



PLANNING COMMISSION

WEDNESDAY, JUNE 8, 2022

WORK SESSION

2. Frog Pond East and South Master Plan (Pauly) (75 minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: June 8, 2022		Subject: Frog Pond East and South Master Plan	
		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: N/A	
Staff Recommendation: Provide requested input regarding land use and urban design alternatives.			
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 Area Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Provide feedback and input on components of the master planning for Frog Pond East and South, specifically regarding land use and urban design alternatives. Also receive a briefing and offer any comments on an infrastructure existing conditions memo.

EXECUTIVE SUMMARY:

Following designation of the subject land as an urban reserve in 2010, the City adopted the Frog Pond Area Plan in 2015 to set the stage for additional planning and eventual development to meet identified local housing needs. Besides the urban reserve area, the Frog Pond Area Plan also established a vision for growth for undeveloped land already within the City's Urban Growth Boundary (UGB) now known as Frog Pond West. In 2017, a Master Plan and implementing zoning code was adopted for Frog Pond West. The Master Plan provided the necessary regulatory framework for the residential neighborhood currently under development north of Boeckman Road and west of Stafford Road.

In 2018, Metro expanded the UGB to include the subject land. As part of the Metro Ordinance adopting the UGB expansion, Metro required Wilsonville to complete master planning to make the area development ready, from a regulatory standpoint, by December 2022. Similar to past master planning efforts, such as Villebois and Frog Pond West, this master planning effort will identify the types and locations of the homes, other land uses, parks, open spaces, streets, trails and neighborhood amenities to be built over the next 10-20 years. To support implementation of the plan, the process also identifies water, sewer, stormwater, and transportation infrastructure needs and funding sources.

This will be the Planning Commission's fifth work session on the Master Plan. The previous work sessions and their content were as follows:

- *Work Session 1-October 2021:* Focus on overall project scope and the outreach plan.
- *Work Session 2-December 2021:* Initial feedback on the needs and opportunities for affordable housing and housing variety.
- *Work Session 3-February 2022:* Continuation of the topic of housing needs for more detailed feedback and direction, introduction of the neighborhood commercial evaluation.
- *Work Session 4-April 2022:* Further discussion of the neighborhood commercial center and discussion of the recommended design concepts for development of land use and urban design alternatives.

This *Work Session 5* will present three land use and urban design alternatives for Commission feedback and direction. The alternatives are based on the design concepts discussed during the April work session as well as feedback received through various outreach efforts over the last couple months. Following feedback from the Commission and City Council and processing of additional outreach feedback, a preferred alternative will be presented at the July work session. This preferred land use and urban design alternative will then be the basis of infrastructure and public realm planning to occur over the remainder of the summer and into the fall, and other master planning work in the fall.

In addition, this work session will introduce the significant work to be done around infrastructure by presenting an existing conditions memo.

Land Use Alternatives

Below you will find a brief description of each alternative. More description of each alternative, rationale for choices made, and corresponding maps can be found in Attachment 1.

Alternative A

Highlights of Alternative A include:

- Collocating the neighborhood commercial and an east neighborhood park at Frog Pond lane with Grange building.
- Organizing housing in a transect from the west (Type 1 and 2 dwellings) to the east (transition to Type 2 and 3 dwellings). Types generally have their own distinct locations.
- Some potential for affordable housing consistent with the Affordable Housing Analysis.

Alternative B

Highlights of Alternative B include:

- The neighborhood commercial is located along Brisband at Stafford Road with the east neighborhood park a couple blocks away to the east. The Grange is its own destination at its current location.
- Organizing housing around five focal points with Type 2 dwellings generally at the focal points radiating out to Type 3. The focal point at Stafford and Advance has a large area of Type 1 dwellings radiating out prior to the Type 2 and 3. Additional mixing of land use types over Alternative A, but not as much of Alternative C.
- Some potential for affordable housing targets in the Affordable Housing Analysis, similar to Alternative A.

Alternative C

Highlights of Alternative C include:

- The neighborhood commercial is located along Brisband at Stafford Road with the east neighborhood park collocated directly to the east. The Grange is its own destination at its current location.
- Organizing housing around five focal points similar to Alternative B, however more Type 1 housing is introduced. Type 2 dwellings are generally located at the focal points and radiating out to mix with Type 3 housing. The focal point at Stafford and Advance has a larger area of Type 1 dwellings radiating out to Type 2 and 3. Additional mixing of land use types over other alternatives.
- Provides for most units, including most potential for affordable housing targets in the Affordable Housing Analysis.

Discussion questions:

1. What additional questions does the Commission have about the alternatives?
2. Which alternative or combination of alternative elements best reflects and balances the following:
 - The foundational framework of the Frog Pond Area Plan
 - The Equitable Housing Strategic Plan
 - The Affordable Housing Analysis completed for this Master Planning effort
 - Design concepts discussed in the last work session
 - Public input received to date (see Attachment 2 outreach summary)

Infrastructure Existing Conditions Memo

Infrastructure planning is a critical piece of master planning. Murray Smith and associates, the Engineering firm on the consultant team, prepared an analysis of existing conditions (Attachment 3) to lay the foundation for the upcoming infrastructure planning work. The Commission's work sessions in August and September are planned to focus on more detail of the infrastructure aspect of the Frog Pond East and South Master Plan. This will include the water, sewer, and stormwater introduced by this memo as well as transportation infrastructure. The Commission is encouraged to review the memo and come prepared with any related questions. Highlights of the memo include:

- Additional water pipeline connections previously identified by the Frog Pond Area Plan include: from end of Frog Pond Lane in Frog Pond West to Canyon Creek Road across Boeckman Creek, and from Frog Pond South to the area of Boeckman Creek Primary School. These creek-crossing connections are currently not funded by the Frog Pond West infrastructure plan or the citywide Capital Improvement Program. They are thus anticipated to be part of the infrastructure package funded by Frog Pond East and South.
- Potential for water storage deficiency requiring a new storage tank be built prior to significant development in Frog Pond East and South. Current estimate is new storage tank would be completed and functioning in 2026 or 2027.
- Major planned sewer projects need to be completed prior to significant development in Frog Pond East and South, including: Boeckman Road Trunk Sewer, two phases of Boeckman Interceptor to be built between Boeckman Road and new pump station in Memorial Park along Boeckman Creek corridor. Current estimates are these off-site sewer improvements will be complete by 2025.
- Stormwater infrastructure will take careful planning in Frog Pond East and South to balance limited available space for storm planters in public right-of-way, avoiding large ponds, and more impervious surfaces being constructed relative to Frog Pond West due to higher anticipated residential density.

Discussion question:

1. What questions or comments does the Commission have about the existing conditions memo?
2. What additional analysis would be helpful to the Commission?

EXPECTED RESULTS:

Feedback and direction from the Planning Commission to develop a preferred land use and urban design alternative for Frog Pond East and South. Initial thoughts from the Commission on the upcoming infrastructure planning work.

TIMELINE:

This is the fifth in a series of work sessions for the Planning Commission. The next work session is planned for July. The project end date is currently scheduled as December 2022.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$350,000 funded through a Metro grant. Work began during

FY 20/21. Unused portions have been rolled over and the City anticipates spending \$154,000 by the end of FY 21/22. The remaining \$196,000 is planned to be budgeted during FY 22/23 to conclude the project. An additional \$162,000 in State grants support additional affordable housing analysis and work related to infrastructure funding and SDCs.

COMMUNITY INVOLVEMENT PROCESS:

The project has a community engagement plan which lays out a robust public engagement program that will include meaningful and impactful involvement of people who identify with historically marginalized communities. In addition, City staff continues work with consultants and the DEI committee to establish a framework for broad community involvement.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Well-designed neighborhoods with a variety of housing options for current and future Wilsonville residents.

ALTERNATIVES:

At this early point in the project, the Planning Commission may provide a range of alternatives for the project team to consider.

ATTACHMENTS:

- Attachment 1 Frog Pond East and South Land Use and Urban Design Alternatives Memo (dated May 31, 2022)
- Attachment 2 Frog Pond East and South Outreach Summary to date (dated May 31, 2022)
- Attachment 3 Infrastructure Existing Conditions Memo (dated May 31, 2022)



DRAFT MASTER PLAN ALTERNATIVES

TO: Planning Commission

FROM: Project Team

DATE: May 31, 2022

OVERVIEW

The Frog Pond East and South Master Plan builds on the Frog Pond Area Plan, adopted by the City of Wilsonville in 2015. The Vision statement in the Area Plan states:

The Frog Pond Area in 2035 is a Wilsonville community with attractive and connected neighborhoods. The community's hallmarks are its walkable and active streets, variety of quality homes, and connected trails and open spaces. Frog Pond's excellent schools and parks are focal points of the community. Frog Pond is "just a short bike, walk, or bus trip" from all parts of Wilsonville – a highly valued part of the larger city.

In addition to the outcomes stated above, the City has directed that the plan place additional emphasis on: (a) providing housing choices for a range of incomes; and (b) focusing on housing form (rather than units per acre) as the guide to community design. These two priorities implement action items in the Equitable Housing Strategic Plan adopted in 2020.

This memorandum describes draft alternatives for the Master Plan. The intent is to summarize plan direction received to date, input received through community engagement, and plan choices for further discussion and direction by the Planning Commission and City Council. The alternatives are conceptual at this stage of the planning process and include neighborhood destinations (e.g., parks), framework-level streets and paths, options for a Commercial Main Street, optional locations and patterns for a variety of housing types, open space, and subdistricts. Utilities and more detailed community design will be prepared after a preferred alternative is identified.

PLAN DIRECTION DISCUSSED TO-DATE

The notes below summarize research memoranda and plan elements discussed by the Planning Commission and City Council.

BASE MAPPING

- Based on the buildable land inventory, the 255-acre Master Plan area has approximately 139-acres of unconstrained buildable land
- An arborist report and supplement identified significant trees within the project area



- The project team is compiling information about historic resources within the project area

AFFORDABLE HOUSING¹

- Affordable housing strategies likely to have the most impact in Frog Pond are listed below. The attached alternatives implement the first strategy: zoning for all housing types. The other strategies are implementation actions dependent on being enabled by the land use plan and design concepts shown on the alternatives.
 - Zone for all housing types
 - Acquire land for affordable housing
 - Partner with a community land trust
 - Waive, reduce, or defer SDCs for income-restricted affordable units
 - Incentivize smaller and lower-cost middle housing
- Potential affordable housing “targets” for the plan were reviewed with the Planning Commission and City Council. The targets are quantified examples of the types and amounts of housing that could serve lower income populations in Frog Pond East and South, per the guidance of the Equitable Housing Strategic Plan. They are listed below and assumed to be part of Master Plan Alternative C, which has slightly higher overall density to accommodate more affordable housing choices (See the Alternatives section of this memo). Alternatives A and B could also potentially include the housing listed below. Note that the land needs cited below are relatively small: about 5 to 10 acres.

Target # of Developments	Housing Type	Population Served	Approx. Scale and Land Needs
1	Multifamily	HH earning <60% of MFI* (rental)	120-180 units 4-6 acres
1	Cottage cluster, tiny homes, or courtyard housing	HH earning <30% of MFI, low-income seniors, veterans, or people with disabilities (rental)	5-50 units 0.25-2 acres
1-2	Townhomes or cottage cluster	First-time homeowners earning <80% of MFI	10-40 units 1-2 acres

- Regulatory actions for Accessory Dwelling Units to add to the City’s existing regulations:
 - Provide additional flexibility and exemptions to lot coverage and setbacks for ADUs
 - Allow ADUs with townhouses regardless of lot size.

