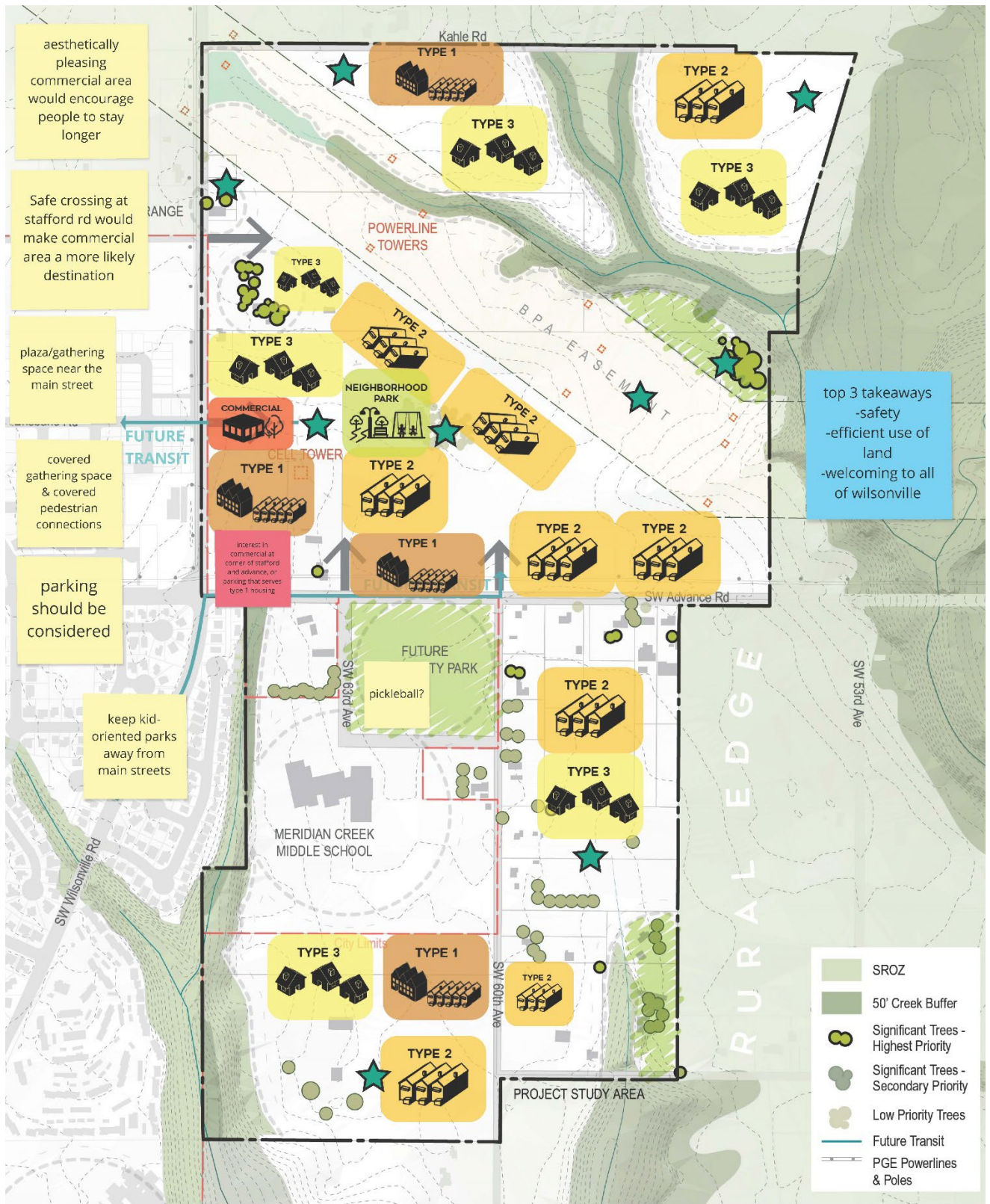
1. Location and context – Where at the destinations for community gathering in southeast Wilsonville?
2. Connections – Based on a conceptual map of how to connect local destinations, the groups discussed ideas about places to connect and added ideas for additional connections.
3. Neighborhood commercial 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

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.





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.

