



RECOMMENDED COMMUNITY DESIGN CONCEPTS

TO: Planning Commission
FROM: Project Team
DATE: April 1, 2022

OVERVIEW

The purpose of this memorandum is to introduce community design concepts and potential “subdistricts” for the Frog Pond East and South Master Plan. As used here, subdistricts are subareas of the East and South Neighborhoods that will have cohesive building form, public realm features, or other characteristics that give them a particular identity. The subdistricts are an urban design tool to support ongoing community dialogue and Master Plan layout.

This memorandum is the first of several steps in creating Master Plan alternatives. Those steps are:

1. Planning Commission review of this material and guidance (April 13th meeting)
2. Community outreach through workshops and focus groups in (April and May)
3. Preparation of alternatives based on community input (late May)
4. Planning Commission review of alternatives and a recommended alternative (June 6th meeting)

THE FROG POND AREA PLAN “FRAMEWORKS”- A STARTING PLACE

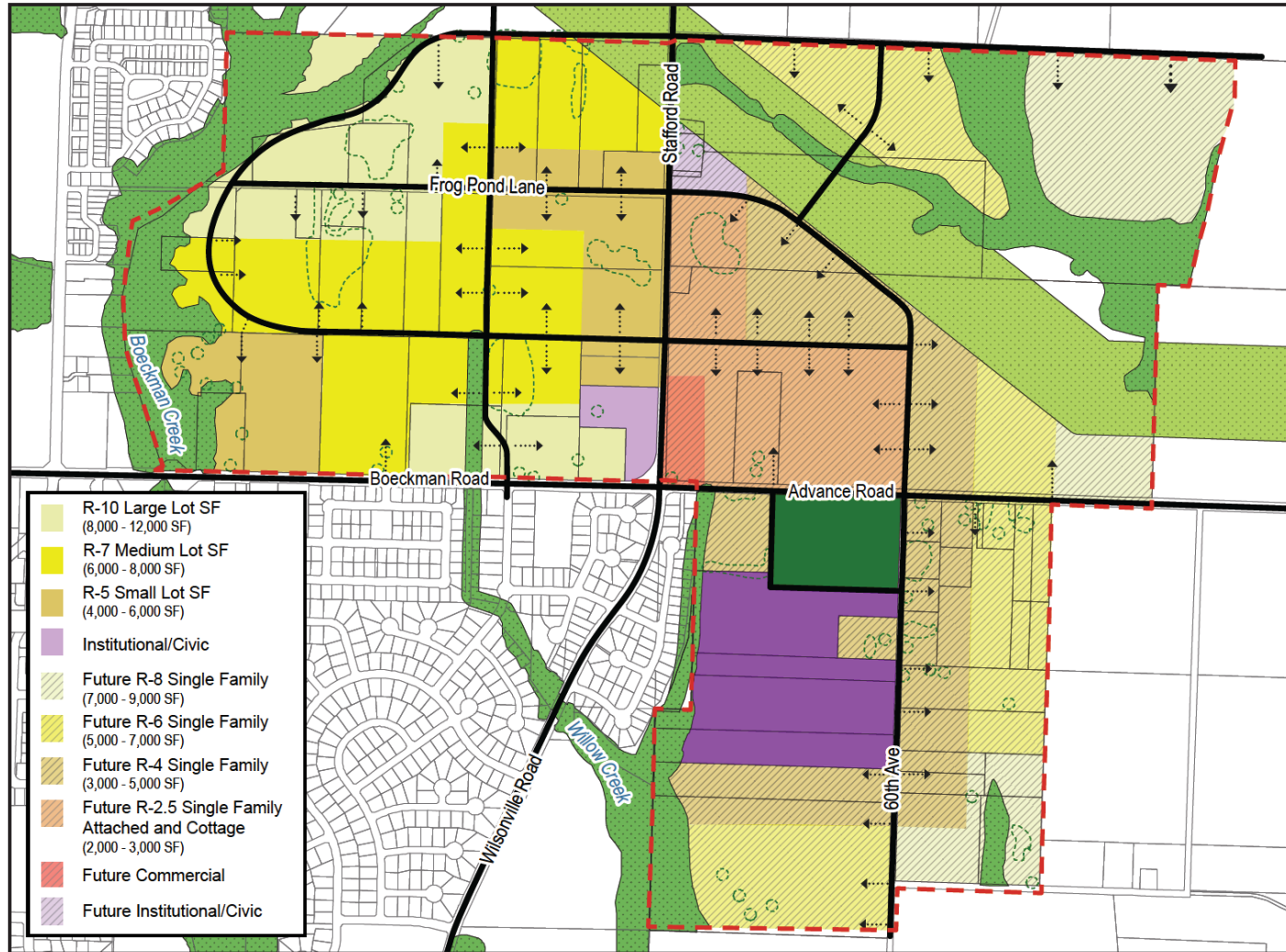
The Frog Pond East and South Master Plan builds is an outgrowth and refinement of the Frog Pond Area Plan, which was adopted by the City of Wilsonville in 2015. At its core, the Frog Pond Area Plan is a vision and plan for three walkable neighborhoods. The plan uses the term “frameworks” to emphasize its role in defining key design concepts, with few site-specific details. The Area Plan is not a regulatory document; it is a starting point reflecting previous community discussion and decision-making in the Frog Pond area. The current planning effort is expected to involve both reaffirmation of some of the Area Plan’s concepts as well as new ideas. Framework-level design concepts in the East and South Neighborhoods include:

Land Use – The plan transitions from higher densities (townhomes and smaller lots) nearer to Stafford Road to lower densities to the east and south. A variety of medium- and smaller-lot housing types were envisioned, grouped into a simplified zoning scheme of three zones. A neighborhood commercial center, serving all three Frog Pond neighborhoods is illustrated in the SW corner of the East Neighborhood. The Frog Pond Grange is noted as a Institutional/Civic node.



