



PLANNING COMMISSION

WEDNESDAY, FEBRUARY 14, 2024

WORK SESSION

4. Frog Pond East and South Implementation-Development Code (Pauly)
(45 minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: February 14, 2024		Subject: Frog Pond East and South 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 checked="" type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments:	
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.			
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 COMISSION

This work session will share a demonstration plan showing how draft development code standards, including recently discussed variety standards for Frog Pond East and South may lay out in practice.

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.

At this work session, staff will present an example layout or demonstration plan showing how the various standards may look when implemented.

Attachment 1 is a demonstration plan of much of the Master Plan area prepared by planners and urban designs with Walker Macy on behalf of the City to test the various standards and give an example of how development built pursuant to the standards may layout. The intent of this exercise was to ensure the various standards worked well together, would result in a developable plan with buildable lots for the various housing types planned for, and would create a neighborhood plan consistent with vision and goals of the Master Plan.

Beyond draft code requirements and the Master Plan, a number of decisions and assumptions were directed by City Staff to be used in the demonstration plan, as follows:

- Demonstration of close to the minimum density, with units over the minimum added where it made sense from a site planning perspective. The project team decided to test the lower density scenario as this is the scenario where the greatest amount of units would tend to be detached homes, which was anticipated to be the most likely unit type to exceed the maximum variety standard. In addition, a lower amount of units and the likely mix resulting is useful to test infrastructure funding assumptions.
- When testing the variety standards, assume a general development preference for detached homes, unless site characteristics or other factors lead to other unit types making more sense. Examples of site characteristics leading to other unit types include site geometry and access leading to multi-family, block length and width leading to townhouses, ability to provide private over public pump station leading to multi-family, and oddly shaped parcels leading to cottage clusters.
- Use of precedent unit types for each Urban Form Type from Villebois and Frog Pond West to determine the lot dimensions to model in each Urban Form Type. These precedents were earlier shared with both the City Council and Planning Commission during the Master Planning process.
- Assume framework streets and local street locations as shown in the Master Plan. In addition, the City's Engineering Division provided specific feedback on access and circulation to guide the street network.
- Show the neighborhood park generally at the location shown in the Master Plan. Show a green focal point meeting standards as drafted for each subdistrict.
- Take care to ensure interface of different unit types make practical sense. For example, detached homes and townhouses may share alleys, but multi-family cannot share alleys

with other unit types. Direction to “not force fit housing types”, but only put them where it made sense without standards.

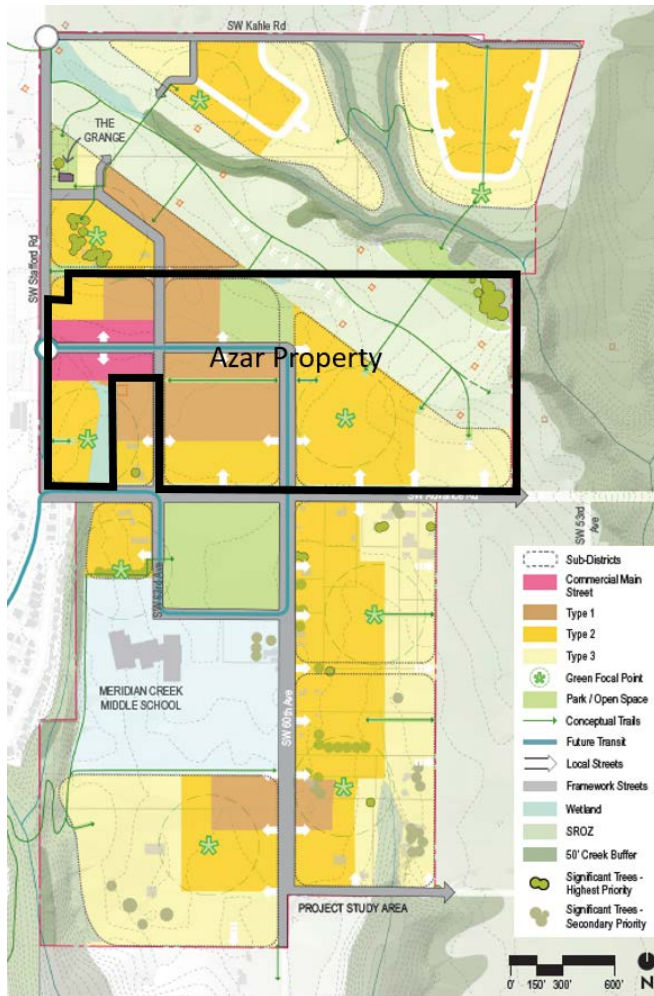
- Assume land dedicated to stormwater consistent with an average calculated for Frog Pond West.
- Assume other utilities as shown in the Master Plan, including areas that need sewer pump stations.
- While no parking is required pursuant to State rules, plan sites assuming parking ratios that would exist without the State rules removing parking minimums.
- Due to budget restraints, Walker Macy did not create a plan for each subdistrict. Those excluded (S1 and S2) were chosen to exclude as demonstrations in other subdistricts help understand them as well.