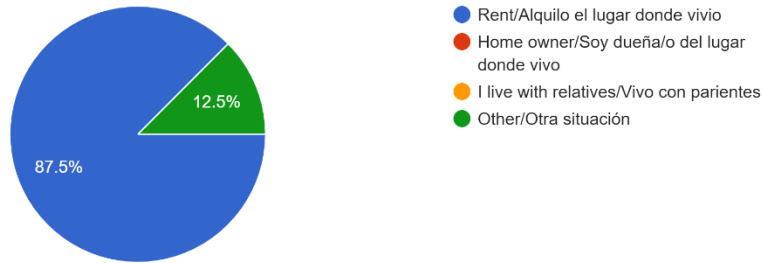
Pre-Meeting Survey

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?

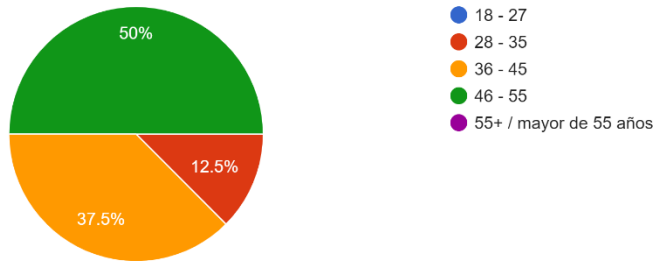
8 responses



2. Age group

¿Qué edad tiene usted?

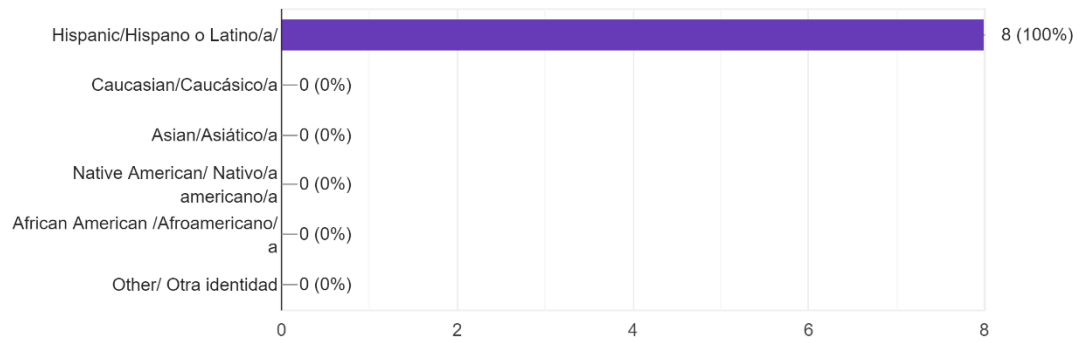
8 responses



3. Ethnicity

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

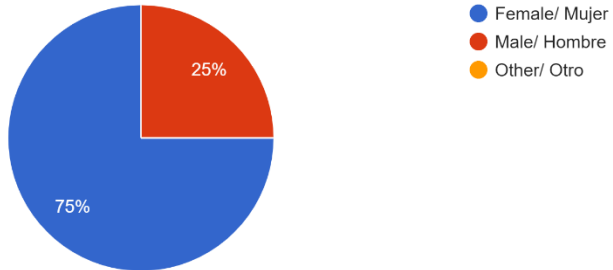
8 responses



4. Gender

¿Con cuál género se identifica usted?

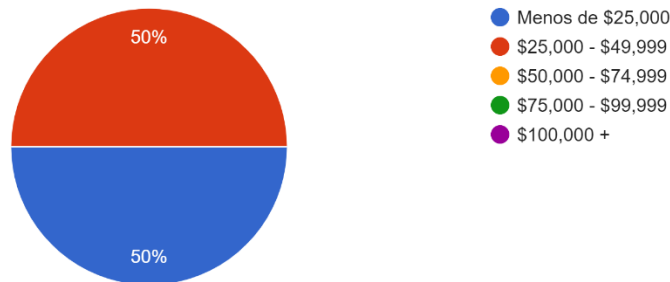
8 responses



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.



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.



Meeting Summary – Affordable Housing Focus Group with First-Time Homebuyers

When: June 6th, 2022; 5:30-7 p.m.

Where: Zoom

Participants:

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

Attendees: 5 first-time homebuyers living in the Portland metro regions, recruited primarily via Proud Ground

Meeting purpose: Seek the perspectives of 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.