EAST & SOUTH MASTER PLAN

Figure 1. Area Plan Land Use Framework Map

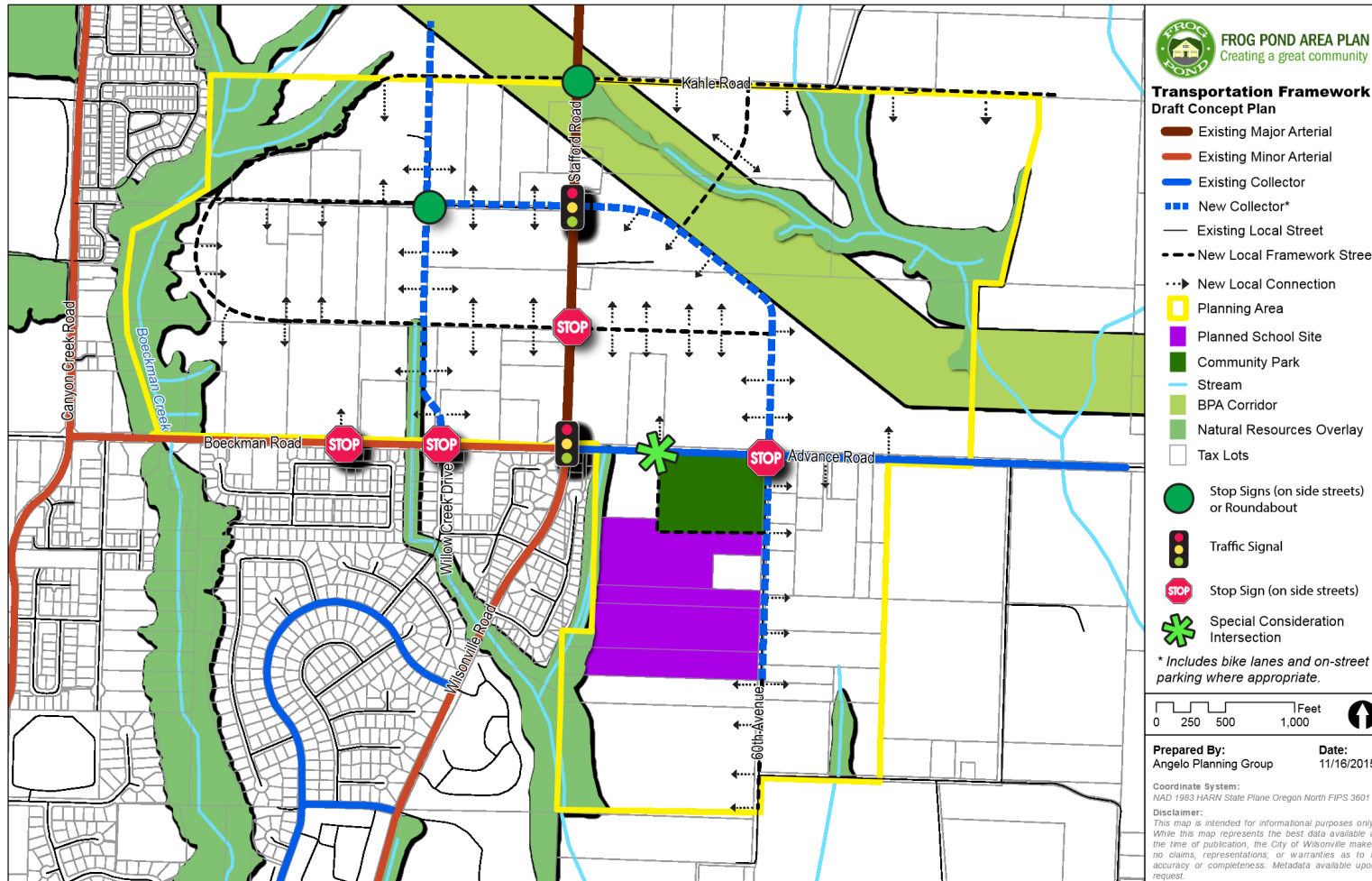




EAST & SOUTH MASTER PLAN

Transportation – Key framework-level connections include: Frog Pond Lane to 60th Avenue; a new east-west street, now called SW Brisband Street, connecting the West and East Neighborhoods; a connection to SW Kahle Road; and an access street, now called SW Hazel Street, to Meridian Creek Middle School that will connect to SW 60th Avenue. Intersection types are shown and a pedestrian tunnel under SW Advance Road was studied.

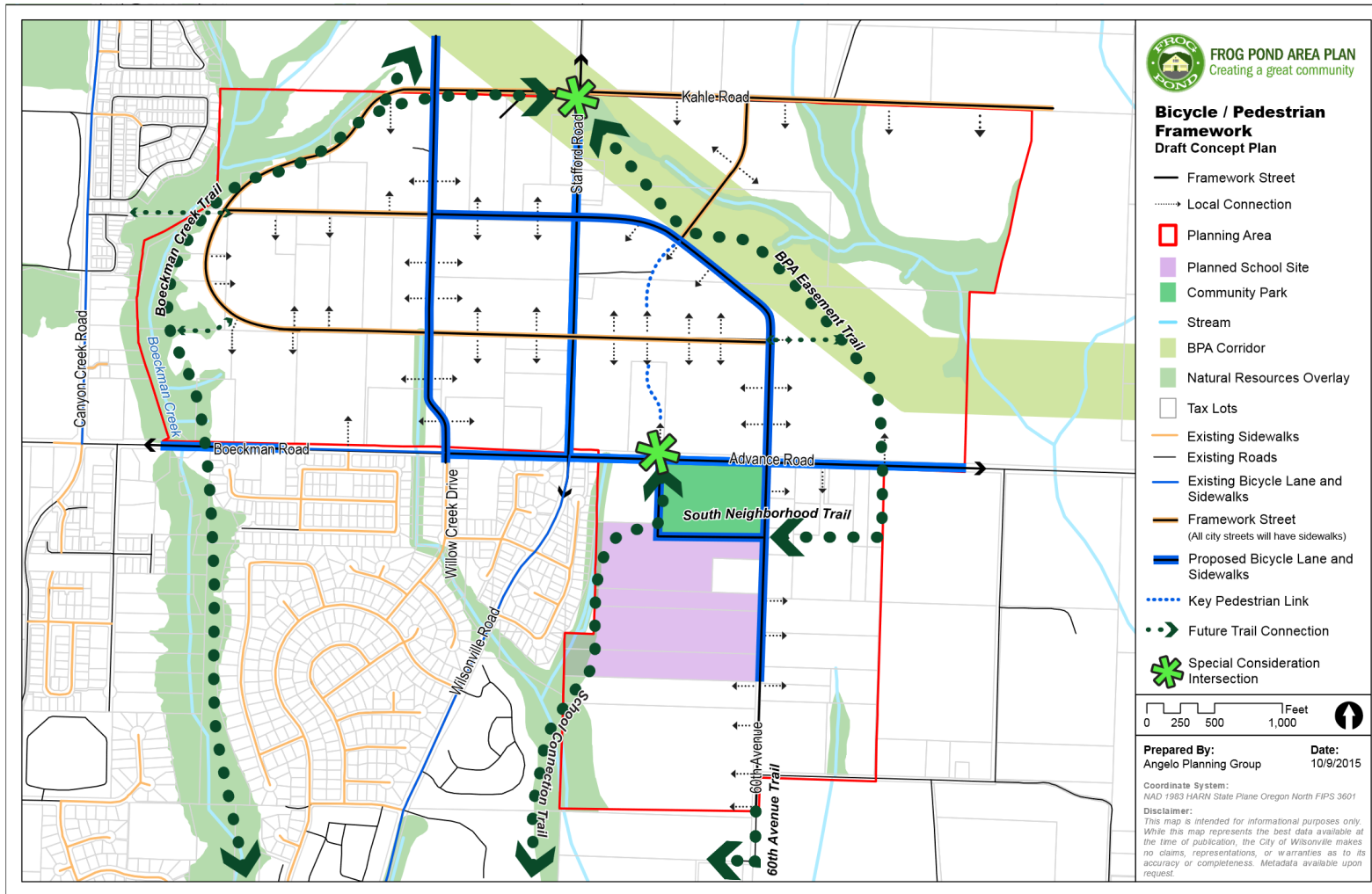
Figure 2. Area Plan Transportation Framework