¹ Source: “Frog Pond East and South Affordable Housing Analysis”, January 31, 2022, ECONorthwest (see Wilsonville Planning Commission packet for February 9,2022)



NEIGHBORHOOD COMMERCIAL CENTER²

The neighborhood commercial center program listed below was discussed with Planning Commission and City Council during work sessions and shared with the public during outreach.

Plan Element	Commercial Development Program Recommendation
Bldg. Square Feet	Up to 44,000 square feet (or 56,000 square feet if the City can attract a pharmacy or medium sized grocer)
Site Acreage	Up to 4.0 acres (or 5.1 acres if the City can attract a pharmacy or medium sized grocery)
Tenant Mix	Food and beverage, retail, general commercial, professional services/office, healthcare, fitness, daycare, banks, and more. Specific retail tenants may include cafes and restaurants, a specialty food product store, a pharmacy, and other miscellaneous stores like laundromats, salons, hobby/boutique stores, and medical, professional, and financial offices.
Development Type	“Hybrid” Main Street, with buildings on both sides of the planned Brisband Street or Frog Pond Lane extension on the east side of Stafford Road.
Parking	Parking ratios of 4.0 to 5.0 per thousand square feet of gross leasable space.
Location	Main Street retail provides the greatest experience and offers an opportunity for the commercial area to be prosperous over a longer timeframe. Main street retail feels “fresher” for longer than conventional retail centers and would be more accessible to a greater number of people traveling by car, foot, and bike. An alternative, from a pure market perspective, is the northeast corner of the Stafford Road and Advance Road intersection. This location requires the least new infrastructure and can be built independently of the rest of Frog Pond.
Other Recommendations	Plan for higher-density residential, including apartments, townhomes, and live/work spaces, surrounding the commercial center. Most case studies of successful commercial areas are surrounded by higher-density housing.

COMMUNITY DESIGN CONCEPTS³

The following design concepts were discussed with Planning Commission and City Council during work sessions and shared with the public during outreach. They state the important outcomes and design strategies intended for the Master Plan alternatives. They will be implemented through the Frog Pond East and South Master Plan and by development proposals.

The community design concepts for the Master Plan include:

- Housing Variety Throughout
- Affordable Housing Integration
- A Transect of Densities

² Source: “Commercial Area Evaluation”, March 28, 2022, Leland Consulting Group (see Wilsonville Planning Commission packet for April 13, 2022)

³ Source: “Recommended Community Design Concepts”, April 1, 2022, MIG|APG (see Wilsonville Planning Commission packet for April 13, 2022)



- A Neighborhood Commercial Center
- Street Connectivity
- Bicycle and Pedestrian Connectivity
- Natural Areas
- Preservation of Important Trees
- Active Parks and Open Space
- Consideration of the BPA Easement Corridor
- The Historic Grange as a Civic Amenity
- Use of Subdistricts

COMMUNITY ENGAGEMENT AND INPUT INTO THE ALTERNATIVES

ENGAGEMENT ACTIVITIES

In April and May, the team hosted multiple opportunities for community members and stakeholders to obtain input into the alternatives. Those opportunities included:

- A focus group engaging community members who do not typically participate in planning
- A Latino focus group
- Two focus groups of community members representing affordable housing perspectives
- A community design workshop virtual meeting
- An online survey addressing topics covered in the community design workshop
- Two focus groups of community members representing renter perspectives

Please see the Public Engagement Summary memorandum for feedback received from the participants. Figures 1 and 2 in that memorandum are the maps prepared by discussion groups at the Community Design Workshop held on May 12, 2022.

ALTERNATIVES

OVERVIEW

Three alternatives have been prepared to evaluate options for land use, street and trail connectivity, neighborhood destinations, and open space – incorporating ideas heard from the community thus far. The alternatives are conceptual and intended to support discussion of the pros and cons of the various choices. Following review and discussion by project participants, a “preferred plan” will be prepared that will be used for infrastructure analysis, more detailed design work, and implementation.

COMMON ATTRIBUTES OF THE ALTERNATIVES

The three alternative share the following attributes in common:

- The Frog Pond Grange as a community destination and civic amenity
- A 2–4-acre neighborhood commercial center to be designed as a walkable Main Street or similar neighborhood destination



EAST & SOUTH MASTER PLAN

- A variety of housing (Types 1, 2 and 3, see below) in each neighborhood arranged in a transect of housing form transition
- Each of the alternatives could potentially accommodate the affordable housing targets described above (Alternative C has slightly higher density than Alternatives A and B; it is assumed to include the targets and more affordable choices overall)
- A neighborhood park in the East Neighborhood
- A connected street pattern, with new streets and extensions of Frog Pond Lane, Brisband Street, 63rd Avenue and 60th Avenue
- Trails connecting important community and neighborhood destinations
- Walkable subdistricts in each neighborhood with a variety of housing choices within each
- Small neighborhood destinations within each subarea, such as small open spaces, community gardens, or other public amenities.

HOUSING FORMS OR TYPES

Three housing forms or types are used for the purpose of the preliminary alternatives. The three types are broad categories, and each includes multiple kinds of housing with overlap between the types. The focus of this typology is the bulk and spacing of buildings. For example, a similarly sized detached home may exist in any of the typologies, but for Type 1 it would tend to be taller and closer to adjoining homes, and Type 3 shorter and further apart from adjoining homes.



Type 1 Housing Form

Type 1 is 2-3 stories tall with 75 to 200 foot building façades. Smaller buildings are closely spaced.

Townhouses, closely spaced detached homes, condo/apartment buildings are included.

The look and feel is similar to the Villebois Village Center beyond the immediate buildings around the piazza, including: a variety of taller closely-spaced detached homes, 3-6 unit townhouse buildings, condo buildings, and apartment buildings.



Type 2 Housing Form

Type 2 is primarily 2 stories, with 3 stories allowed. Building facades are approximately 25 to 75 feet. Building separation is approximately 8-10 feet and lot area per building will likely be 3,000-5,000 square feet.

Many small to medium single-family detached homes plus duplexes, triplexes, quadplexes and small townhouse buildings are included.

The look and feel is similar to areas of Frog Pond West with smaller homes and single-family areas of Villebois – there is primarily two-story single-family homes with fairly close spacing with some duplexes and townhouses mixed in. However, the prevalence of duplexes and townhouses is likely to be greater in Frog Pond East and South.



Type 3 Housing Form

Type 3 is primarily 1-2 stories, with 3 stories allowed. Building facades are approximately 45-100 feet. Building separation is 10 or more feet. Lot area per building is likely 6,000-10,000 square feet.

Medium to large single-family detached homes plus duplexes, triplexes, quadplexes, small townhouse buildings, etc. are included.

The look and feel is similar to large lot areas of Frog Pond West and single-family detached subdivisions in Wilsonville with medium to large lots such as Renaissance at Canyon Creek, Wilsonville Meadows, and Morey's Landing. However, these areas in Frog Pond East and South would have more housing variety, with each housing type built in a style consistent with larger detached homes.



DESCRIPTIONS OF THE ALTERNATIVES

ALTERNATIVE A

Alternative A is organized around three major neighborhood destinations:

1. The Frog Pond Grange, a Commercial Main Street (along the extended Frog Pond Lane) and a future Neighborhood Park – all collocated to create a primary neighborhood destination. In this concept, the Grange building would be relocated northeast of its current location, with an opportunity to connect to the BPA easement open space and future trail.
2. The future Community Park
3. Meridian Creek Middle School

The framework of walkable and bikeable streets and paths/trails provide direct connections between these destinations and connect to the smaller neighborhood destinations. In this concept, the Frog Pond Lane to 60th Avenue connection parallels the BPA easement with room for development along the edge of the easement and public connections and view corridors through to the easement from the street.

Housing is organized in a transect from the west (Type 1 and 2 housing form) to the east (transition to Type 2 and 3 housing form).

Four-to-five walkable subdistricts are within each neighborhood. Each subdistrict has a central neighborhood destination.

ALTERNATIVE B

Alternative B is organized around five neighborhood destinations:

1. The Frog Pond Grange
2. A Commercial Main Street along the extension of Brisband Street
3. A future Neighborhood Park located approximately one block east of the Commercial Main Street, creating opportunities to gather and stroll or roll between the Main Street and the park
4. The Future Community Park
5. Meridian Creek Middle School

The framework of streets and paths/trails provide direct connections between these destinations and connect to the smaller neighborhood destinations. In this concept, the Frog Pond Lane to 60th Avenue connection is shown as an arching, curved street.

Housing is organized to place Type 1 housing form on the north side of Advance Road and along Stafford Road, proximate to and between all five destinations. Type 2 housing form transitions to the east and northeast. Smaller areas of Type 2 housing form are clustered in each of the other subdistricts, focused on framework streets and intersections.

Four-to-five subdistricts are within each neighborhood. Each has a neighborhood destination.



ALTERNATIVE C

Alternative C is organized around the same five neighborhood destinations as Alternative B:

1. The Frog Pond Grange
2. A Commercial Main Street along the extension of Brisband Street
3. A future Neighborhood Park located just at the end the Commercial Main Street, creating opportunities for the main street area to activate the park as a central gathering space
4. The Future Community Park
5. Meridian Creek Middle School

The framework of streets and paths/trails provide direct connections between these destinations and connect to the smaller neighborhood destinations. In this concept, the Frog Pond Lane to 60th Avenue connection parallels the BPA easement.

Housing is organized to create five focal points where Type 1 housing form is at the center, with the largest center arranged around the neighborhood park and nearby the commercial area.

This alternative provides the most overall housing of the alternatives and is assumed to include the “affordable housing targets” program noted above. Type 2 and 3 housing form radiates out from each focal point. Existing homes are assumed to either remain or redevelop over time per the preference and initiative of property owners.

Four-to-five subdistricts are within each neighborhood. Each has a neighborhood destination.

DRAFT HOUSING CAPACITY ESTIMATES

These are rough estimates of the dwelling unit capacity, density, and breakdown by typology in each alternative. These estimates follow from the alternative land use maps and are based on a general assumption of 25 units/net acre in Type 1, 15 units/net acre in Type 2, and 7 units/net acre in Type 3.