Questions

Discussed the following questions:

- Home buying criteria
 - **Price range**
 - Poll question: What is your approximate price range as you are looking for homes?
 - <\$350k
 - \$350-400k
 - \$400-450k
 - \$450-500k
 - \$500-600k
 - >\$600k
 - Poll question: Are you expecting to receive financial support for your home purchase?
 - Yes, nonprofit (e.g. Proud Ground) or public support
 - Yes, family support
 - Yes, employer support
 - No support
 - Have you seen homes in your price range that you think would meet your needs?
 - **Home type and size:**
 - What type of homes are you looking at or willing to consider and why?
 - What size of home do you need for your household?
 - What characteristics of the home itself are most important to you (e.g., condition, size, attached vs. detached, private outdoor space, particular features or design)?
 - An “accessory dwelling unit” or ADU is a second small unit on the same property with a larger home. They can be attached to the main home or separate. If you could afford to buy a home that had an ADU, would that appeal to you? Why or why not? What about an ADU sold separately?
 - **Location & Neighborhood amenities generally:**



- Where have you been looking in the region so far (e.g. neighborhoods, cities)?
- What places are most important for you to have easy access to (e.g., job, daycare/school, family, transit, etc.)?
- What is most important to you about a future neighborhood (e.g., safety, access to parks/recreation, community, school ratings, being near certain types of businesses)?
- **Wilsonville:**
 - Have you considered buying a home in Wilsonville specifically? Why or why not?
 - If you could afford an attached or small detached home with a small yard in a new neighborhood in Wilsonville, do you think that would be a good fit for your household's needs and priorities?
- Anything else you want to share?

The session ended when all questions had been discussed.

Comments and Key Themes from Participants

Price Range and Financial support:

- Most looking for homes under the approximate median home price in Wilsonville of \$600,000, with two looking between \$350k-\$450k, two looking around \$300k and one with the potential for lower or higher values.
- Multiple participants were receiving support from Proud Ground or a similar organization and the others had considered or pursued support previously.
- All participants commented on the high prices of housing and that this created barriers to being able to purchase their ideal home though a few had seen some options around the region that would fit their needs in their price range.

Home types and size:

- All participants expressed that their ideal housing type would be a single-family detached home with a yard though other options were acceptable to some if this type of housing was not available in their price range.
- Families with children were looking for housing with more than two bedrooms, those without children would consider a one or two bedroom. A few participants had found single-family detached housing potentially in their price range with a combination of small footprint housing (such as a small bungalow), older homes or homes outside the city.
- Yards were particularly important to families with children however participants without children were also interested in private outdoor spaces.
- ADA access was important for some, including for multi-generational households and those hoping to accommodate aging parents.
- Additional desires included for good parking, not having a driveway on a busy street, having a garage, space for gardening.

Home-buying choices and trade offs

- Generally, the more space and privacy from neighbors the better.



- Cottage clusters were the most desirable option if a single-family detached home was not available. However, most participants expressed concern with having a shared yard based on potential difficulty dealing with neighbors or feeling concerned about their children in a shared area.
- Some participants were open to ADUs, especially to provide housing within a family such as for a sibling with their own family, an adult child or aging parents. Fewer participants were interested in an ADU shared outside of family but some were open to it.
- Home-buying process itself described as difficult or intimidating, steep learning curve. Multiple participants indicated that they were seeking out resources to better understand the process, but not with universal success.
- Multiple participants expressed willingness to sacrifice the size (of housing, of the yard) for more privacy.
- In a few cases, participants expressed that they would be more likely to wait to purchase until they found the right fit while others were open to or actively pursuing a home purchase that was not their ideal as a 'starter home' with the expectation of selling in the future to be able to purchase something closer to what they were looking for.

Location and Neighborhood Amenities:

- Most consistent interests were for neighborhood safety and access to shopping such as grocery stores and the mall. Being close to family and/or childcare was also important for most.
- Additional Interest in: schools, quietness, walkability and ADA access, public transportation, access to work, access to the freeway
- Many people liked the idea of staying close to where they are already located, especially in terms of maintaining family and school access. Those who were more willing to move to a new neighborhood included those without children and those with connections to many areas in the region.

Wilsonville

- Generally positive associations but multiple participants knew very little about Wilsonville, including where in the region it was located.
- Factors when considering moving to Wilsonville
 - Price of housing
 - Maintaining access to school and family
- Positives
 - Perception of safety
 - Access to the freeway
 - Access to jobs
- Negatives
 - One person noted they had noticed that housing being close together with small yards in Wilsonville which was off-putting.