Bicycle/Pedestrian Framework – The emphasis of this framework plan is the trail loop from Boeckman Creek to the BPA Easement to the South Neighborhood and Wilsonville High School. On-street and off-street connections are also shown.

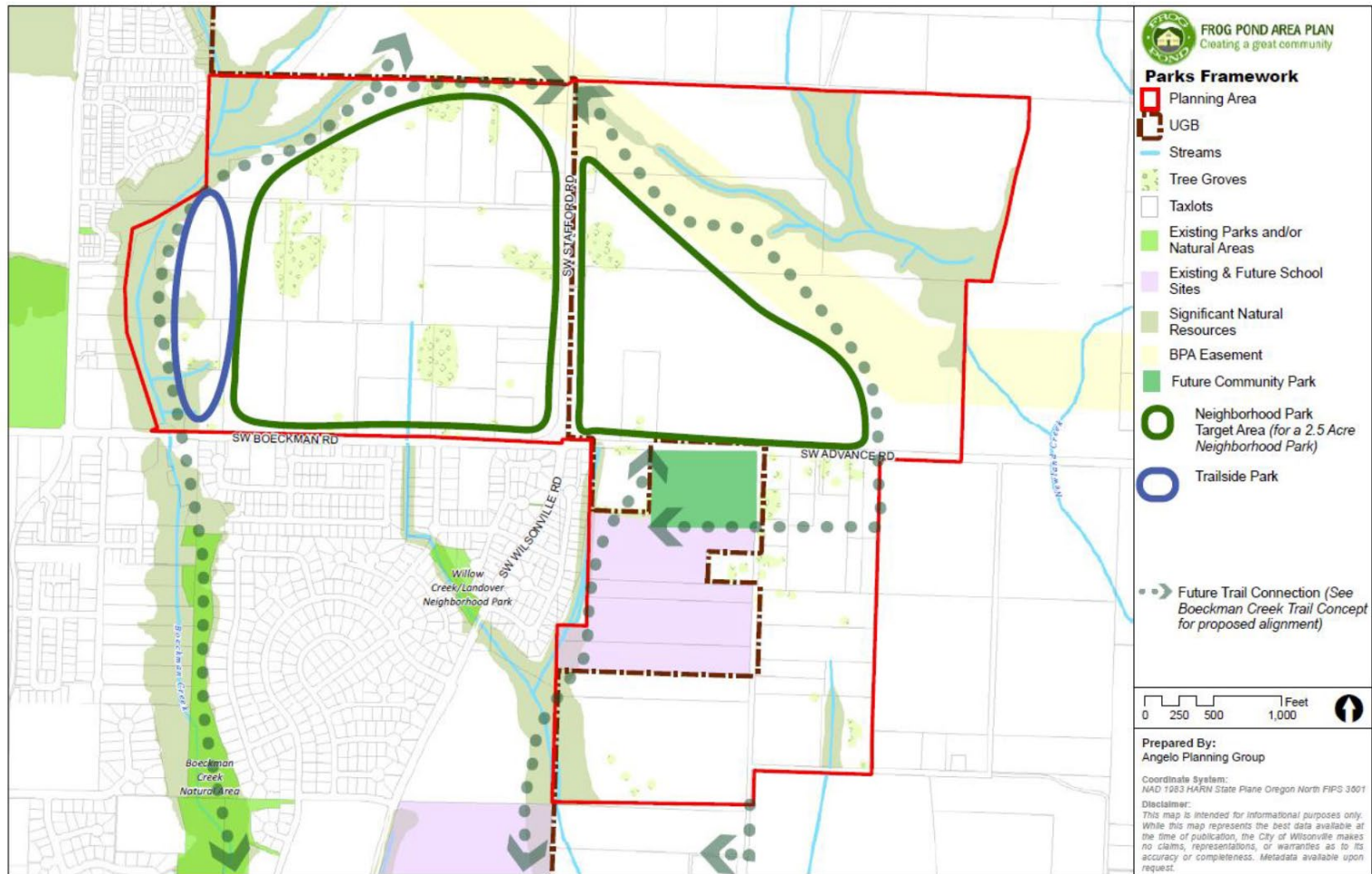
Figure 3. Bicycle and Pedestrian Framework





Parks Framework – The Parks Framework recommends one new neighborhood park in the East Neighborhood. The South Neighborhood’s community park and school grounds serve that area. The parks are envisioned to be connected with a robust trail network.