The following are key Staff observations reviewing the demonstration plan in relation to recommended implementing development code.

- Generally the minimum and maximum variety standards can be met as shown in the tables in Attachment 1. Some special consideration of constrained and unique sites may still be needed. As an example, Subdistrict E4, with limited vehicle access and wetland limitations presents some challenges. The project team is aware of these challenges and is in the process of developing language that accommodates these unique situations.
- The standards do provide for variety throughout the Master Plan area while allowing different a different look and feel based on designated urban form.
- While block-level housing unit type variety called for in the Master Plan is not directly required, blocks either include variety or are adjacent to blocks that have different unit types.

West Hills Layout Plan

In addition to the demonstration plan discussed above, the packet includes, as Attachment 2, a layout plan from West Hills Development for a property they control. The plan and prior versions have been shared by West Hills during prior work sessions and staff included here for the Commission’s convenience as we anticipate Commissioners may want to reference. The map on the next page shows the portion of the Master Plan Attachment 2 pertains to.



Discussion Questions

The following would be helpful feedback from the Planning Commission at this work session:

- What feedback or questions does the Planning Commission have after reviewing the demonstration plan?

EXPECTED RESULTS:

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

TIMELINE:

Following additional work sessions, a public hearing on the Code amendments are expected late in the spring of 2024.

CURRENT YEAR BUDGET IMPACTS:

The Development Code implementation work is funded by remaining funds 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.

COMMUNITY INVOLVEMENT PROCESS:

During this implementation phase the primary focus is on honoring past input. However, the project team continues to engage 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. This includes furthering of the City’s Equitable Housing Strategic Plan and Council’s goal of affordable home ownership.

ALTERNATIVES:

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

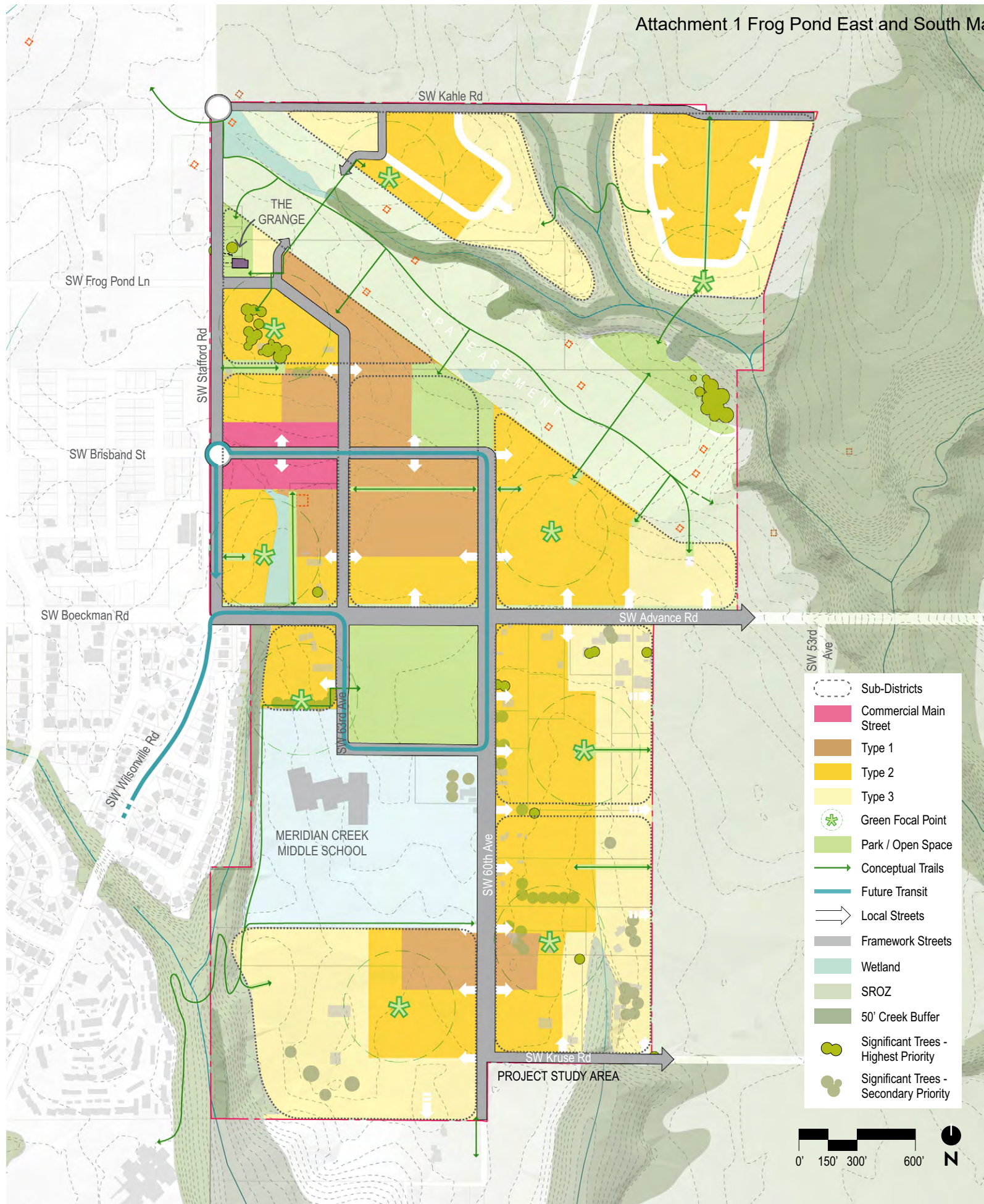
ATTACHMENTS:

1. Frog Pond East and South Demonstration Plans by Walker Macy (January 16, 2024)
2. Preliminary Layout 36 Frog Pond-Azar Property by AKS (November 16, 2023)



Frog Pond East & South Demonstration Plans

WALKER | MACY January 16, 2024



The Grange

BPA Easement

E1

Min Units: 92
Min MH Units: 28
Min Small Units: 7
Min Mobility Ready: 14

TL 1000
Min Units: 3
Min MH: 0
Min Small: 1
Min Mobility Ready: 0

SROZ

E4

TL 1101 (E4)
Min Units: 175
Min MH Units: 15
Min Small Units: 4
Min Mobility Ready: 8

SROZ

TL 1200
Min Units: 35
Min MH Units: 11
Min Small Units: 3
Min Mobility Ready: 6

E5

TL 1101 (E5)
Min Units: 214
Min MH Units: 65
Min Small Units: 17
Min Mobility Ready: 33

BPA Easement

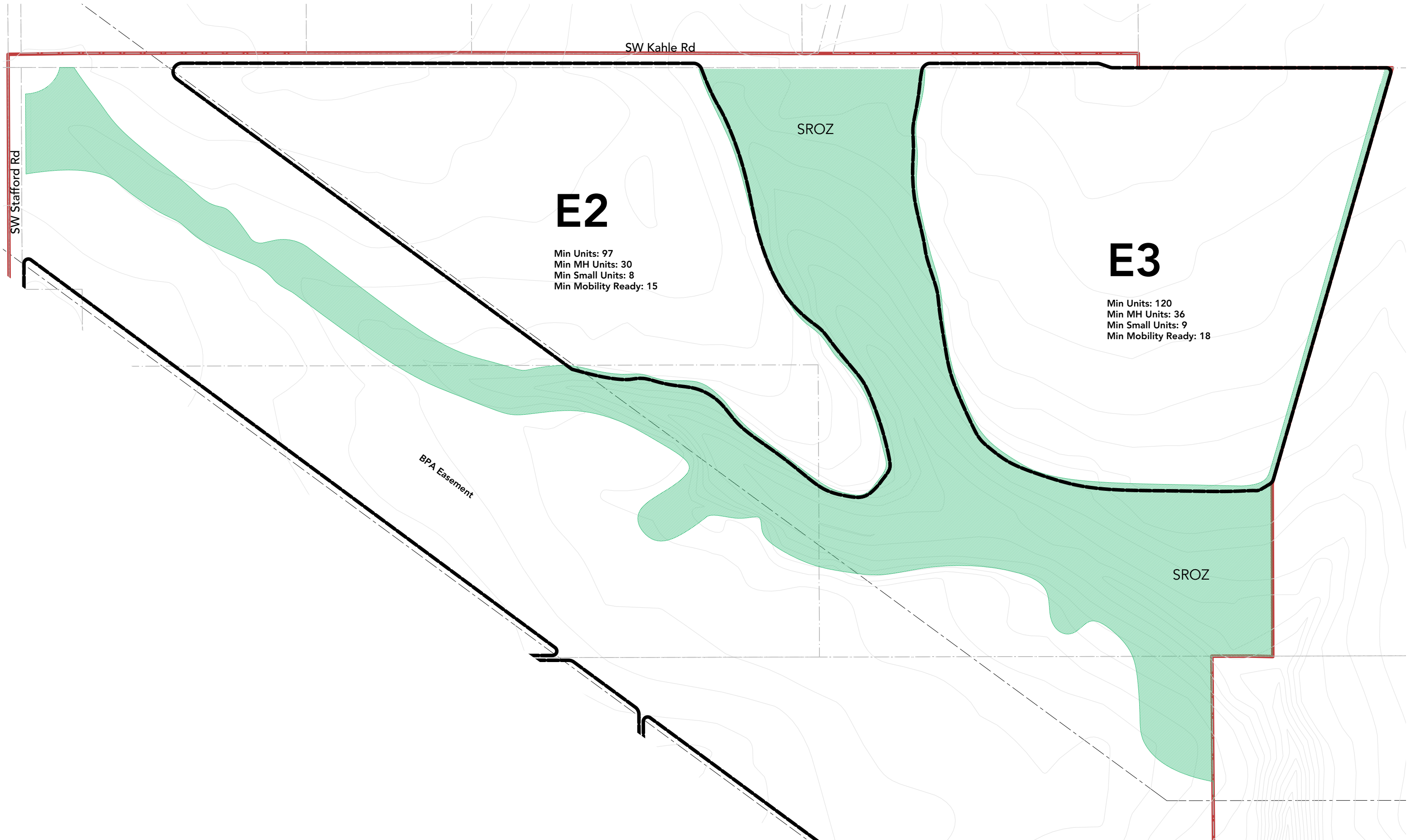
E6

TL 1101 (E6)
Min Units: 114
Min MH Units: 35
Min Small Units: 9
Min Mobility Ready: 18