ENGAGEMENT SUMMARY: AUGUST-SEPTEMBER 2022

Overview

This document summarizes community engagement activities conducted between in August and September 2022 for the Frog Pond East & South Master Plan. The project and engagement were focused on:

- Sharing ideas and obtaining feedback regarding public realm designs
- Updates on the Preferred Alternative

Key themes from each engagement meeting or activity are summarized below. 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.

- Tabling Events
 - Popsicles in the Park (August 9, 2022)
 - Back to School Resource Event (August 17, 2022)
 - Wilsonville Block Party (August 25, 2022)
- Open House for Frog Pond Projects (August 23, 2022)
- Online survey on Let's Talk Wilsonville! (entire month of August 2022)
- Grupo de Enfoque en Espanol (Focus Group in Spanish, September 17, 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.



Tabling Events

Summary

Popsicles in the Park was held on August 9, 2022 in two sessions: Noon to 2 p.m. and 4:30 to 6:30 p.m.. Tables were set up at the shelter area of the Murase Plaza in Memorial Park. Notice and event announcements were published in the online and print sources noted on page 1 of this report.

Displays and table-top information was provided for:

- The Frog Pond East and South Master Plan
- The Boeckman Bridge Replacement Project
- Frog Pond West Neighborhood Park
- Kids activities: a “draw your park” table, “catch and ask a question beach ball”, and raffle for arts supplies

The event was informal and emphasized chatting with attendees and answering their questions. Over the course of the two sessions, staff spoke with about 40 participants who viewed Frog Pond materials. Spanish speaking project team members were present to engage Spanish speakers. A significant portion of the engagement was playing the “beach ball game” with children visiting the park. Feedback regarding the parks was generally positive with existing parks in Wilsonville often used as examples of what participants would like to see in future parks.

The **Back to School Resource Event** was held on August 17, 2022 from 5:00-6:30pm at the Boeckman Creek Middle School. One table and two easels were set up to the right of the events entrance near other City and Public Service related outreach booths.

Displays and table-top information included:

- The Frog Pond East and South Master Plan
- Kids activities “catch and ask a question beach ball”, and raffle for arts supplies

The event was very well attended, with an estimated 400 (parents and children) people. At the Frog Pond station, staff spoke to approximately 50 people during the evening. The majority of conversations centered around the proposed land use map and housing type. Many residents expressed excitement regarding the proposed housing variety in the neighborhood. Some residents referenced Villebois as an example of a successful neighborhood that they would like to see reflected in the Frog Pond Development, especially regarding the parks and neighborhood connectivity. Several residents expressed their excitement to be included in the planning process and an appreciation of the transparency. A few residents expressed their concerns regarding potential traffic and the impact of more housing development within the City. Most questions surrounded the timeline for the construction of the neighborhood as well as the expected amenities including the future school.

The City of Wilsonville’s **Community Block Party** was held on August 25, 2022, at Town Center Park from 5:30 to 8:30pm. The event included live music, games, and activities hosted by numerous City departments. Members of the Wilsonville planning department and planning commissioners were on hand to discuss the Frog Pond East and South Master Plan and ask questions about elements of the public realm. Activities included a community chalk board and dot preference exercise, as well as a game aimed at children to answer preference questions in exchange for popsicles.



Frog Pond Feedback At the Tabling Events

The following is a summary of questions and feedback heard at the tabling events.

Questions

- Where will development begin?
 - Generally, in areas close to utilities. The Azar property north of Advance Road has a project developer and will likely be one of the first areas to develop.
- Will improvements be made east of the project area on Kruse Road?
 - No. The City requires improvements along developing properties within the Urban Growth Boundary.
- Why is Type 1 housing planned for south of the school property?
 - That element of the Preferred Alternative is part of the plan's strategies for "variety of housing throughout" and to plan housing choices that may be more affordable than lower density options.
- We farm the area north of Kahle Road. We are concerned about trespassing and moving our farm equipment in the future when those areas develop and we have urban neighbors. Can we work with the City in the future on those issues?
 - Yes. The City welcomes working with property owners.