Figure 4. Area Plan Parks Framework





COMMUNITY DESIGN CONCEPTS

The maps and diagrams on the following pages provide information and conceptual community design concepts that have emerged from discussions and worksessions to date. They include:

- The context around the planning area, both rural and urban
- On-site conditions
- Concepts for community design that identify:
 - Potential “places” within the East and South Neighborhoods
 - Conceptual ways to connect destinations
 - Alignments of framework streets and trails
 - A potential mixed-use center and other centers and nodes
 - Subdistricts

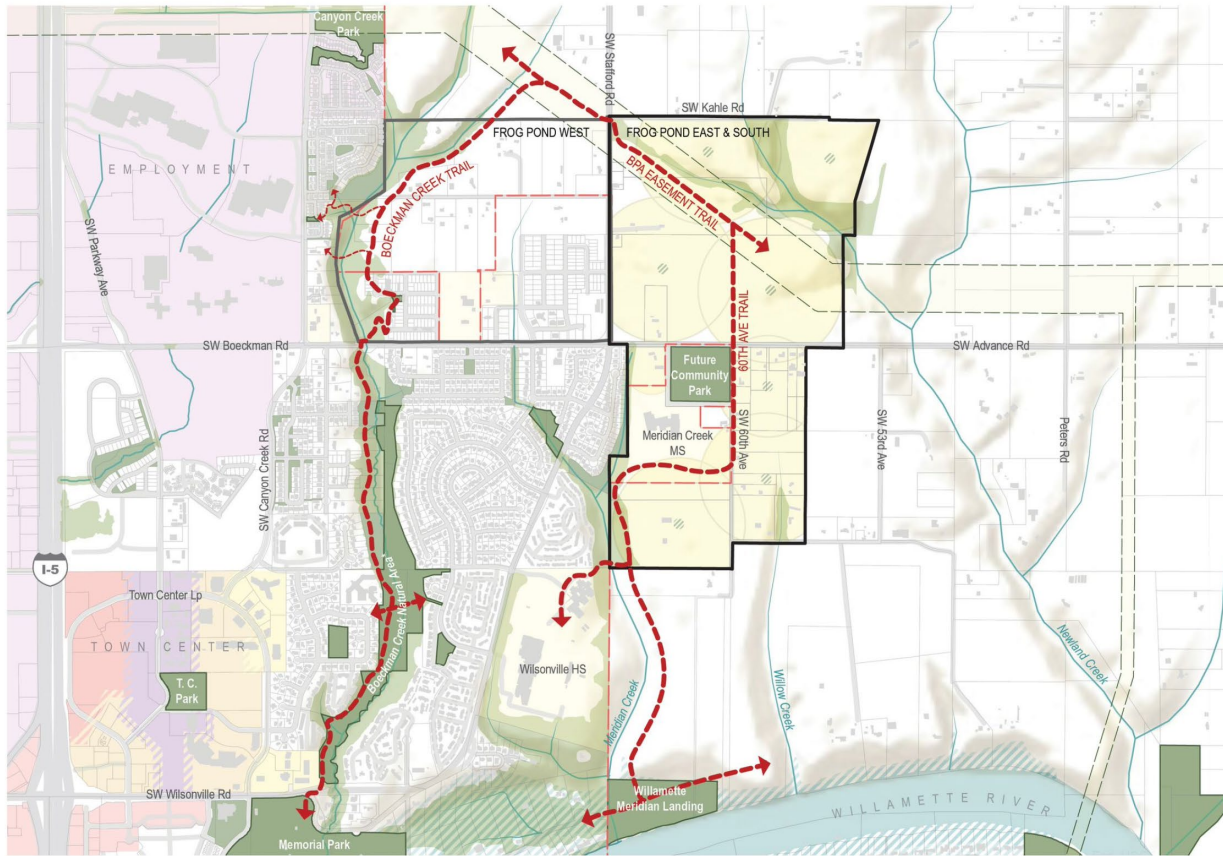
The above concepts will be used to locate plan streets, trails, walkable and connected neighborhoods, housing variety, a neighborhood commercial center and other elements of the plan.

Figure 5. Study Area





Figure 6. Conceptual Trails



CONCEPTUAL TRAILS

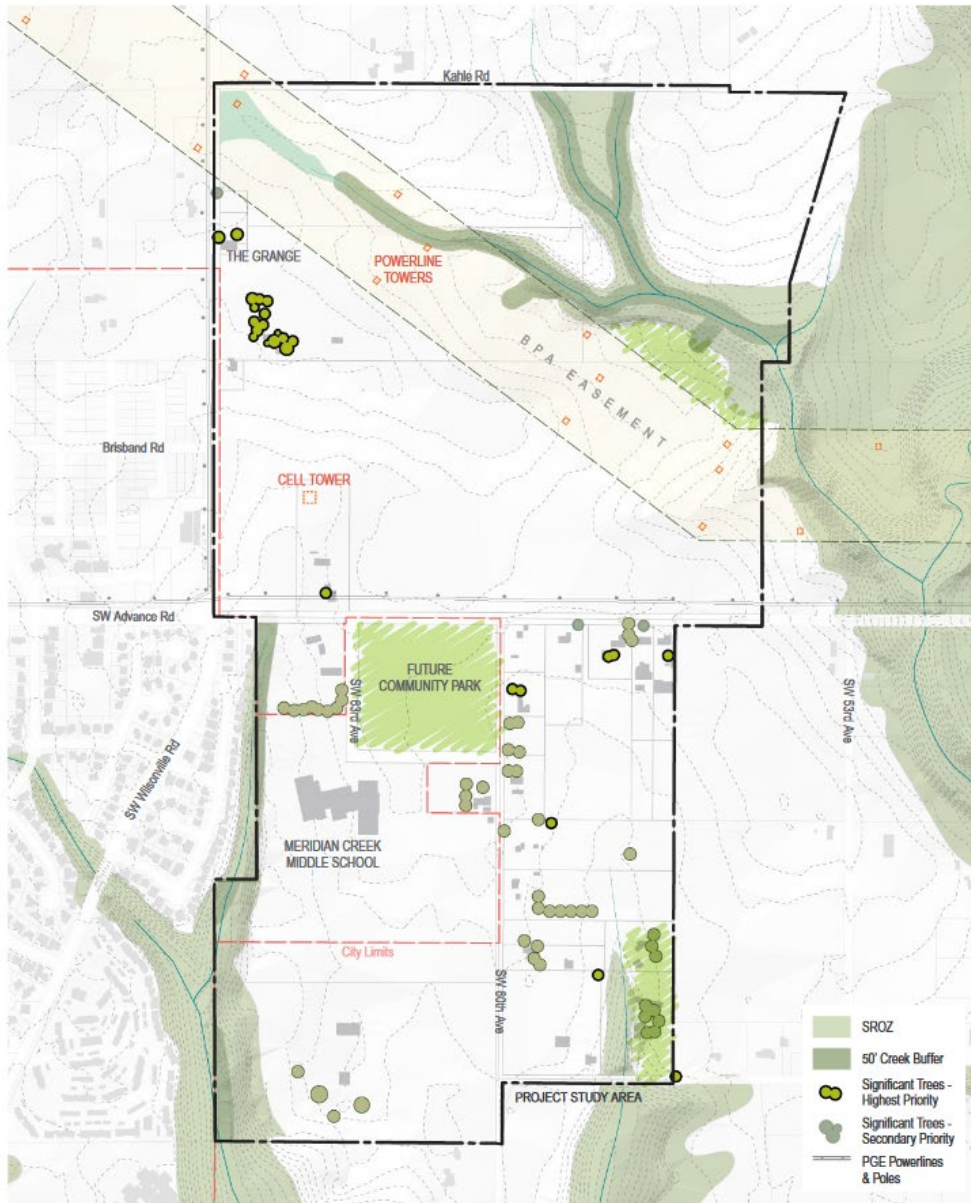
*Source: Oregon Metro RLIS
0' 250' 500' 1,000' N