Advance Rd

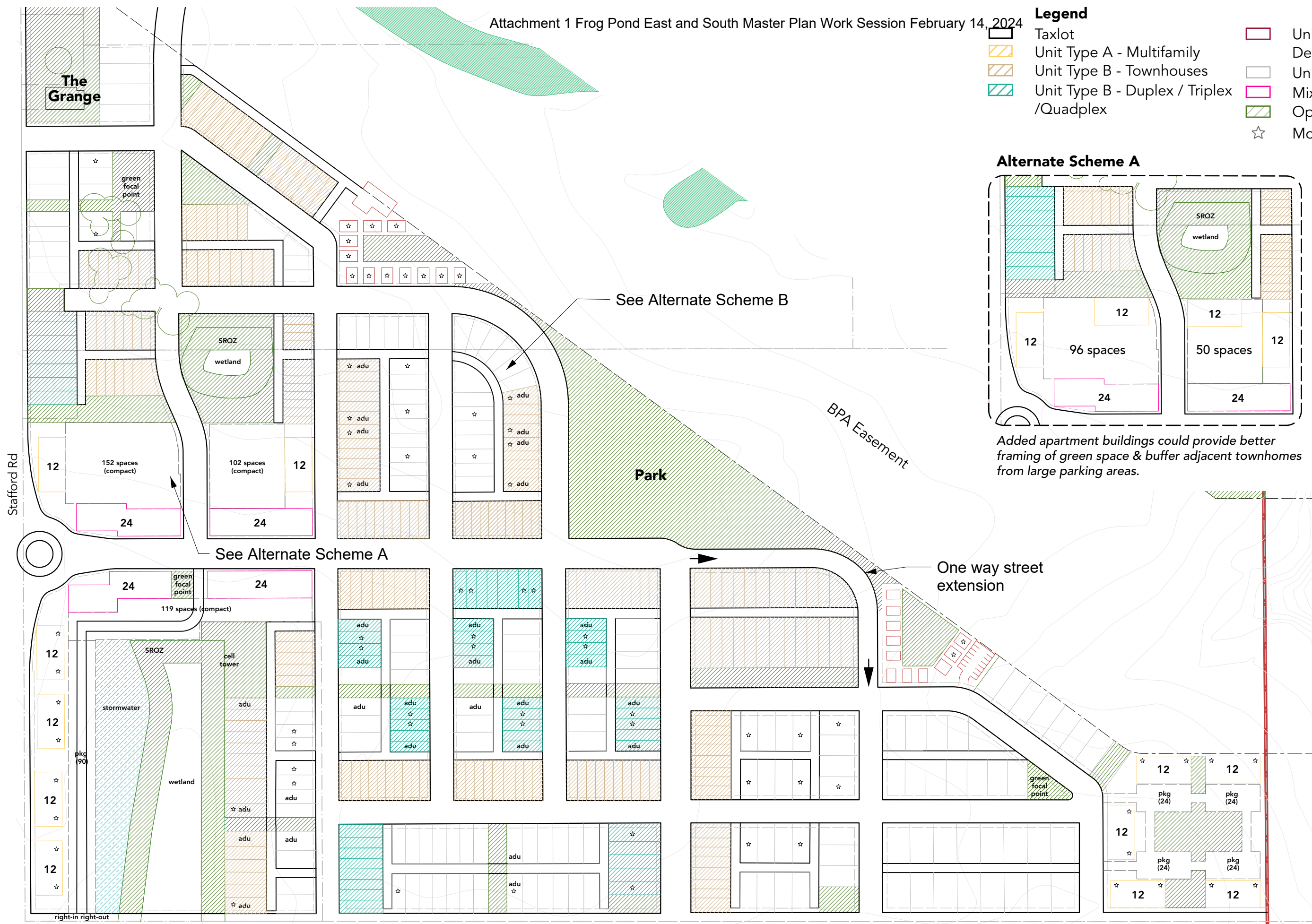


SW Stafford Rd

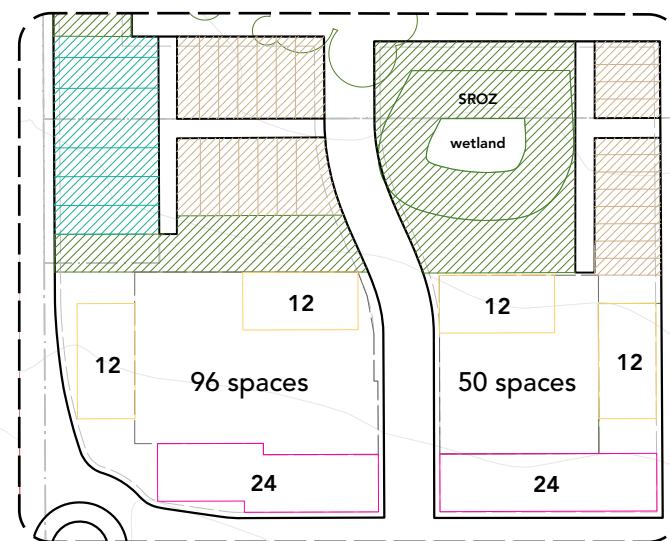


Legend

-  Taxlot
-  Unit Type A - Multifamily
-  Unit Type B - Townhouses
-  Unit Type B - Duplex / Triplex / Quadplex
-  Unit Type C - Cottages & Detached Middle Housing
-  Unit Type D - Single Family
-  Mixed Use
-  Open Space & Natural Features
-  Mobility-ready Unit

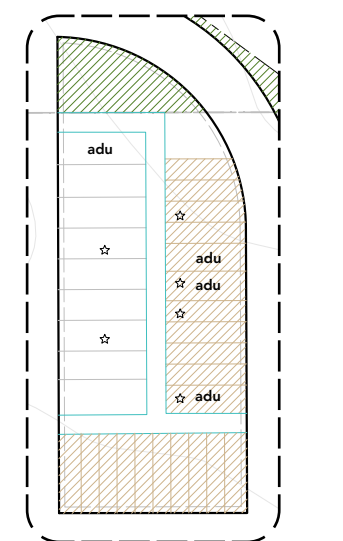


Alternate Scheme A



Added apartment buildings could provide better framing of green space & buffer adjacent townhomes from large parking areas.

Alternate Scheme B



Above shows potential lot pattern following existing property lines.



- Legend**
- Taxlot
 - Unit Type A - Multifamily
 - Unit Type B1 - Townhouses
 - Unit Type B2 & B3 - Duplex / Triplex /Quadplex
 - Unit Type C - Cottages & Detached Middle Housing
 - Unit Type D - Single Family
 - Mixed Use
 - Open Space & Natural Features
 - ☆ Mobility-ready Unit



Attachment 1 Frog Pond East and South Master Plan Work Session February 14, 2024

Subdistrict/TL	Total		Attached Multi-family						Middle Housing						ADUs		Other Detached Units		Max				
			Elevator Served		Other 10+ units		Other 5-9 units		Townhouses and side-by-side plexes		Stacked plexes		Cottage Cluster		Other cluster housing (i.e. units too big to be cottage cluster, mixed types)		All ADUs		All other detached, including detached single-family		Highest Unit Type	Percent	
			Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres			
E1	96	5.67							50	2.98			12	0.97					34	1.72	TH	2.98	53%
E2	97	12.18							40	2.95			11	1.57					8	1.3	SF	6.36	52%
E3	126	14.01							63	4.39									13	1.29	SF	8.33	59%
E4 TL 1101	183	7.37	96	3.25	72	3.79			15	0.33											MF 10+	3.79	51%
E4 TL 1200	40	1.71							26	0.9									6	0.23	TH	0.9	53%
E4 TL 1000	4	0.3							4	0.3											TH	0.3	100%
E5	231	12.83							137	6.34									25	0.92	TH	6.34	49%
E6	171	12.88			60	2.84			41	2.7			11	0.97					59	6.37	SF	6.37	49%