- What intersection improvements are expected at SW Brisband and SW Stafford?
- What is the plan for parks in the West, East, and South neighborhoods?
- How much are new homes in Frog Pond expected to cost?

Feedback

- Bikers feel most comfortable riding bikes in designated bike lanes that allow separation from cars with protective features such as physical barriers and bike specific traffic signals.
- Event attendees expressed interest in parks with areas focused on natural resources, foraging and “managed wilderness”
- Residents expressed concerns about population growth within Wilsonville.
- Participants consistently acknowledged housing affordability issues in Wilsonville and expressed interest regarding the City’s current effort in planning a neighborhood with housing options and opportunities for diverse groups.
- Participants expressed interest in spaces formally dedicated to certain activities such as an amphitheater, splash pad, snack shack, disc golf course, bike park, and tennis courts.

Game Feedback

Games with the intention to spark discussion and help increase the participation of Wilsonville’s younger population were played at both the **Popsicles in the Park** event as well as the **Block Party**. Questions asked of children and adults during the beach ball and lily pad games at **Popsicles in the Park** and the **Block Party** along with a summary of responses are below:

- Which Park in Wilsonville is your favorite?
- Where do you feel unsafe riding your bike? Why?
- How do you get to your favorite park? Walk, drive, bike?
- Where do you like to ride your bike? Why?
- What is a unique park feature you would like to see in a new park?
- What is your favorite activity to do alone at the park? With friends?
- Do you prefer natural trails or paved trails?
- When you go for a walk or a hike is it about the destination or the journey?

Response Summary from **Popsicles in the Park**

- The most popular park mentioned was the Splash pad area of Murase Plaza followed by the lower Memorial Park trails.
- The majority of participants asked the above question drive to the park. Those who walked, biked or scooted to the park most often lived in close proximity to the park.
- Participants like to ride their bikes in areas separated from major roadways including in the park, on trails, at a bike park, or designated bike lanes.
- Participants feel unsafe riding their bikes both due to both the surrounding environment (cars) and physical conditions. Regarding the surrounding environment, people did not feel safe riding near or on busy streets or in apartment parking lots. Regarding physical conditions, participants do not feel unsafe on bumpy or very steep surfaces.



- Participants expressed interest in the following features for a new park; monkey bars, covered playground for rain/sun, paved path for scooters, interactive water features/splash pad, climbing wall, quiet place to walk, snack shack, jungle in the park, jungle gym, a zip line.
- Most participants enjoy playing games with friends or on playground equipment such as slides, swings, monkey bars, etc. Other less mentioned activities included soccer, hiking and biking.
- Participants expressed a preference for natural trails.
- The majority of participants like to go on a walk for the experience of the walk or “the journey”

Response Summary from the **Block Party**

- The most popular parks among participants were Town Center Park and Memorial Park .
- The majority of participants asked the above question drive to the park. Those who walked, biked or scooted to the park most often lived in close proximity to the park.
- Participants like to ride their bikes in areas separated from major roadways including in the park, on trails, at a bike park, or designated bike lanes.
- Participants expressed a preference to walk within known areas such as their neighborhoods or parks.
- Participants expressed interest in the following features for a new park; a place to draw with chalk, a splash pad, slides, a zip line, swing sets, a climbing wall, a place to run.
- Participants like to “enjoy” the park. They expressed liking to walk on the trails, play in grass and talk with friends.
- There was a general preference among participants for natural trails with some preferences changing depending on the activity. Paved trail preferred
- Participants did not indicate an overall preference regarding whether they enjoy walking to get to destination or for the experience of the walk or “the journey”.

Chalk Board Feedback

A four sided chalk board was set up at the **Block Party** with the prompts “**A perfect street to bike on has...**” and “**My dream park has...**” for participants to respond to. A summary of responses are below:

- Participants expressed interest in parks that accommodate a wide variety of activities. Specifically participants indicated interest in including areas for pets, managed wilderness, forested trails, fruit bearing or edible vegetation and space for parties and food carts. Unique features mentioned on the chalk board includes amphitheater, poker table, concession stands, a playground within the forest, disk golf, trees to climb, indoor heated space, and waterslide.
- Safety was a priority when discussing the perfect street to bike on. Some of the mentioned safety measures were slower traffic, separation from cars, signals at walkways and traffic lights with bike lane sensors, and open space with clear site line.