Key points about Frog Pond East and South’s context include:

- **Rural edge** – The planning area is adjacent lands designated “rural reserves” and “undesigned” by Metro. There will be a rural and agricultural edge to the East and South Neighborhoods for many decades to come.
- **Proximity to natural and city open space** – The nearby open spaces – Newland Creek, Meridian Creek, the BPA easement (see below), a future neighborhood park, a future community park, Meridian Creek Middle School – are great amenities. Future residents in the East and South neighborhoods will always be “just a block or two” from the nearest open space.
- **A significant barrier and/or opportunity of the BPA Easement** – On the plus side, the BPA easement is open area and can be used for recreation, community gardens, parking and other uses. Negatives include the towers, electrical “buzz”, and limitations for planting and structures.
- **Connectivity to adjacent areas of Wilsonville** – Street connectivity to adjacent parts of Wilsonville is extremely limited. The Frog Pond area is very reliant on SW Boeckman Road, SW Wilsonville Road, and SW Stafford Road. Existing and new trails, shown on the above map, will help supplement the street network and increase connectivity by foot and bike.
- **Potential for internal connectivity** – There is excellent potential for safe, direct and convenient street and path connectivity within and between the three Frog Pond neighborhoods.



Figure 7. Base Map

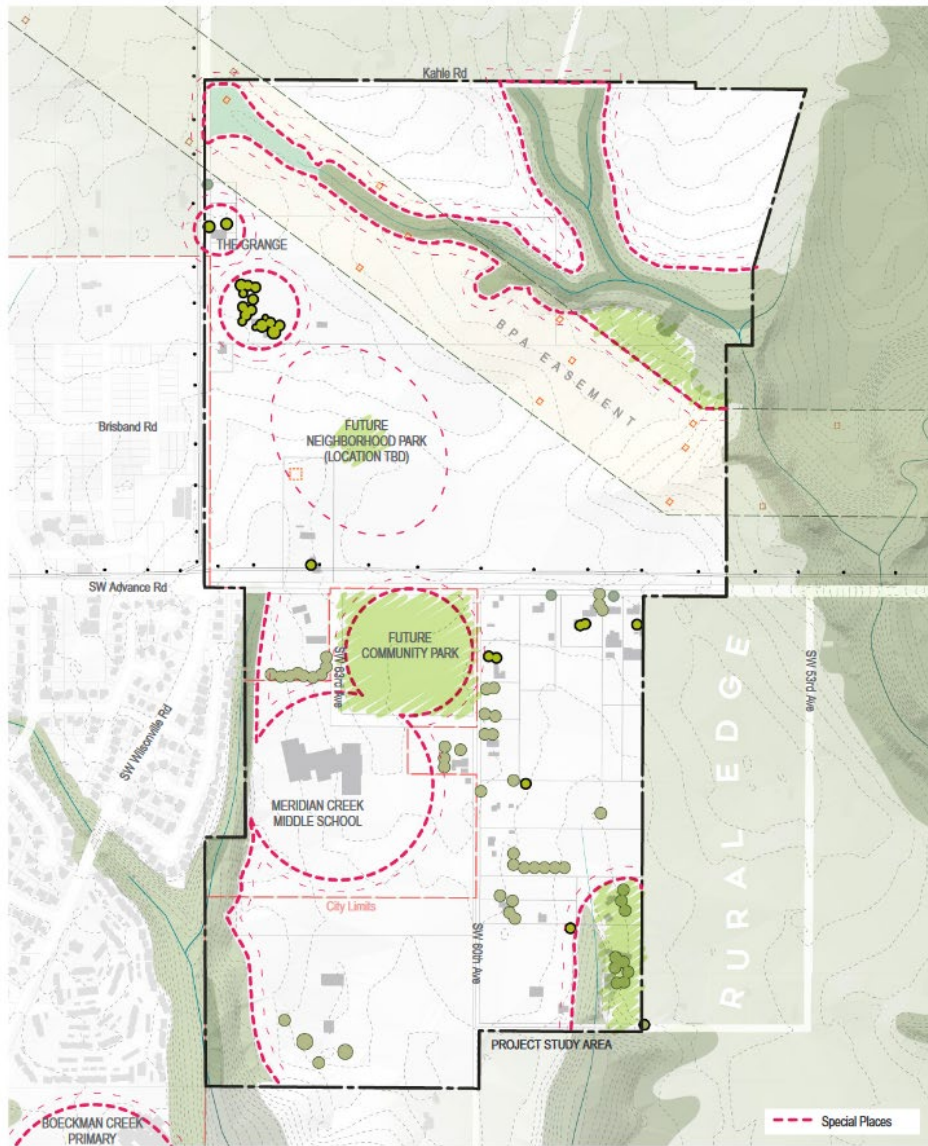


Key points from the Base Map include:

- Total acreage = 255 acres
- 31 parcels, 20 existing homes
- Unbuildable areas include developed sites, natural resources, the BPA Easement, and existing right-of-way. After deducting for developed areas and future streets, the net buildable area is estimated to be 138.5 acres (54% of the total area).
- Significant trees have been inventoried (supplemental work is in-progress)



