



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: August 7, 2023		Subject: Frog Pond East and South Master Plan Development Code	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: The Planning Commission held a work session on the same topic and their feedback is reflected in the attachments.	
Staff Recommendation: Provide requested input on draft Development Code amendments.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond East and South Master Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This work session focuses on details of the proposed Development Code amendments related to urban form and building architecture.

EXECUTIVE SUMMARY:

The Frog Pond East and South Master Plan, adopted by City Council in December 2022, provides clear policy direction and guidance for future development in Frog Pond East and South. However, an important implementation step is to develop a detailed set of Development Code standards consistent with the Master Plan. These standards will be relied on by developers to plan and design development. These standards will also be relied on by City reviewers to ensure development meets City expectations.

This work session will bring forward draft Development Code amendments related to design standards (Attachment 1) developed by the project team and reviewed and supported by the Planning Commission in a work session. The amendments include:

- Defining “urban form” and related terms as they are used in the regulatory approach for this area;
- Establishing architectural design standards for structures outside the Brisband Main Street (the standards for Brisband mixed-use buildings were reviewed in a previous work session) that are clear and objective and have direct relationships to maintaining a pedestrian supportive environment and overall quality and interest of design; and
- Special design standards for development along Stafford Road and Advance Road due to the visual prominence of these areas.

Attachment 2 includes, for ease of reference, excerpts from the Frog Pond East and South Master Plan that give specific direction for implementing Development Code related to these items.

For the City Council’s reference to understand the existing citywide design standards proposed to apply to Frog Pond East and South, staff included the existing Subsection 4.113(.14) (Attachment 3). Most of these citywide design standards were adopted as part of the Middle Housing in Wilsonville Project in 2021.

The project team invites the City Council to review the draft code amendments and supporting information, ask any clarifying questions, and provide feedback.

EXPECTED RESULTS:

Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:

The project team and Planning Commission will continue to work through the proposed Development Code amendments to implement the Frog Pond East & South Master Plan over the coming months. City Council action on the Planning Commission’s recommendation is planned for later in 2023 or early 2024.

CURRENT YEAR BUDGET IMPACTS:

The majority of the work related to the Development Code presented in this work session was done under the budget authorized in the prior fiscal year. This work has primarily been funded from the \$350,000 Metro grant for the Frog Pond East and South Master Plan and matching City funds in the form of staff time. With changes to residential zoning approaches related to middle housing, and the Council’s goals for housing equity and variety, the project team finds it advisable to extend the project timeline to invest in testing the draft code standards and further developing them during the FY 23-24. While remaining rolled-over grant funding is anticipated to cover a good amount of this additional work, there is potential for additional funding needs. If additional funding is needed, professional services funds from the planning division budget will pay for related consultant work or staff will submit a supplemental budget request for Council consideration.

COMMUNITY INVOLVEMENT PROCESS:

During this implementation phase the primary focus is on honoring past input. However, the project team is engaging key stakeholders for input on draft Development Code amendments.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Realization of the policy objectives set out in the Frog Pond East and South Master Plan to create Wilsonville’s next great neighborhoods as well as updated certain citywide residential standards and review processes. This includes furthering of the City’s Equitable Housing Strategic Plan and Council’s goal of affordable home ownership.

ALTERNATIVES:

The project team prepared draft amendments to help implement intent in the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Draft Development Code Amendments Related to Design (May 2023)
2. Excerpts from Frog Pond East and South Master Plan related to Development Code Implementation
3. Wilsonville Development Code Subsection 4.113 (.14) Residential Design Standards (citywide)