Subdistrict/TL	Storm / Open Space	Total Area with Storm	Storm % of Total Net Area
E1	1.12	6.79	16%
E2	0.75	12.93	6%
E3	0.95	14.96	6%
E4 TL 1101	1.83	9.20	20%
E4 TL 1200	0.59	2.30	26%
E4 TL 1000	0.08	0.38	20%
E5	0.71	13.54	5%
E6	0.70	13.58	5%

S2

MERIDIAN CREEK MIDDLE SCHOOL

S3

TL 1400
Min Units: 31
MH Units: 10
Small Units: 3
Mobility Ready: 5

TL 1500
Min Units: 31
MH Units: 10
Small Units: 3
Mobility Ready: 5

TL 1600
Min Units: 11
MH Units: 4
Small Units: 1
Mobility Ready: 2

TL 1700

Min Units: 9
MH Units: 3
Small Units: 1
Mobility Ready: 2

TL 1800
Min Units: 12
MH Units: 4
Small Units: 1
Mobility Ready: 2

SROZ

TL 1900
Min Units: 42
MH Units: 13
Small Units: 4
Mobility Ready: 7

TL 2000
Min Units: 11
MH Units: 4
Small Units: 1
Mobility Ready: 2

TL 2600
Min Units: 56
MH Units: 17
Small Units: 5
Mobility Ready: 9

S4

TL 2700
Min Units: 122
MH Units: 37
Small Units: 10
Mobility Ready: 19

SROZ

SW Kruse Rd

SW 60th Ave



SROZ, narrow parcels, and East/West connections across 60th make these parcels challenging to develop individually.

- Legend**
- Taxlot
 - Unit Type A - Multifamily
 - Unit Type B1 - Townhouses
 - Unit Type B2 & B3 - Duplex / Triplex / Quadplex
 - Unit Type C - Cottages & Detached Middle Housing
 - Unit Type D - Single Family
 - Mixed Use
 - Open Space & Natural Features
 - Mobility-ready Unit





If TL 1500 developed prior to TL 1400, these two lots could be street connection

Assembled Lots 1600-1900

Minimums for Assembled Lots Per Table 6B, Note D:

- Min Units: 74
- MH Units: 28
- Small Units: 8
- Mobility Ready: 15

Legend

- Taxlot
- Unit Type A - Multifamily
- Unit Type B1 - Townhouses
- Unit Type B2 & B3 - Duplex / Triplex / Quadplex
- Unit Type C - Cottages & Detached Middle Housing
- Unit Type D - Single Family
- Mixed Use
- Open Space & Natural Features
- Mobility-ready Unit

This alternative assumes land assembly to overcome challenges listed on previous page for parcels 1600-1900.

Option 1: All Lots Developed Individually

Subdistrict/ TL	Total		Attached Multi-family						Middle Housing								ADUs		Other Detached Units		Max		
			Elevator Served		Other 10+ units		Other 5-9 units		Townhouses and side-by-side plexes		Stacked plexes		Cottage Cluster		Other cluster housing (i.e. units too big to be cottage cluster, mixed types)		All ADUs		All other detached, including detached single-family		Highest Unit Type	%	
			Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres			
S4 TL 2600	62	3.81	0	0	24	0.88	0	0	18	1.1							4	0.23	16	1.6	SF	1.6	42%
S4 TL 2700	138	15.3							51	4.6							14	1.6	73	9.1	SF	9.1	59%
S3 TL 1400	33	3.07							14	1.04							2	0.23	17	1.80	SF	1.80	59%
S3 TL 1500	31	3.1							10	0.83							6	0.43	15	1.84	SF	1.84	59%
S3 TL 1600	12	0.71							5	0.32							3	0.16	4	0.23	TH	0.32	45%
S3 TL 1800	12	1.14							4	0.24							1	0.16	7	0.74	SF	0.74	65%*
S3 TL 1700	11	1.26							4	0.46									7	0.8	SF	0.8	63%*
S3 TL 1900	47	3.82							22	1.46							3	0.16	22	2.2	SF	2.2	58%
S3 TL 2000	15	1.7							8	0.63							1	0.06	6	1.01	SF	1.01	59%