Figure 8. Special Places



SPECIAL PLACES

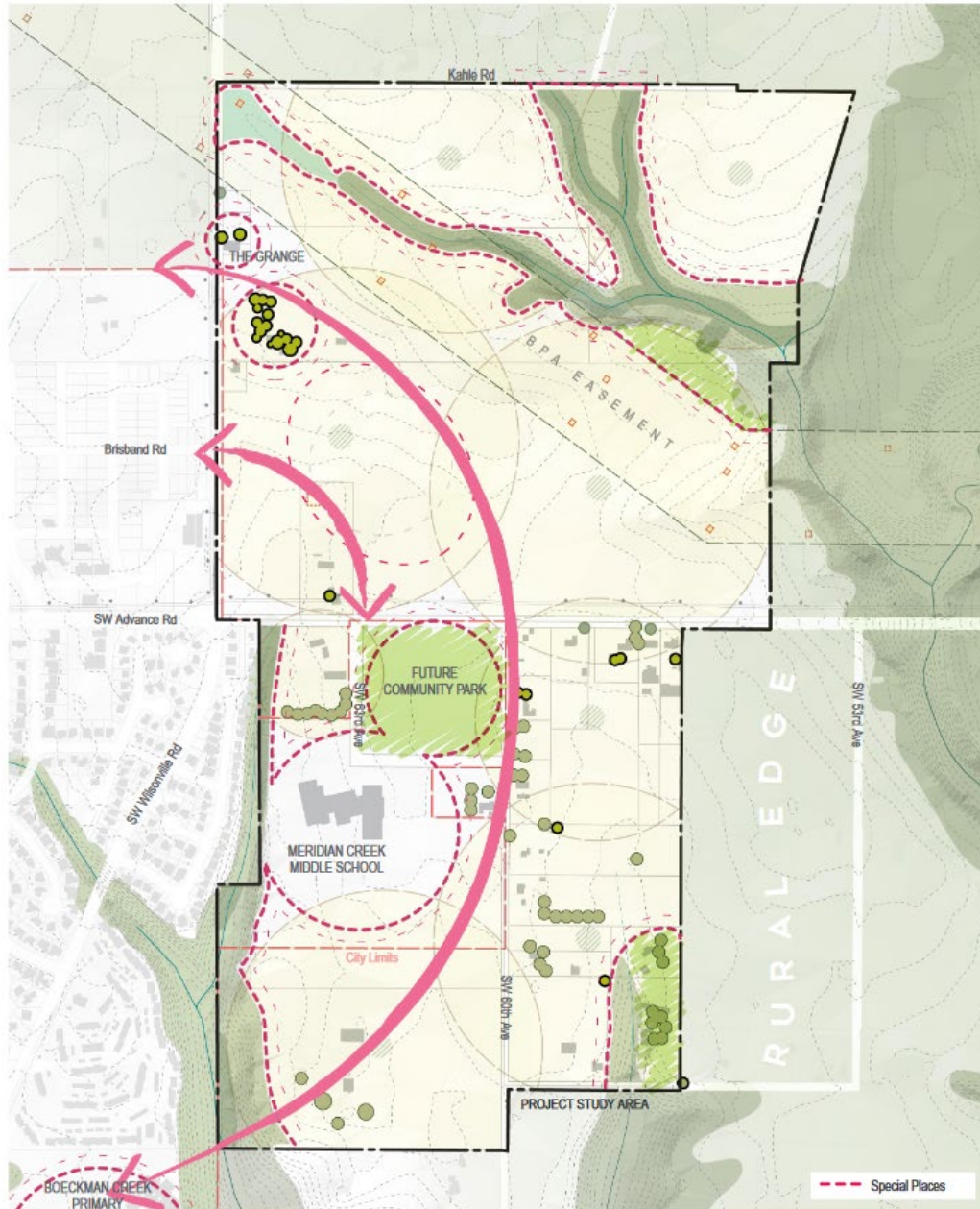


This diagram shows “Special Places” within the planning area, which are existing and future locations that are potential community destinations or key visual amenities, or both. They include:

- The Frog Pond Grange
- Newland Creek and Meridian Creek
- Significant tree groves
- A future neighborhood park in the East Neighborhood
- Meridian Creek Middle School and the future community park
- Boeckman Creek Primary School and Wilsonville High School (just off the map)



Figure 9. Connecting Destinations



This conceptual diagram illustrates the area's potential for connected neighborhood destinations, including the Special Places. The Master Plan is an opportunity to organize and coordinate land use, transportation, and open space to support these connections.

The diagrams on the following pages show ideas for creating connected destinations with framework-level streets and trails.