ALTERNATIVE A:

1583 dwellings, 12.8 du/net acre

27% Type 1, 48% Type 2, 24% Type 3

ALTERNATIVE B:

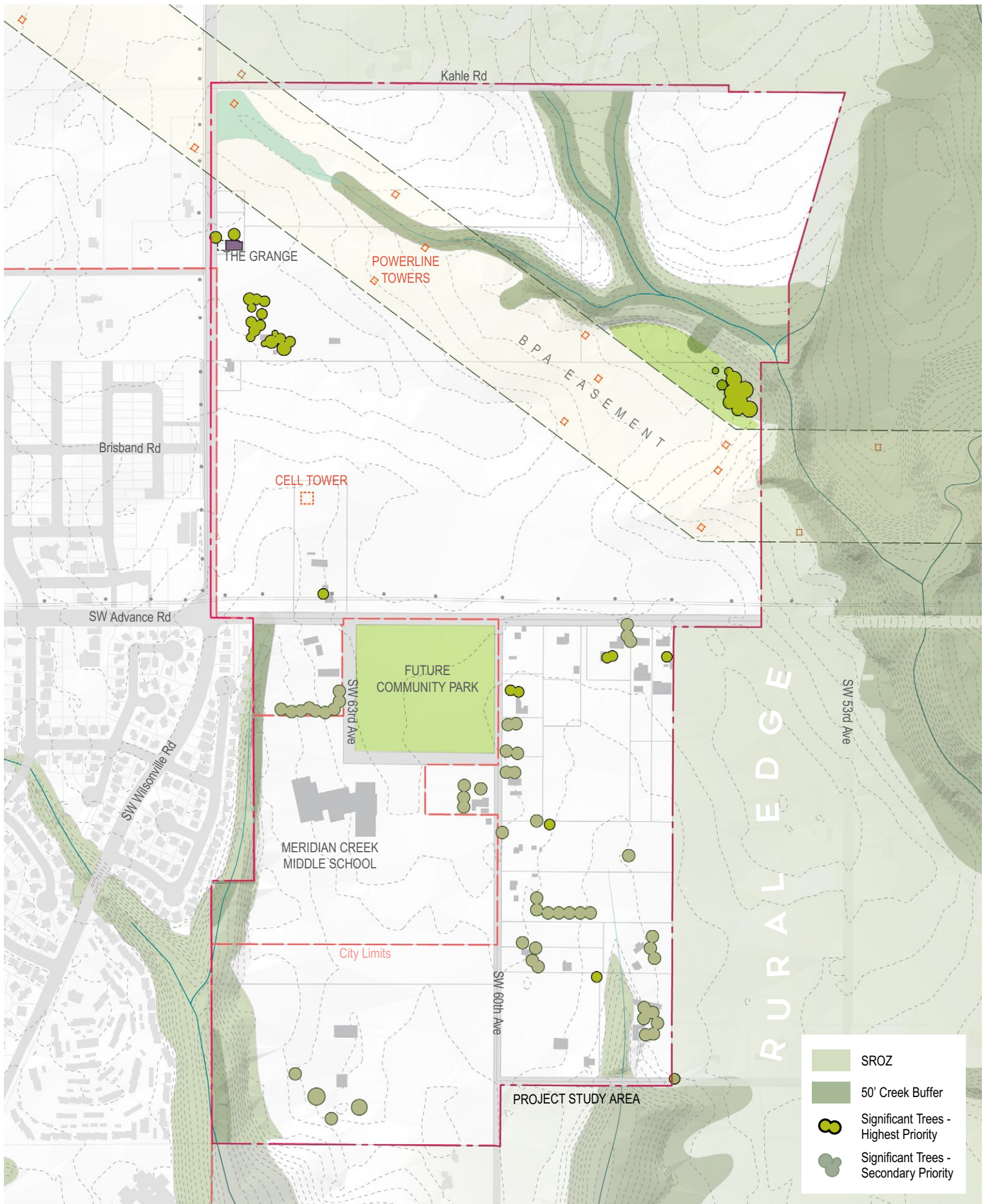
1389 dwellings, 11.5 du/net acre

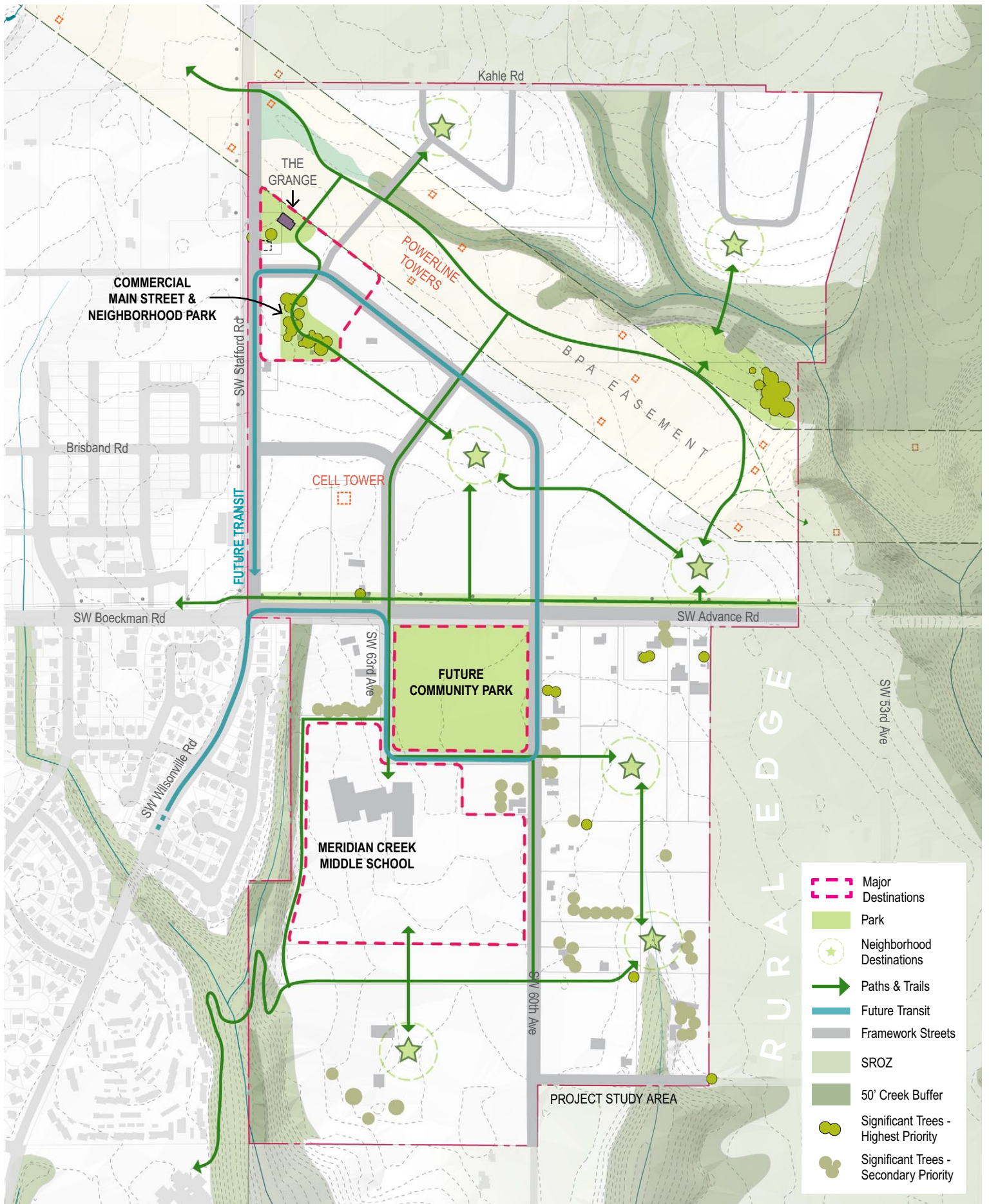
30% Type 1, 33% Type 2, 37% Type 3

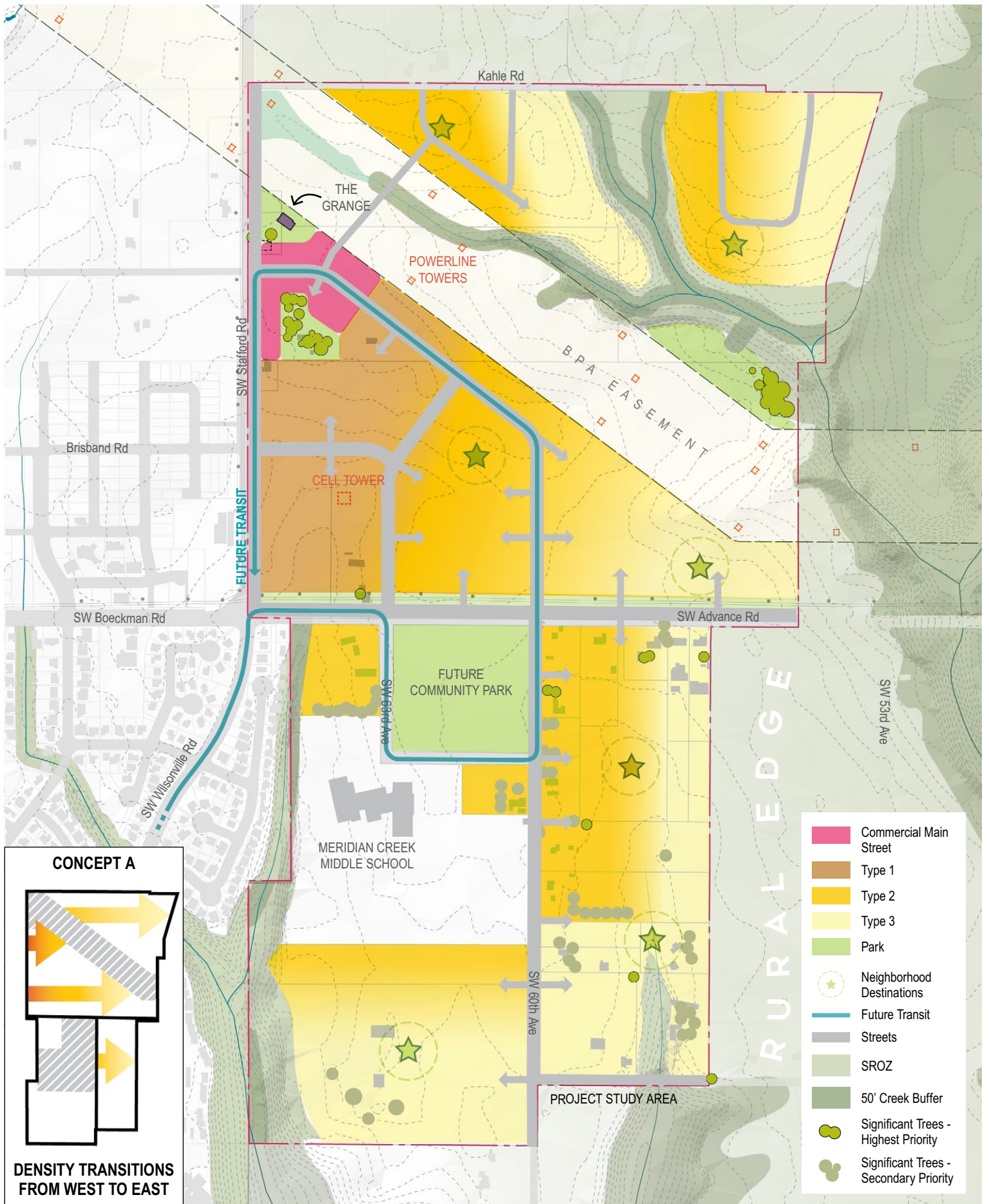
ALTERNATIVE C:

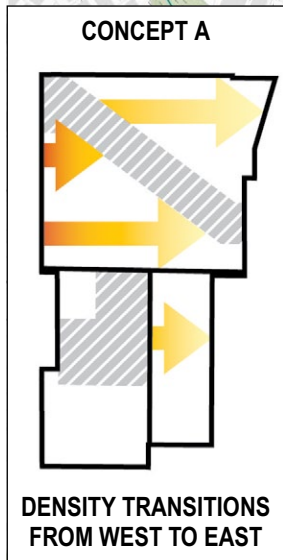
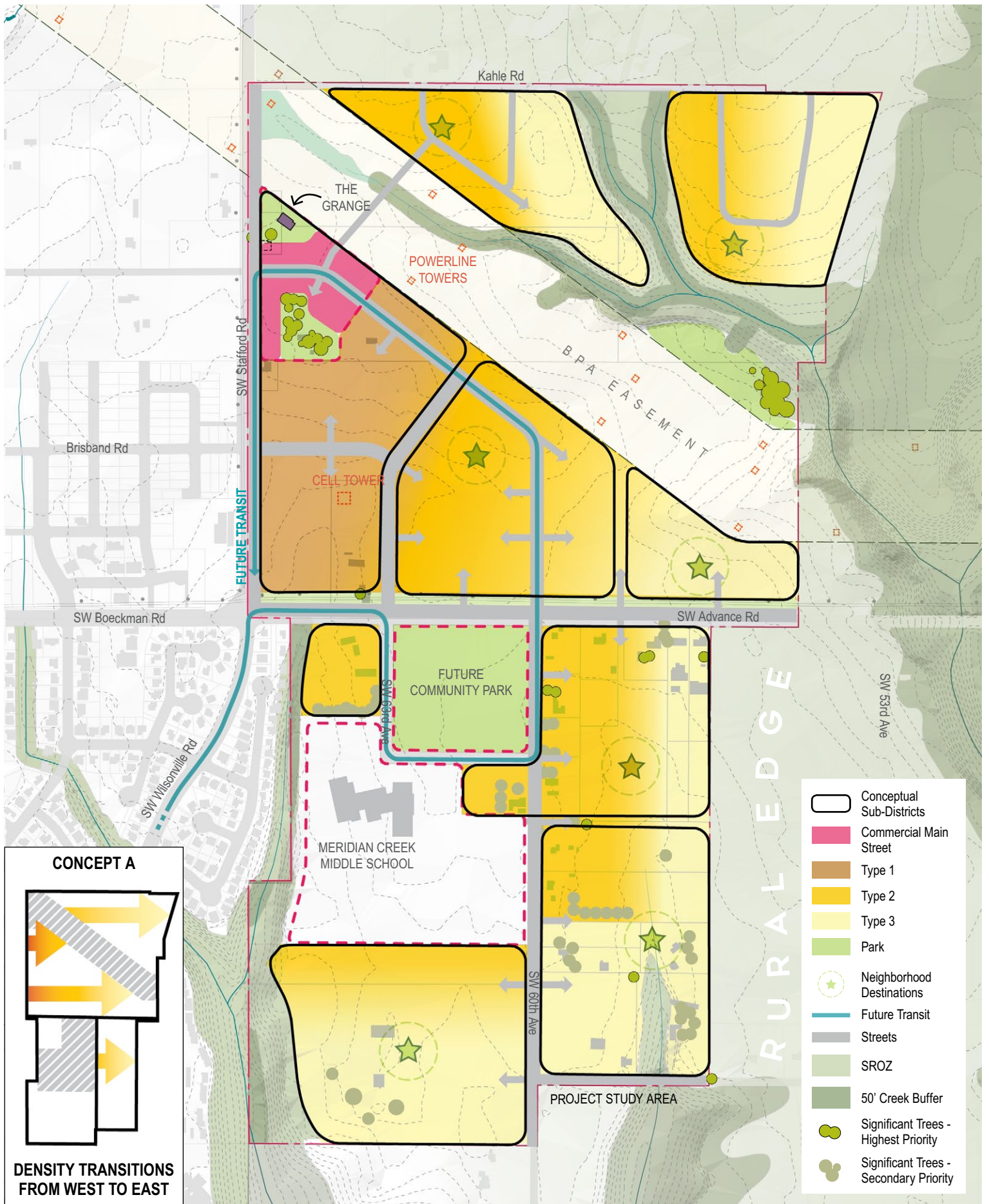
1803 dwellings, 14.7 du/net acre

36% Type 1, 49% Type 2, 14% Type 3

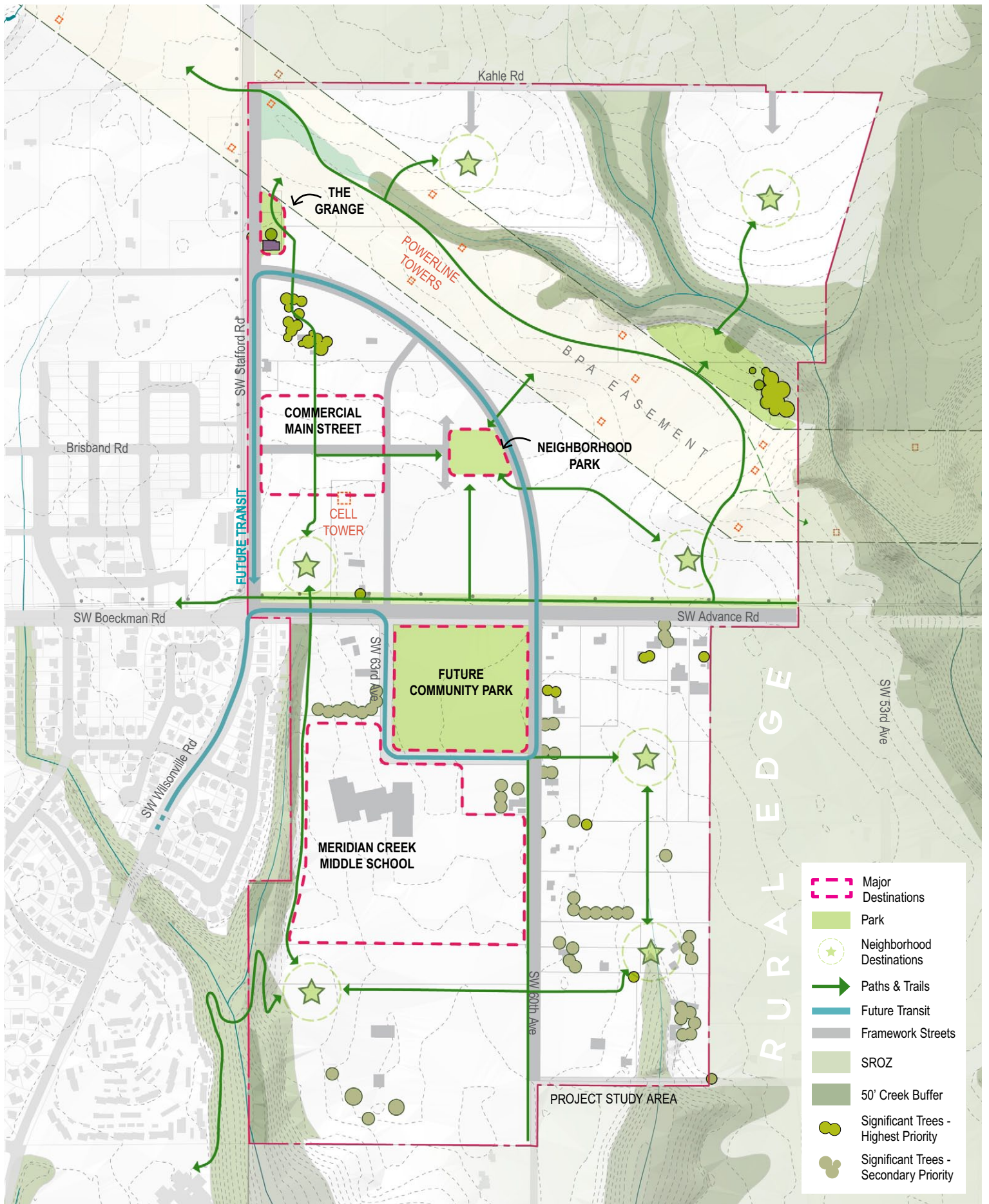


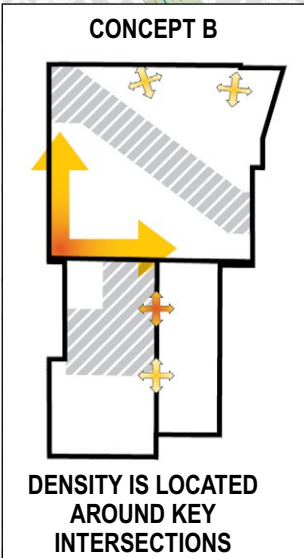
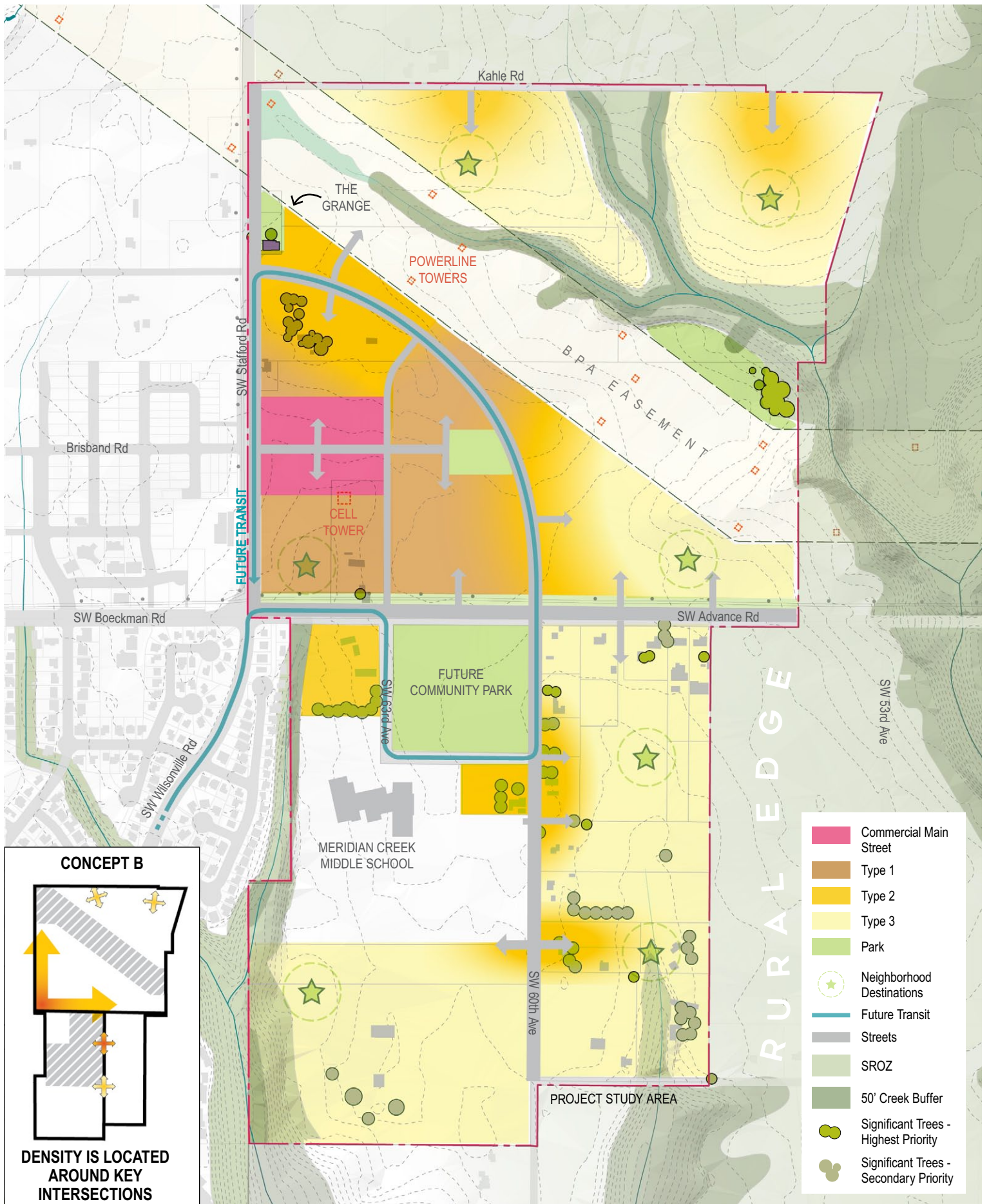