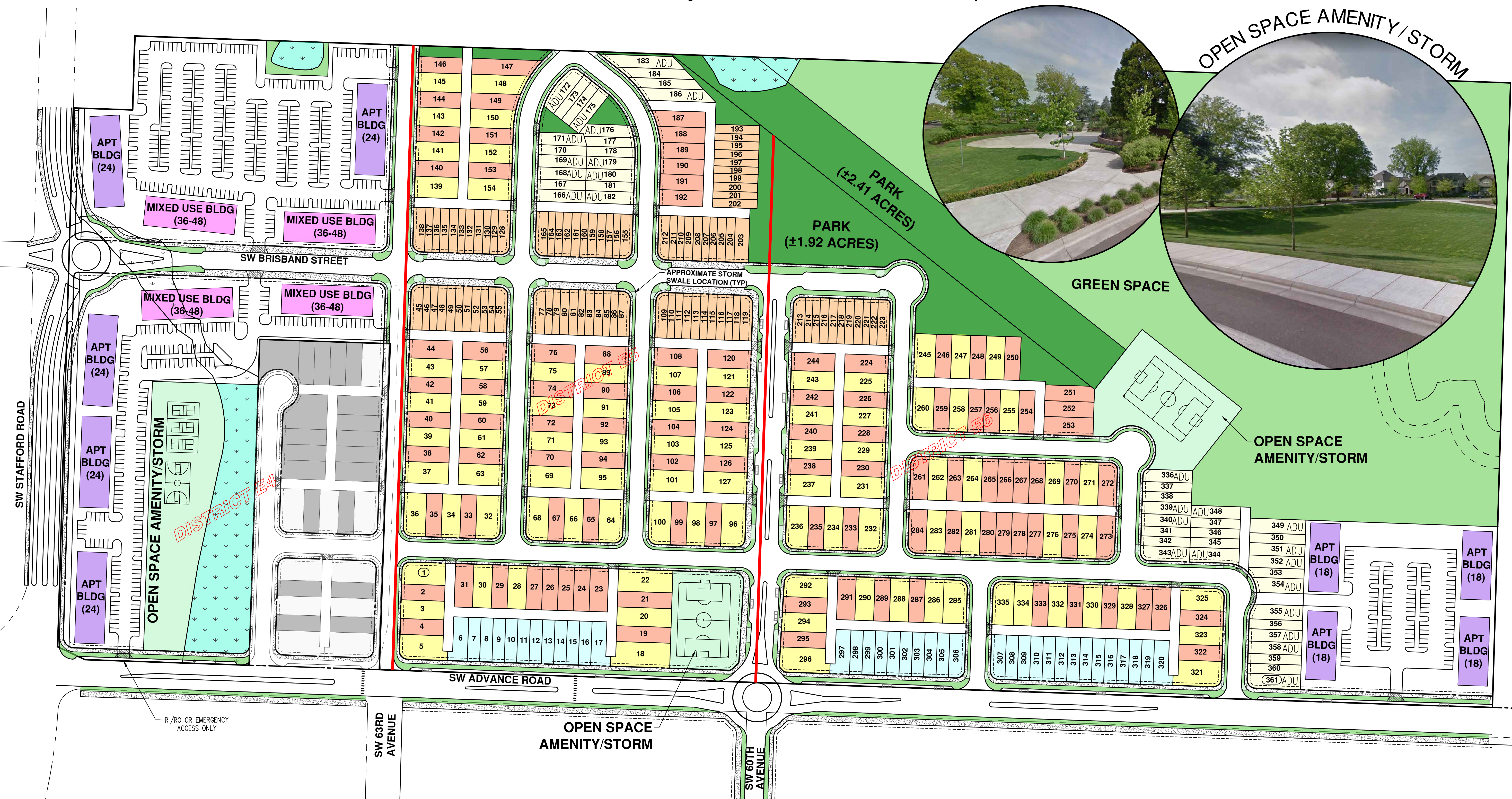
*over 60% one unit type acceptable if taxlot area is below 2 ac

Subdistrict/ TL	Storm / Open Space	Total Area with Storm	Storm % of Total Net Area
S4 TL 2600	0.24	4.05	6%
S4 TL 2700	0.80	16.10	5%
S3 TL 1400	0.17	3.24	5%
S3 TL 1500	0.62	3.72	17%
S3 TL 1600	0.08	0.80	10%
S3 TL 1800	0.07	1.21	6%
S3 TL 1700	0.11	1.37	8%
S3 TL 1900	0.38	4.20	9%
S3 TL 2000	0.10	1.80	6%