Figure 10. Connections - Idea 1

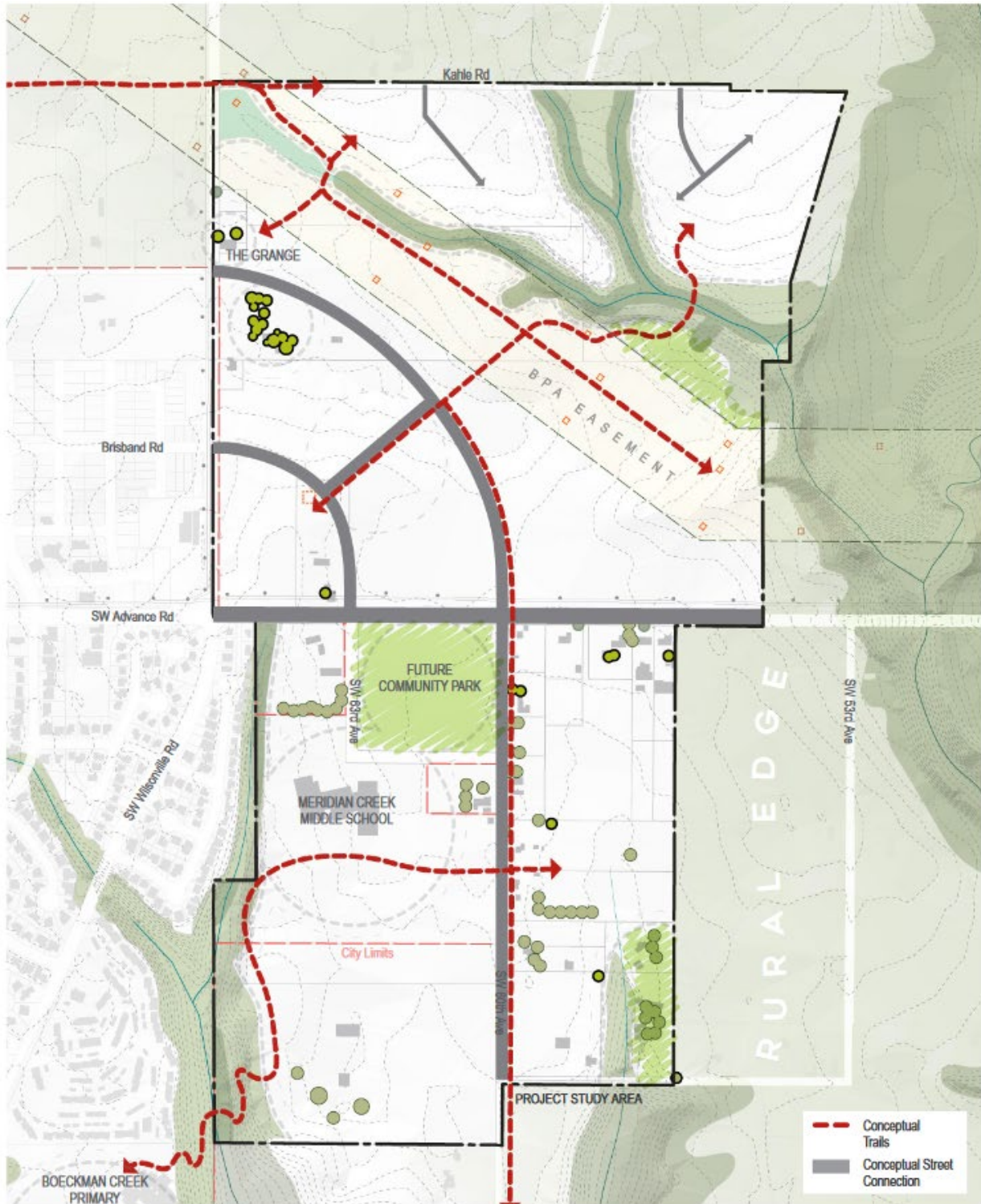




Figure 11. Connections - Idea 2

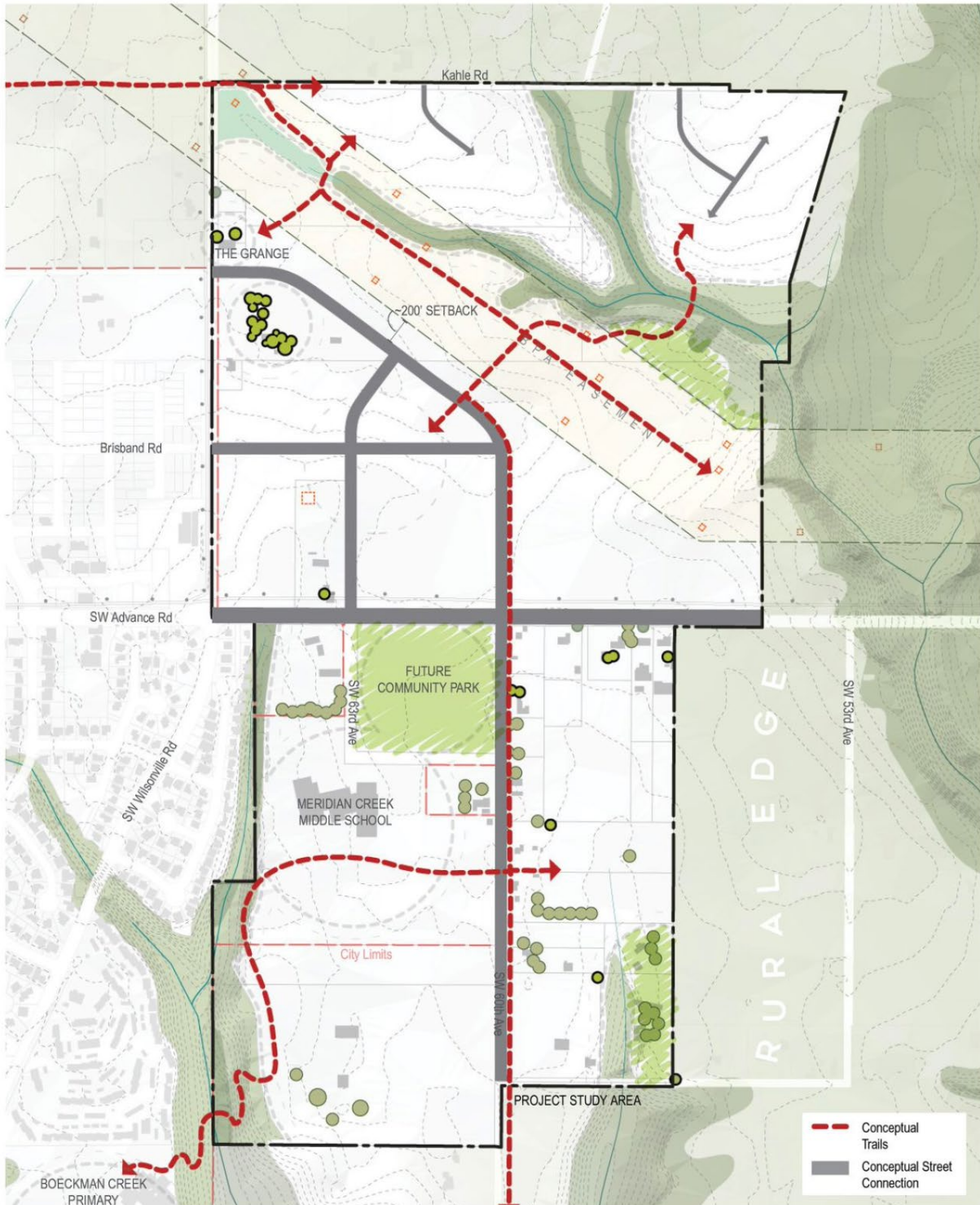




Figure 12. Conceptual Centers



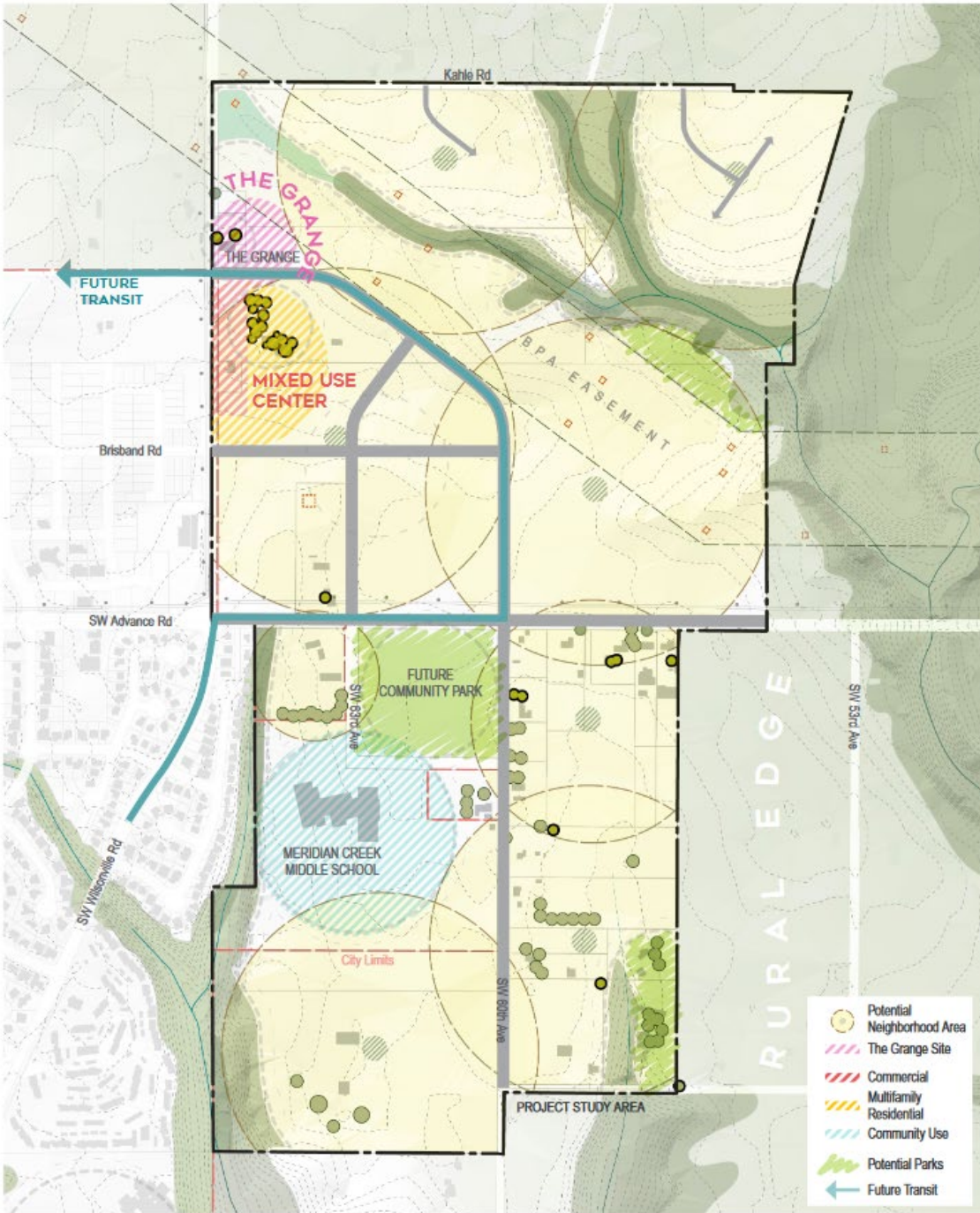
This diagram illustrates the idea of centers within the planning area. There are three types shown, each with their unique scale and role within the plan:

- Mixed Use Center – A potential 3- to 5-acre commercial center with shops, restaurants, local services and community gathering spaces. Residential uses would be allowed within mixed –use buildings. Whether mixed use will be vertically or horizontally located is yet to be determined.
- Frog Pond Grange – A location for a civic or community use.
- Small neighborhood nodes – These are yet to be fully defined, but the concept is to have small open spaces between the Special Places. They might be a signature tree, a viewpoint, a storm water facility, or a small open space that is part of a development.

Note that the diagram includes a potential loop for SMART transit service.



Figure 13. Conceptual Centers - 2



CONCEPTUAL CENTERS - 2
CONNECTIONS OPT. B



This diagram has the same hierarchy of centers but places the Mixed-Use Center just south of the Grange.



Figure 14. Conceptual Centers - 3



This diagram has the same hierarchy of centers but places the Mixed-Use Center along the extension of SW Brisband Street. It would be developed as a “Main Street”: wide sidewalks, pedestrian scale lighting and benches, parking located behind or to the side of shops, buildings oriented to the street, public art, etc.



Figure 15. Conceptual Subdistricts



CONCEPTUAL SUB-DISTRICTS



This diagram shows “subdistricts” - subareas of the East and South Neighborhoods that will have cohesive building form, public realm features, or other characteristics that give them identity. The subdistricts will be used in the next step of the design process to evaluate the types and locations for various residential uses.



ASSUMPTIONS FOR THE ALTERNATIVES