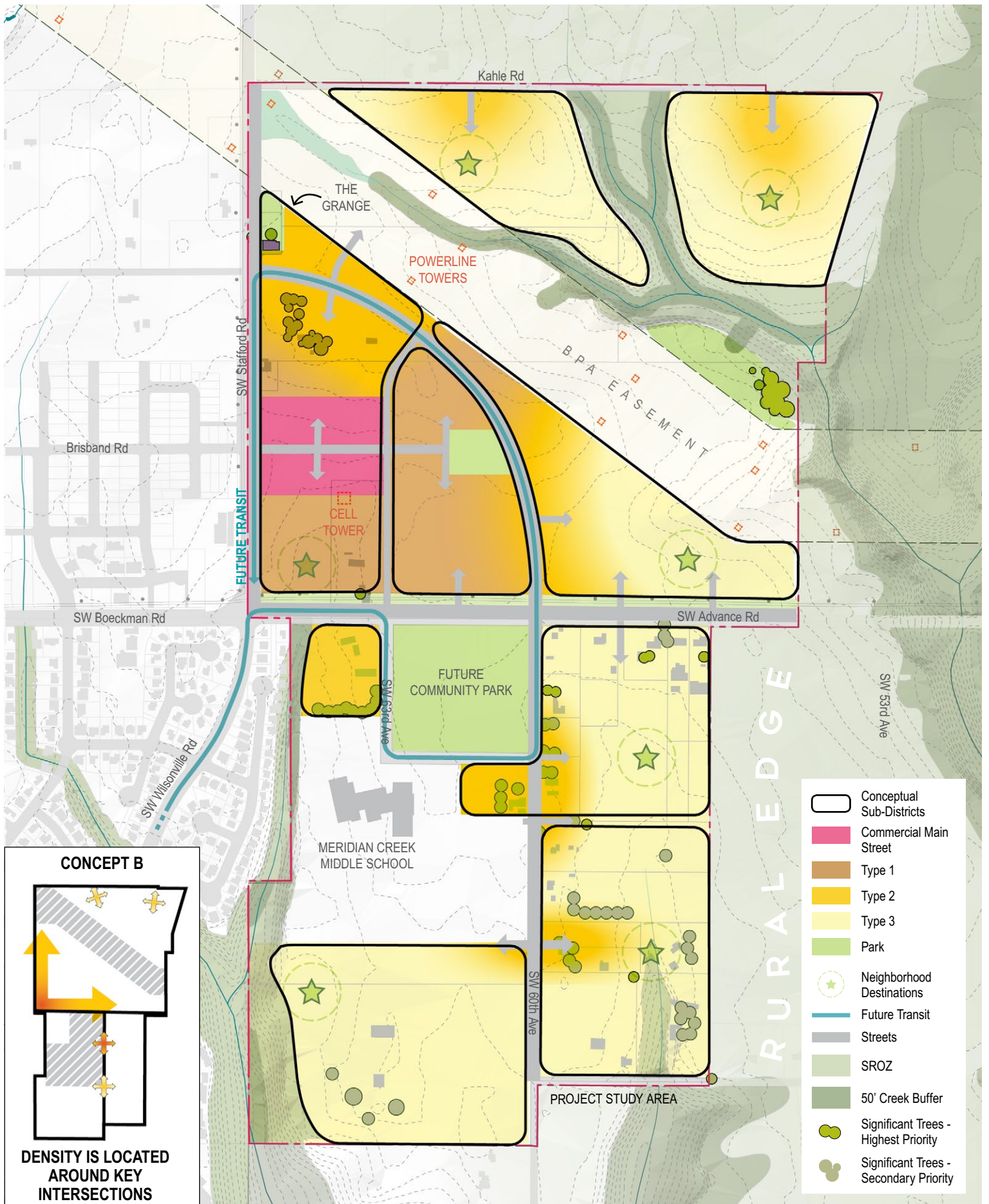




- Conceptual Sub-Districts
- Commercial Main Street
- Type 1
- Type 2
- Type 3
- Park
- Neighborhood Destinations
- Future Transit
- Streets
- SROZ
- 50' Creek Buffer
- Significant Trees - Highest Priority
- Significant Trees - Secondary Priority