Frog Pond Projects Open House

The City partnered with the West Linn-Wilsonville School District to co-host an open-house style meeting on August 23, 6-8 p.m. at the Meridian Creek Middle School. Information was shared about three significant projects taking place along Boeckman Road:

- A new primary school
- The Boeckman Road Corridor Improvements
- Frog Pond East & South Master Plan

The event was a drop-in/open house format and emphasized chatting with attendees and answering their questions. It was attended by approximately 100 people. Staff spoke with about 30 participants who viewed Frog Pond materials.

Frog Pond Feedback at the Open House

- General acknowledgement of and support for a variety of housing, and preferred alternative overall
- Limited feedback on public realm design

Spanish Public Realm Focus Group

The Spanish Public Realm Focus Group was held on September 17, 2022 at 1:30pm and ended at 2:30pm. The meeting was conducted in Spanish and English using live translation. The meeting began with a short presentation on the project background and current status of the Frog Pond East and South Master Plan. Prior to asking questions brief descriptions of the public realm elements were described to the group, allowing the opportunity for clarifying questions. Two sets of questions were asked of the group, one set focusing on walking path, trails, and bike lanes and the other focused on parks and gather spaces. The questions and key themes from the meeting are below.

Questions Asked

Parks

1. What types of larger amenities or areas (sports fields, trails, shelters, natural areas) would you like to see? Why do you like them?
2. What types of smaller amenities or areas (benches, sitting areas, picnic covers, playgrounds) would you like to see? Why do you like them?
3. What is the most important thing that should be considered for Frog Pond's neighborhood park?

Walking

1. What makes a street crossing or sidewalk comfortable for you?
2. Describe your favorite neighborhood or area to walk? What do you enjoy about it?

Biking

1. What is your favorite place to ride a bicycle?
2. What are the most important things that should be considered in designing bicycle lanes and paths in Frog Pond East and South?



Key Themes

Holistic Function- There was an emphasis on the importance of creating a space that serves everyone's needs in a cohesive way. Focus group members mentioned the need for active and passive spaces functioning together. For example, sports fields with adjacent gathering areas.

Recreation verse Transportation- There was discussion regarding how walking path, sidewalks, and bike path need to be designed differently depending on needs. They spoke to the differences in what would be needed for recreation verse transportation. There was a preference for natural walking and biking trails that allow the freedom to interact with the surrounding environment for trails intended for recreation. For bike paths and walkways intended for transportation there was a preference for protected areas that are physically separated from traffic and potential hazards.

Safety- Safety was emphasized repeatedly in the focus group conversation. This was the main concern regarding pedestrian connections and trails as well as visibility throughout the park. For this reason bike lanes and sidewalks with physical barriers were consistently the preferred design.

Family and Community Gathering- The function main function of parks, according to focus group members, is creating a space for gathering with friends and family. For that reason it is important to think about how the space allows groups to gather as well as provide a wide range of activities that facilitate group play.

Exercise and Outdoor Education – Parents in the focus group discussed the role the parks and trails can play in their children's and families lives. They emphasized the importance of creating the opportunity for exercise and exposing children to the outdoors. There was also significant discussion regarding screen usage among children and how the parks can counter the current screen focused culture among our youth.

Public Realm Survey (English and Spanish)

Key takeaways from Surveys:

- Respondents really like Memorial Park and especially value trails. Frog Pond East and South should keep design of large park consistent with other large City parks and include substantial opportunities for walking
- Playgrounds are a common request for small to medium amenities in parks and like the type of playgrounds in existing Wilsonville parks.
- In setting priorities for parks one respondent summarized other common responses well by stating the priorities should be safety, shade, and fun.
- When asked to rank amenities in order of importance, respondents most prioritized trees and shade, covered areas for gatherings, and playground structures. The lowest ranked amenities were pet exercise areas and a community garden.
- Other park features respondents would like to see include water features and restrooms
- Respondents feel key things that make a pedestrian street crossing comfortable are high visibility and crossing lights/signals.
- Respondents feel design of trails and paths should prioritize safety and connectivity



EAST & SOUTH MASTER PLAN

- Respondents feel Villebois is a great example of a neighborhood with good bicycle infrastructure and connectivity
- Input on bicycle facilities include request for separated and protected facilities especially for children and youth and these types of facilities were indicated, by a wide margin, as those that are very comfortable and safe.