Based on the community design concepts and conceptual sub-districts presented, the project team recommends a set of guiding assumptions for the Master Plan alternatives. The assumptions will be shared with the community and integrated into the workshops and outreach discussions in April and May. Using the community's feedback, the assumptions will be illustrated in the plans brought back for Planning Commission review in June. The project team looks for the Planning Commission's support or further guidance on these assumptions.

The suggested land use assumptions are:

1. **One neighborhood commercial center** – All alternatives will include a neighborhood commercial center generally consistent with the guidance from Leland Consulting Group and the Planning Commission. Participants may of course suggest new and innovative ideas to be considered for the center.
2. **Affordable housing** –
 - a. At least one alternative will include affordable housing fully consistent with affordable housing “targets” described by ECONorthwest and guided by the Planning Commission.
 - b. Other alternatives may include various types and amounts of affordable housing, considering the housing forms described in the Affordable Housing Analysis.
3. **Variety** – All alternatives will include an approach to creating a wide variety of housing types in the East and South Neighborhoods.
4. **Density Transect** – The density transect from the Area Plan will continue to be shown. However, in the context of middle housing rules and the variety assumption above, it will be more of an urban design concept than an actual numerical density transect.
5. **Neighborhood Park** – All alternatives will include at least one neighborhood park in the East neighborhood.
6. **Framework streets, trails, and open space** – The alternatives will illustrate the framework streets, trails, and open spaces intended for their plans.

Using the community feedback, the team will prepare plan alternatives, a recommended alternative and supporting information for housing mix, amount, and density as part of the reporting in June. Density will be estimated based on assumptions for the implemented housing types, recognizing that the City's middle housing regulations provide flexibility in what can ultimately be developed.