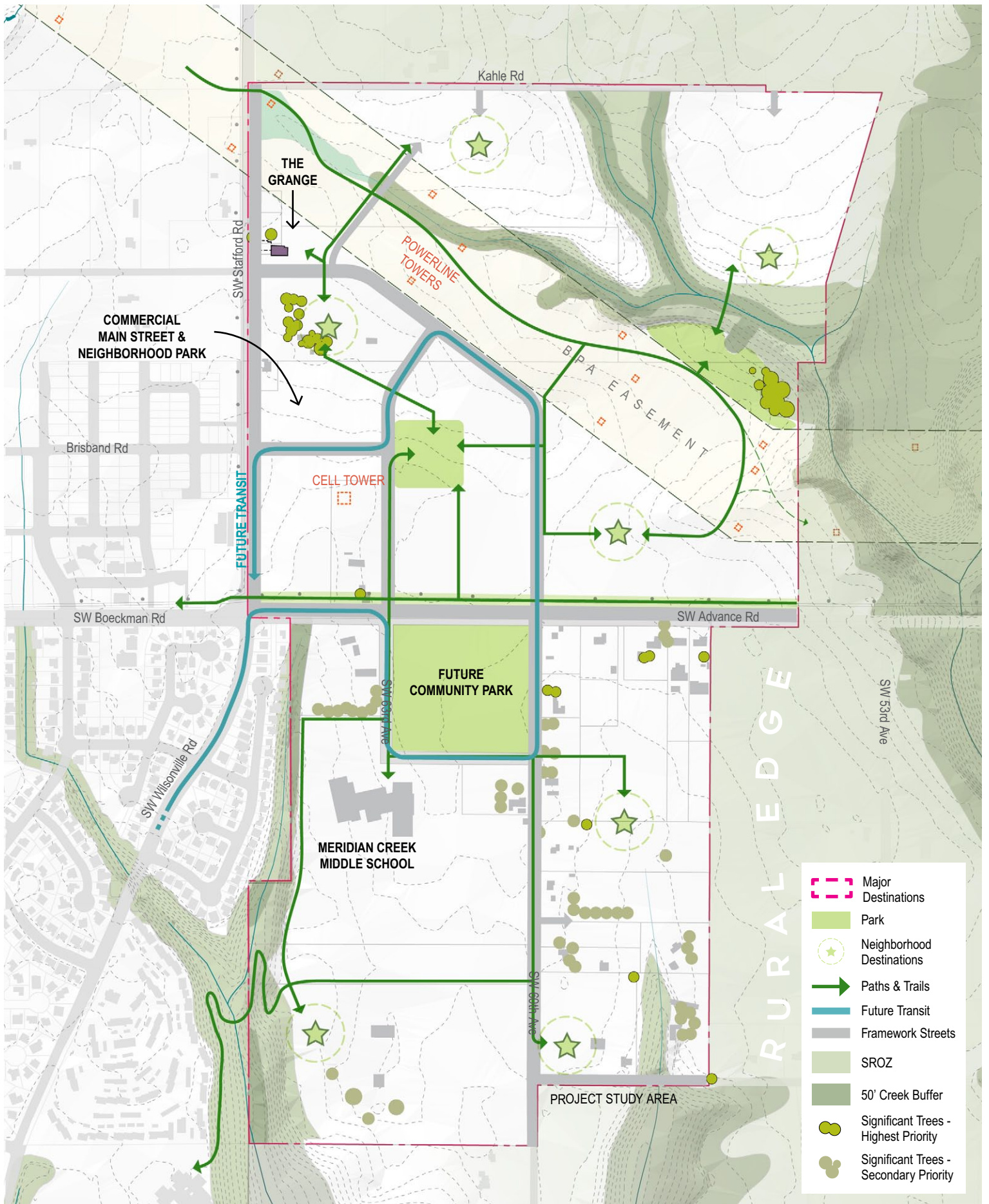


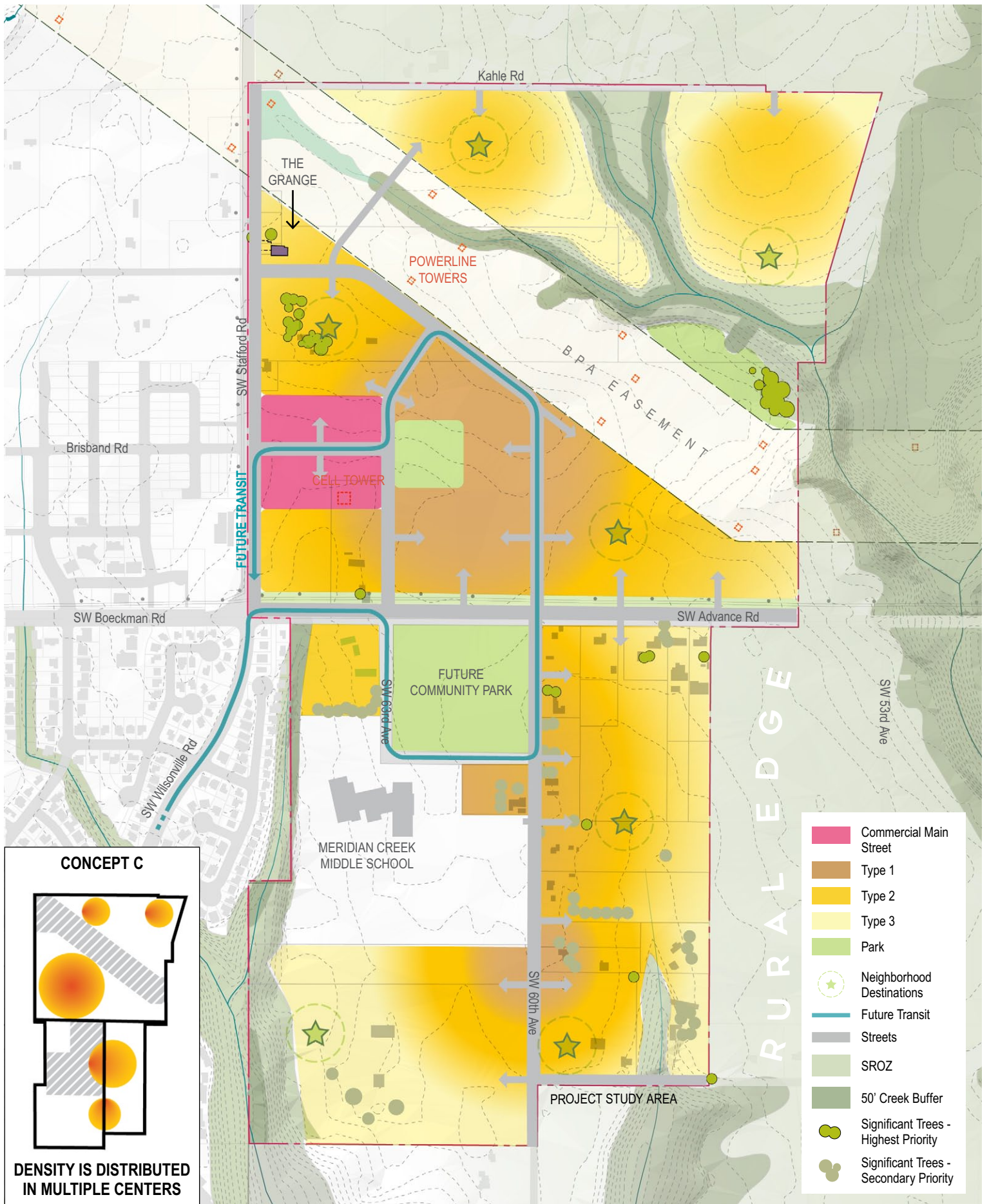


CONCEPT B

DENSITY IS LOCATED AROUND KEY INTERSECTIONS

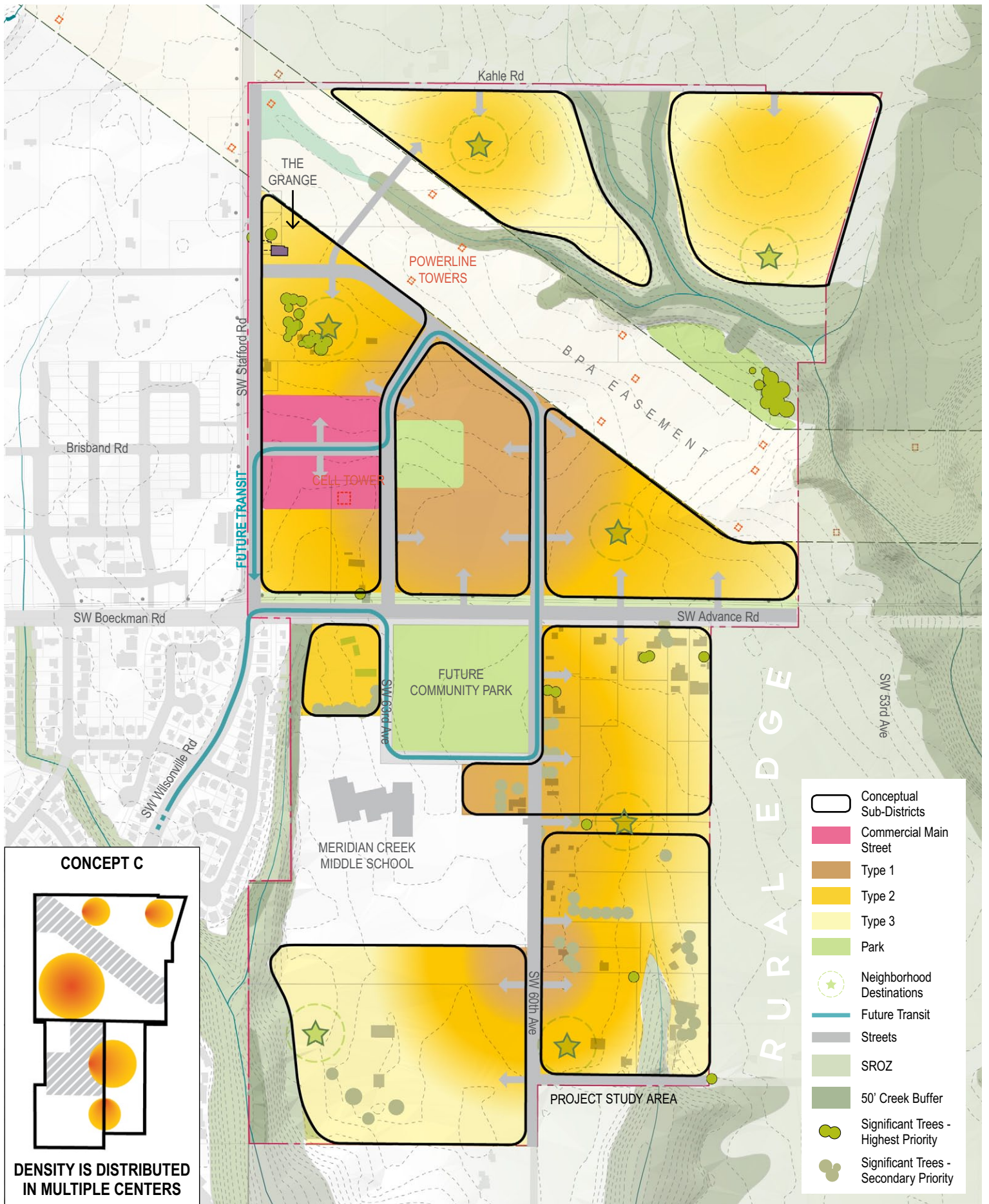
- Conceptual Sub-Districts
- Commercial Main Street
- Type 1
- Type 2
- Type 3
- Park
- Neighborhood Destinations
- Future Transit
- Streets
- SROZ
- 50' Creek Buffer
- Significant Trees - Highest Priority
- Significant Trees - Secondary Priority





CONCEPT C

DENSITY IS DISTRIBUTED IN MULTIPLE CENTERS



CONCEPT C

DENSITY IS DISTRIBUTED IN MULTIPLE CENTERS

- Conceptual Sub-Districts
- Commercial Main Street
- Type 1
- Type 2
- Type 3
- Park
- Neighborhood Destinations
- Future Transit
- Streets
- SROZ
- 50' Creek Buffer
- Significant Trees - Highest Priority
- Significant Trees - Secondary Priority



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



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- 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 are 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



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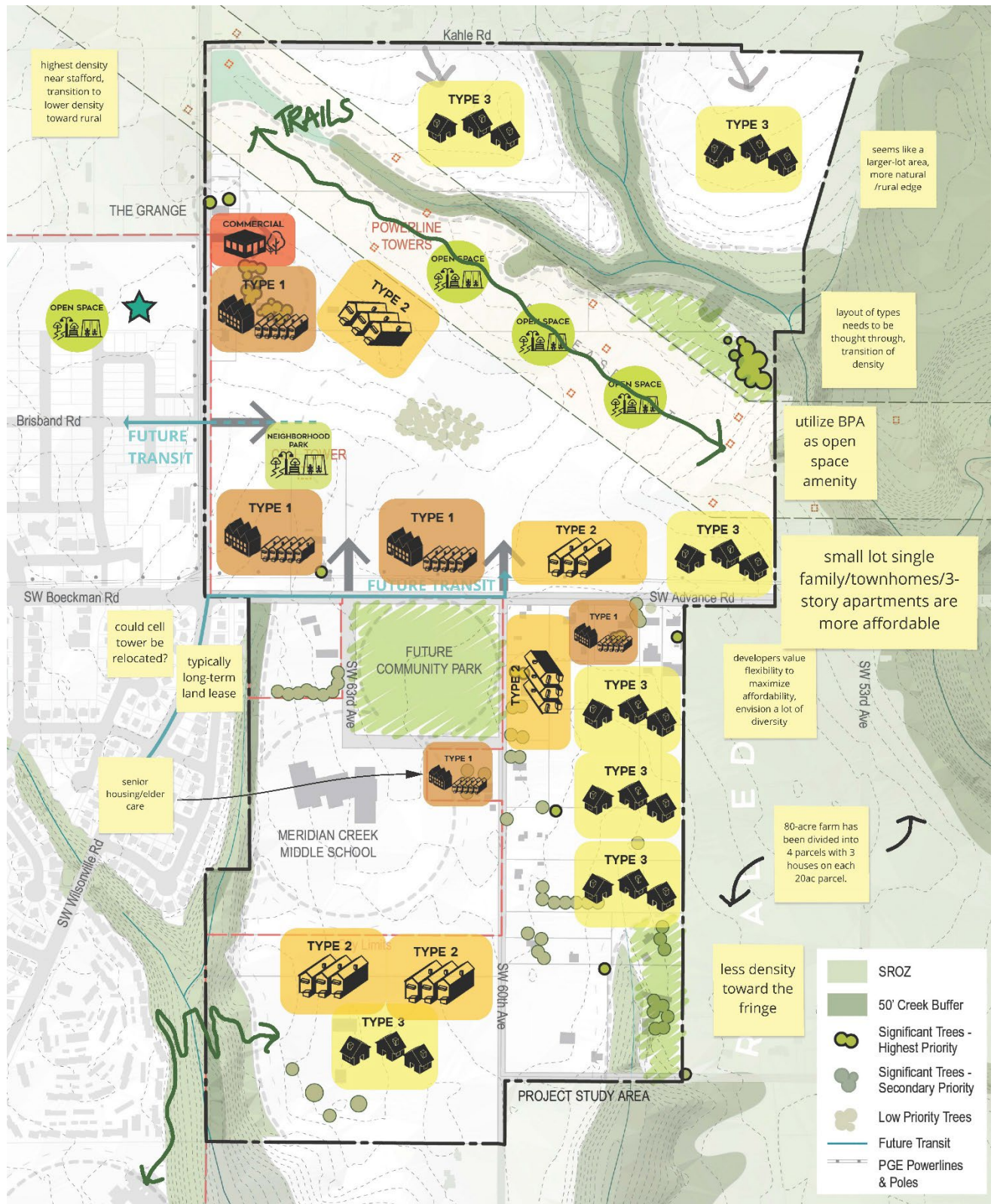
5. Parks and neighborhood destinations – The groups then placed chips for the East Neighborhood Park and small neighborhood destinations distributed around the map.

Breakout Group Feedback

Comments and ideas from workshop participants were recorded on maps – see below.

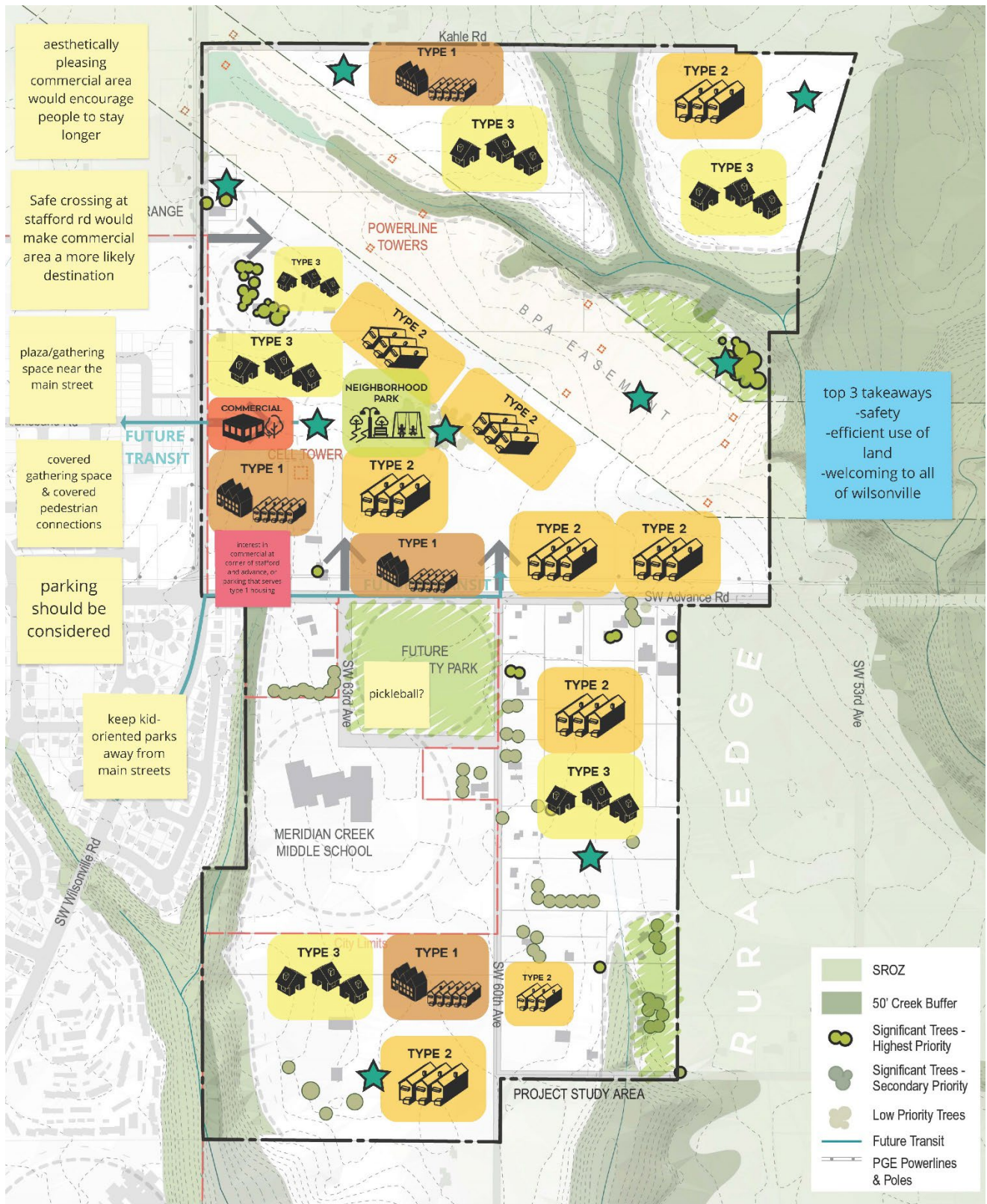


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EAST & SOUTH MASTER PLAN



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.