Option 2: Assembled Lots in Subdistrict S3

Subdistrict/ TL	Total		Attached Multi-family						Middle Housing								ADUs		Other Detached Units		Max		
			Elevator Served		Other 10+ units		Other 5-9 units		Townhouses and side-by-side plexes		Stacked plexes		Cottage Cluster		Other cluster housing (i.e. units too big to be cottage cluster, mixed types)		All ADUs		All other detached, including detached single-family		Highest Unit Type	%	
			Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres			
S4 TL 2600	62	3.81			24	0.88			18	1.1							4	0.23	16	1.6	SF	1.6	42%
S4 TL 2700	135	15.3						51	4.6								14	1.6	70	9.1	SF	9.1	59%
S3 TL 1400	33	2.81						14	1.06								3	0.22	16	1.53	SF	1.53	54%
S3 TL 1500	37	2.79						16	1.17								3	0.19	18	1.43	SF	1.43	51%
Assembled Lots 1600-1900	85	6.65						39	2.43								7	0.43	39	3.79	SF	3.79	57%
S3 TL 2000	15	1.7						8	0.63								1	0.06	6	1.01	SF	1.01	59%

Subdistrict/ TL	Storm / Open Space	Total Area with Storm	Storm % of Total Net Area
S4 TL 2600	0.24	4.05	6%
S4 TL 2700	0.80	16.10	5%
S3 TL 1400	0.17	2.98	6%
S3 TL 1500	0.23	3.01	8%
Assembled Lots 1600-1900	0.53	7.18	7%
S3 TL 2000	0.10	1.80	6%



DISTRICT E4

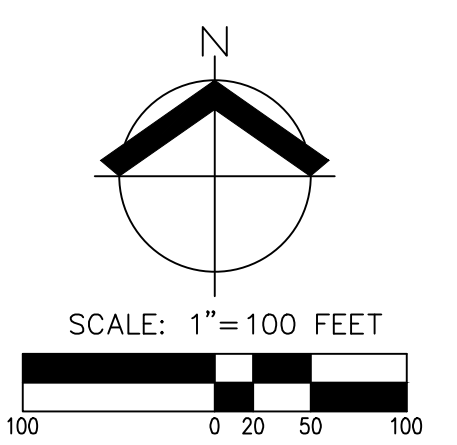
DISTRICT E5

CALCULATIONS:
 *MULTI-FAMILY SITE NET AREA - ±12.89 ACRES
 PARKING SPACES - 658
 TOTAL MIXED USE UNITS - 192
 TOTAL MULTIFAMILY UNITS - 192
 TOTAL MULTIFAMILY/MIXED USE UNITS - 384
 RATIO OF PARKING TO MIXED USE UNITS - 1.9:1
 RATIO OF PARKING TO MULTIFAMILY UNITS - 1.5:1
 RATIO OF PARKING TO MULTIFAMILY/MIXED USE UNITS - 1.7:1
 *THIS AREA INCLUDES AREAS FROM MULTIFAMILY, MIXED USE, AND DEDICATION AREAS FOR SW BRISBAND STREET AND SW STAFFORD ROAD

PRODUCT TYPE	UNITS				PERCENTAGE OF TOTAL UNITS
	DISTRICT E4	DISTRICT E5	DISTRICT E6	TOTAL	
DETACHED 32' WIDE ALLEY LOADED UNITS	0	55	48	103	13.8%
DETACHED 38' WIDE ALLEY LOADED UNITS	0	49	40	89	12.0%
TWO-UNIT TOWNHOMES	0	12	24	36	4.8%
ATTACHED UNITS (VARYING WIDTH)	0	75	11	86	11.5%
FRONT LOAD TOWNHOMES (NOT INCLUDING ADU ON END UNITS)	0	9	12	21	2.8%
ADU UNITS (ON END UNITS OF FRONT LOAD TOWNHOMES)	0	12	14	26	3.5%
MIXED USED UNITS	192	0	0	192	25.8%
APARTMENT UNITS	120	0	72	192	25.8%
TOTAL	312	212	221	745	

HATCH LEGEND

- GREEN SPACE
- PARK SPACE
- OPEN SPACE AMENITY/STORM
- WETLAND BOUNDARY
- TWO-UNIT TOWNHOMES (ALLEY LOAD) - 25'x88'
- MIXED USE BUILDING
- APARTMENT BUILDING
- TOWNHOUSE (FRONT AND REAR LOAD)
- SINGLE FAMILY DETACHED (REAR LOAD) - 32'x88'
- SINGLE FAMILY DETACHED (REAR LOAD) - 38'x88'
- FRONT LOAD TOWNHOMES
- FRONT LOAD TOWNHOMES WITH ADU
- ADU



PRELIMINARY LAYOUT 36 - PHASING PLAN
FROG POND - AZAR PROPERTY
WILSONVILLE, OREGON

JOB NUMBER: 9346
 DATE: 11/16/2023
 DESIGNED BY:
 DRAWN BY: NLB/NRA
 CHECKED BY: MD