



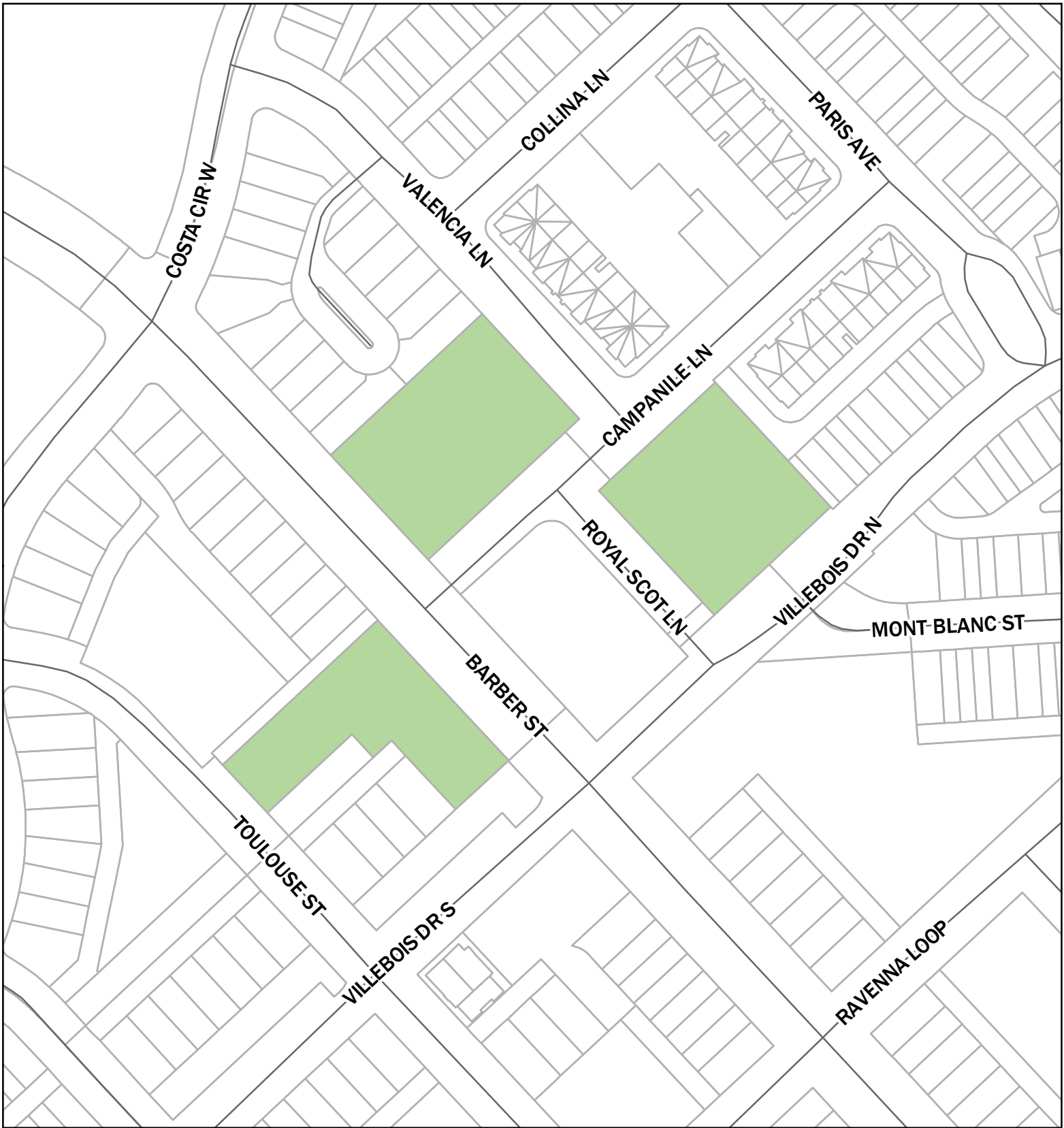
Wilsonville Vertical Housing Development Zone—Local Criteria

For a project to be certified for VHDZ, it must be located within the identified boundaries as shown on the attached maps and meet the following requirements:

(1) In addition to the project certification requirements under ORS 307.858 related to ground floor nonresidential use, the following criteria apply to ground floor interior spaces intended to qualify as nonresidential use:



- **Direct street access required:** Each space must have a direct entrance to/from the primary public street.
- **Commercial/mixed-use design required for ground floor:** The ground floor must meet all applicable design standards for commercial/mixed-use ground floor spaces and any applicable architectural standards related to commercial/mixed use buildings and storefront design.
- **Design of live/work space:** The nonresidential area of ground-floor spaces that meet building code requirements for live/work units may qualify as a nonresidential use, provided the following criteria are met:
 - The nonresidential area is adjacent to and accessible from the entrance to the primary public street.
 - The nonresidential area is or can be separated from the residential area (e.g., with walls, half-walls, different levels, etc.).
- **Commercial or community-serving space required:** Each building must include at least one (1) nonresidential space that fronts the primary public street and meets one of the following criteria:
 - Commercial space designed for use by an entity engaged in the exchange of goods or services with the public, excluding live/work space.
 - Community-serving space that provides access and benefits to the broader community beyond building residents and their guests.

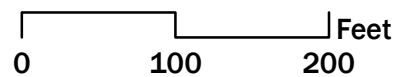
(2) The project must demonstrate consistency with the applicable goals, policies, and/or objectives in adopted Master Plans for the project site, to the City's satisfaction.



Vertical Housing Development Zone

Villebois Village Center

-  VHDZ Area
-  Tax Lots





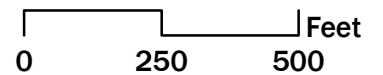
Map Date - February 2022



Vertical Housing Development Zone

Town Center

-  VHDZ Area
-  Tax Lots



Map Date - February 2022

Vertical Housing Development Zone (VHDZ) Tax Lots

*Note – Tax lot listing as of April 2022. If any of these parcels are subject to a partition or subdivision application, the entirety of the parent tax lot will remain within the VHDZ.

Villebois Village Center

Taxlot ID	Property Address		
31W15AC02100	NO SITUS	WILSONVILLE	97070
31W15AC02800	NO SITUS	WILSONVILLE	97070

Town Center

Taxlot ID	Property Address		
31W13CB00700	29020 SW TOWN CENTER LOOP E	WILSONVILLE	97070
31W13CB00800	29028 SW TOWN CENTER LOOP E	WILSONVILLE	97070
31W13CB00900	29029 SW TOWN CENTER LOOP E	WILSONVILLE	97070
31W13CC00400	8229 SW WILSONVILLE RD	WILSONVILLE	97070
31W13CC00600	8275 SW WILSONVILLE RD	WILSONVILLE	97070
31W14D 00107	29025 SW TOWN CENTER LOOP W	WILSONVILLE	97070
31W14D 00109	NO SITUS	WILSONVILLE	97070
31W14D 00220	29400 SW TOWN CENTER LOOP W	WILSONVILLE	97070
31W14D 00221	29585 SW PARK PL	WILSONVILLE	97070
31W14D 00223	29300 SW TOWN CENTER LOOP W	WILSONVILLE	97070
31W14D 00230	29100 SW TOWN CENTER LOOP W	WILSONVILLE	97070
31W14D 00302	29660 SW TOWN CENTER LOOP W	WILSONVILLE	97070
31W14D 00405	29682 SW TOWN CENTER LOOP W	WILSONVILLE	97070
31W14D 00411	29690 SW TOWN CENTER LOOP W	WILSONVILLE	97070