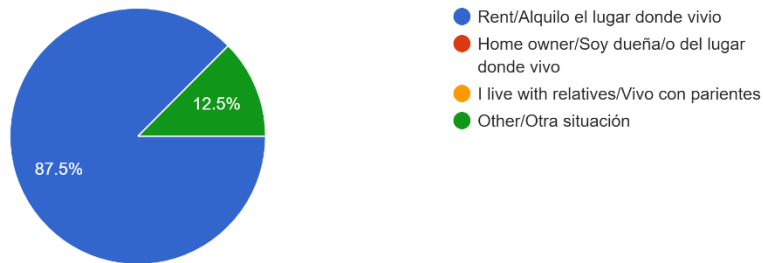
Pre-Meeting Survey

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?

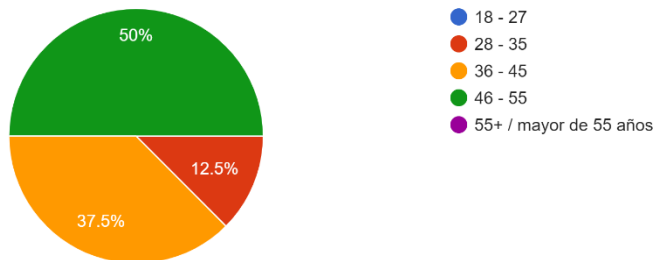
8 responses



2. Age group

¿Qué edad tiene usted?

8 responses

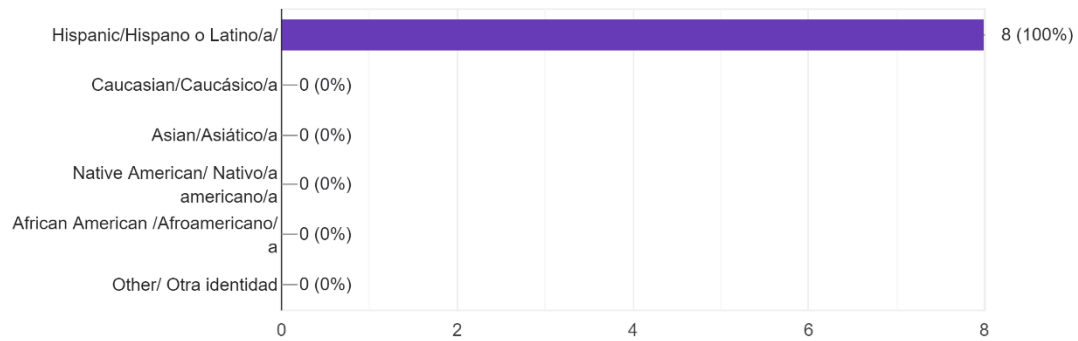


3. Ethnicity



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

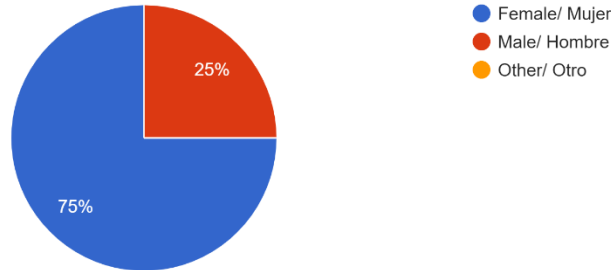
8 responses



4. Gender

¿Con cuál género se identifica usted?

8 responses

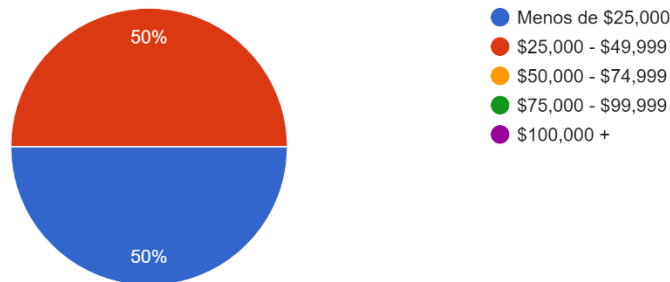


5. Annual Income



¿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

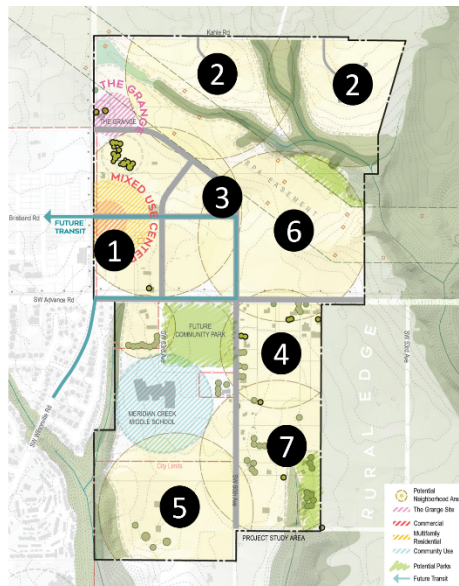
A survey was posted to *Let's Talk Wilsonville!* on May 17 and ran through May 31. The survey had three components: housing history and preference, location of housing types in Frog Pond East and South, and feedback on proposed amenities such as use of the historic grange and park programming. Through 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.

1. Adjacent to the neighborhood retail and next to Stafford road
2. Outer area of East Neighborhood between creek corridors
3. Central area of East Neighborhood, near power line easement areas
4. South Neighborhood near future community park
5. Southern portion of South Neighborhood area near middle school
6. Central East Neighborhood
7. Southeastern corner of South Neighborhood near natural area and rural residences



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.



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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.

May 2022 Community Survey

SURVEY RESPONSE REPORT

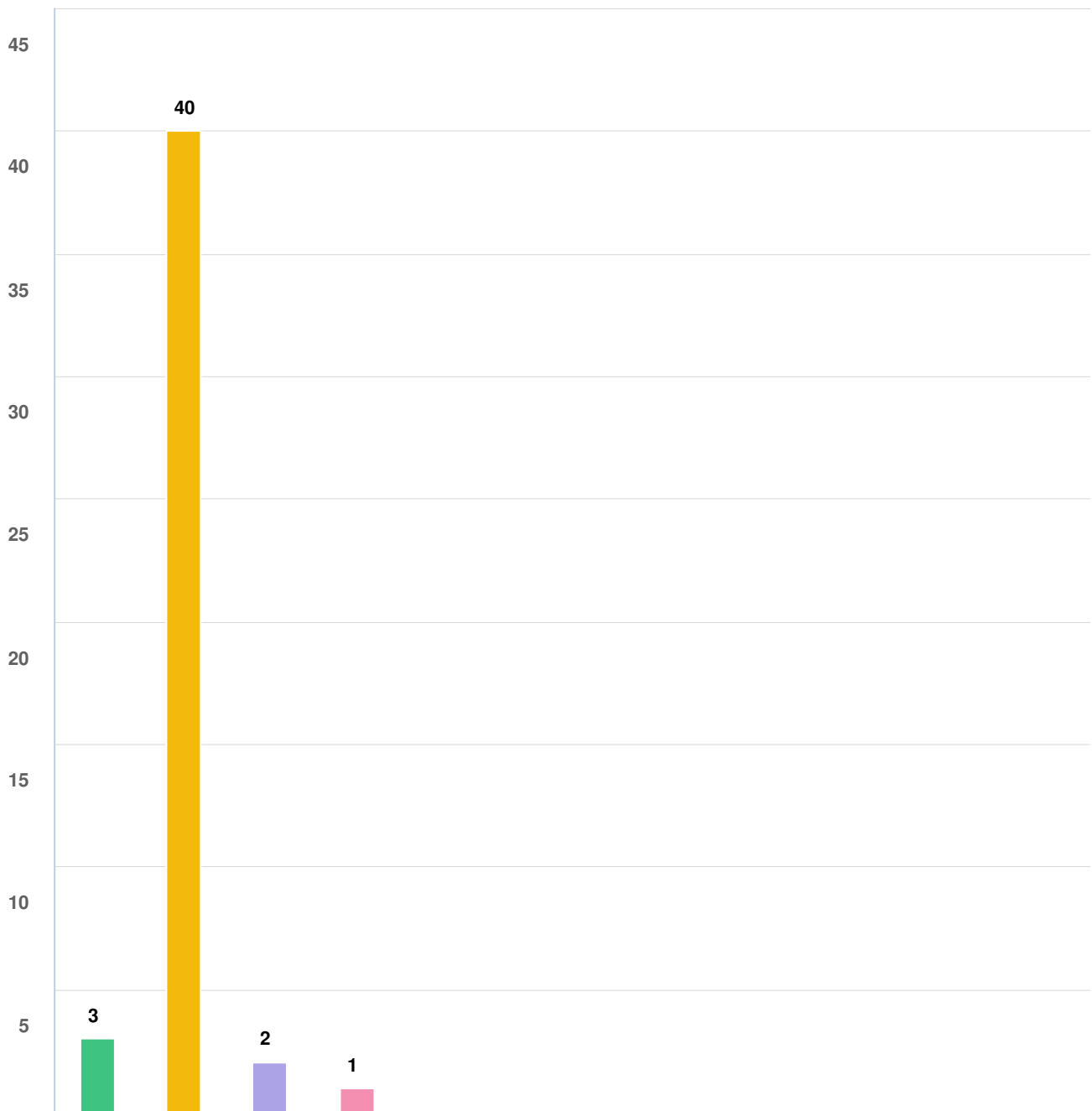
01 May 2022 - 30 May 2022

PROJECT NAME:

Frog Pond East and South Master Plan



Q1 Which of the following types of housing do you currently live in?

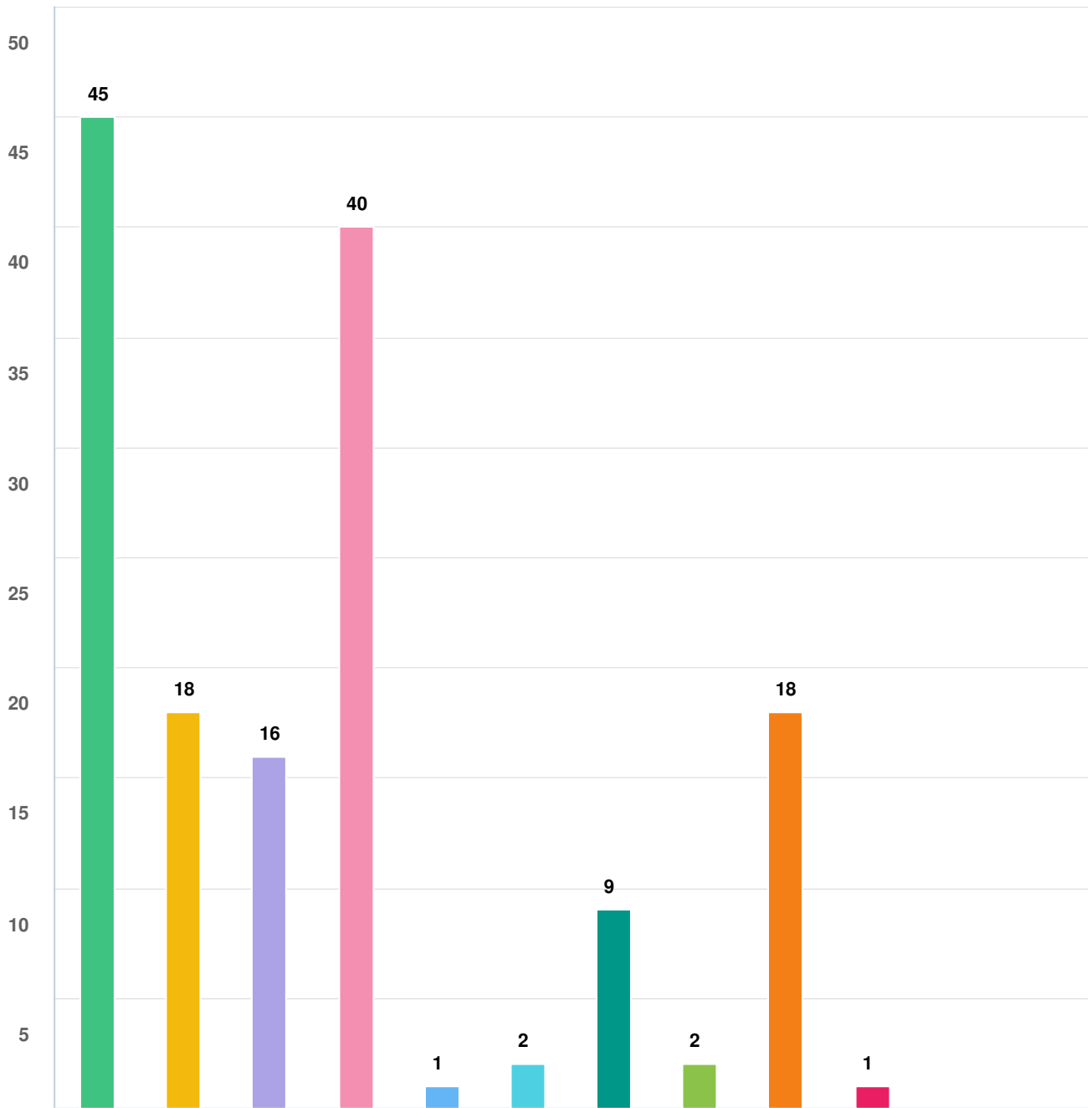


Question options

- Townhouse ● Detached single-family home ● Apartment or Condo ● Accessory Dwelling Unit "ADU"
- Duplex, triplex, quadplex ● Manufactured Home or Mobile Home ● Cluster Housing ● Cottage Cluster
- Congregate housing (i.e. dorms, etc.) ● RV (more than 30 days in a row without another home)
- I am currently houseless ● Other (please specify)

Mandatory Question (46 response(s))
Question type: Checkbox Question

Q2 Which of the following types of housing have you lived in during your life? (select all that apply)

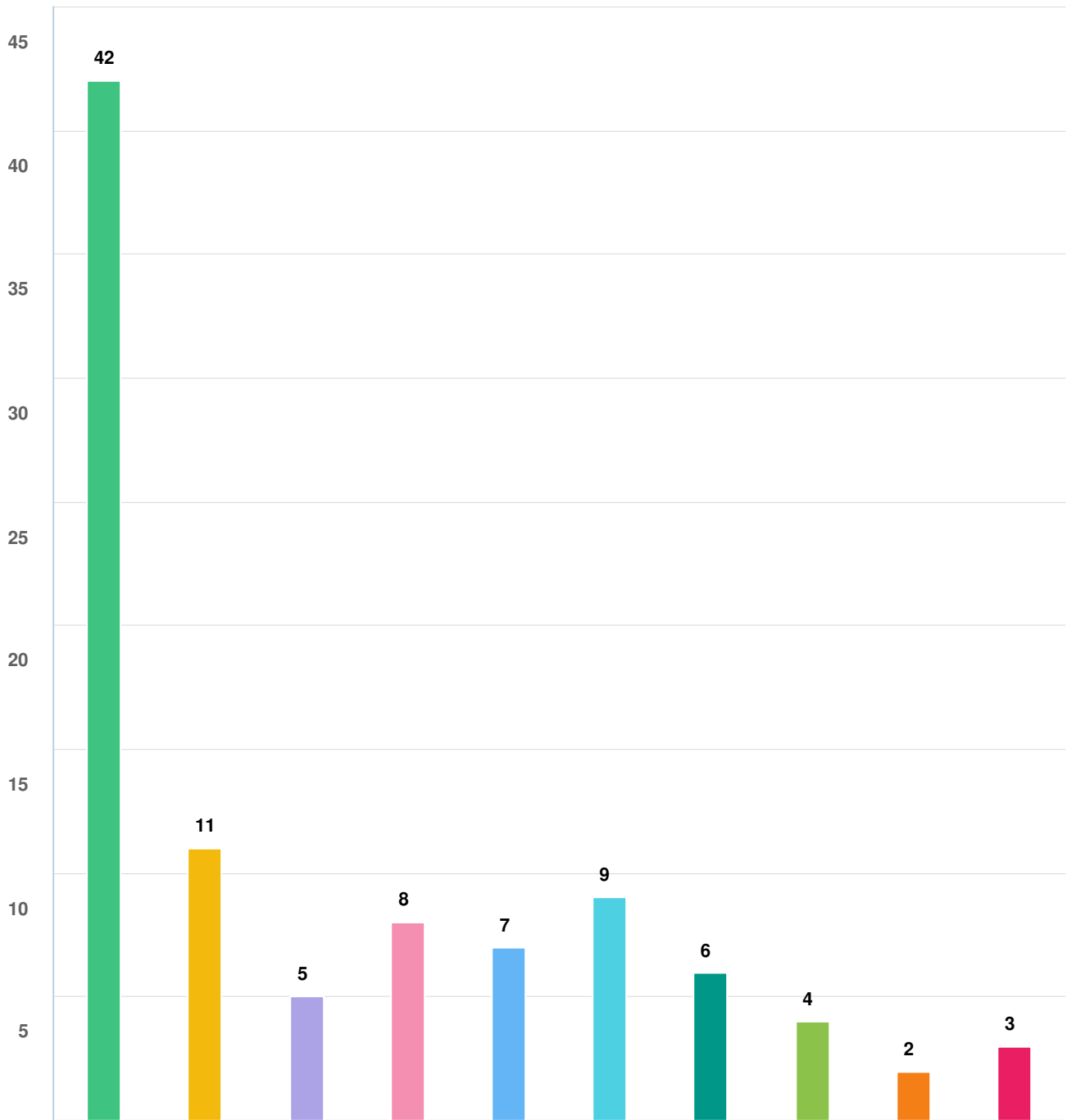


Question options

- Detached single-family home ● Duplex, triplex, quadplex ● Townhouse ● Apartment or Condo
- Cottage Cluster ● Accessory Dwelling Unit "ADU" ● Manufactured Home or Mobile Home
- RV (more than 30 days in a row without another home) ● Congregate housing (i.e. dorms, etc.)
- I have experienced being houseless ● Cluster Housing ● Other (please specify)

Mandatory Question (46 response(s))
 Question type: Checkbox Question

**Q3 Which of the following types of housing do you think you may live in in the future?
(select all that apply)**

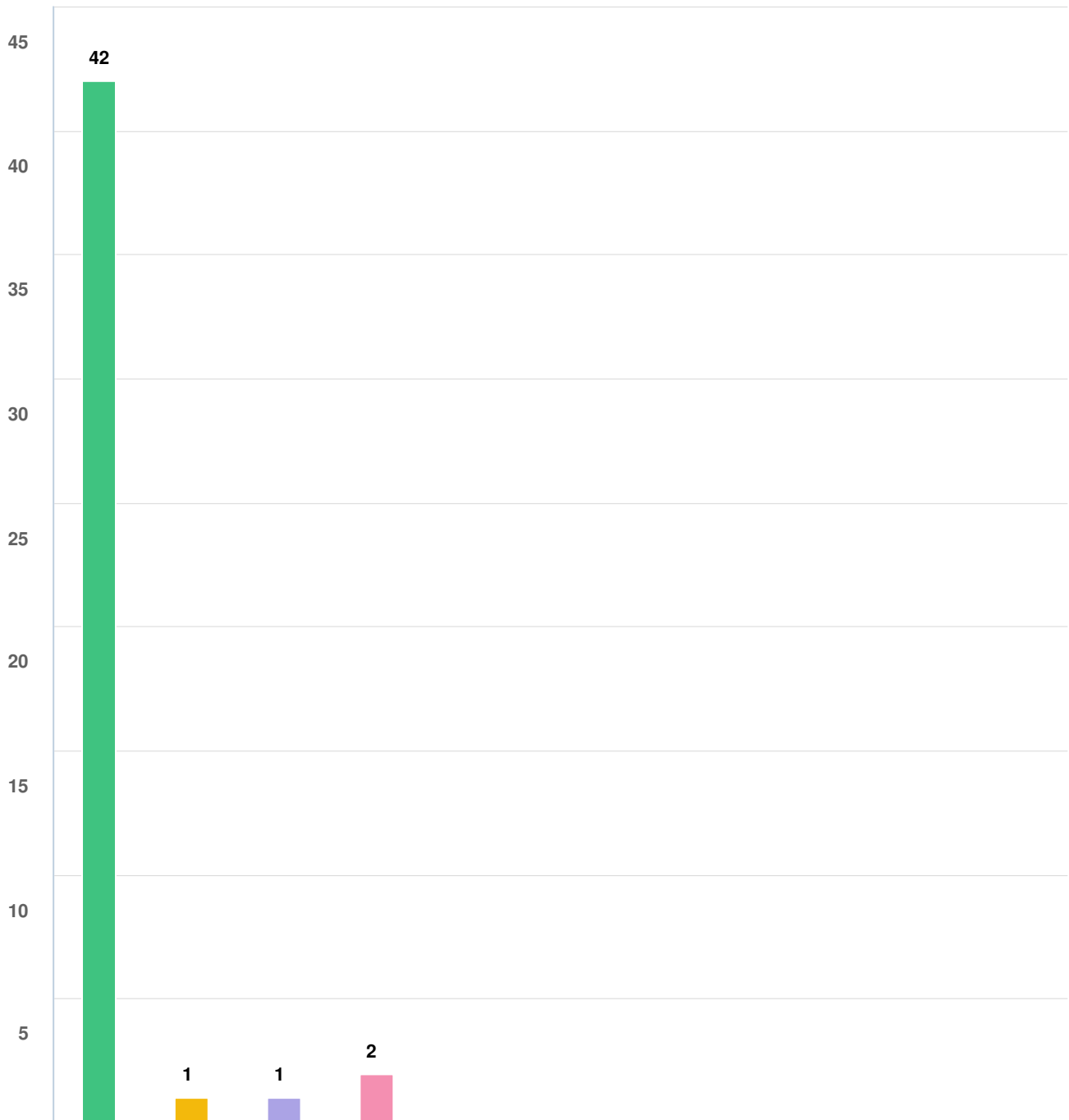


Question options

- Detached single-family home
 ● Apartment or Condo
 ● Duplex, triplex, quadplex
 ● Townhouse
- Cluster Housing
 ● Cottage Cluster
 ● Accessory Dwelling Unit "ADU"
 ● Manufactured Home or Mobile Home
- RV (more than 30 days in a row without another home)
 ● Congregate housing (i.e. dorms, etc.)

Mandatory Question (46 response(s))
Question type: Checkbox Question

Q4 If you were searching for a home in Wilsonville today or in the next few years, and cost was not a consideration, which of ...

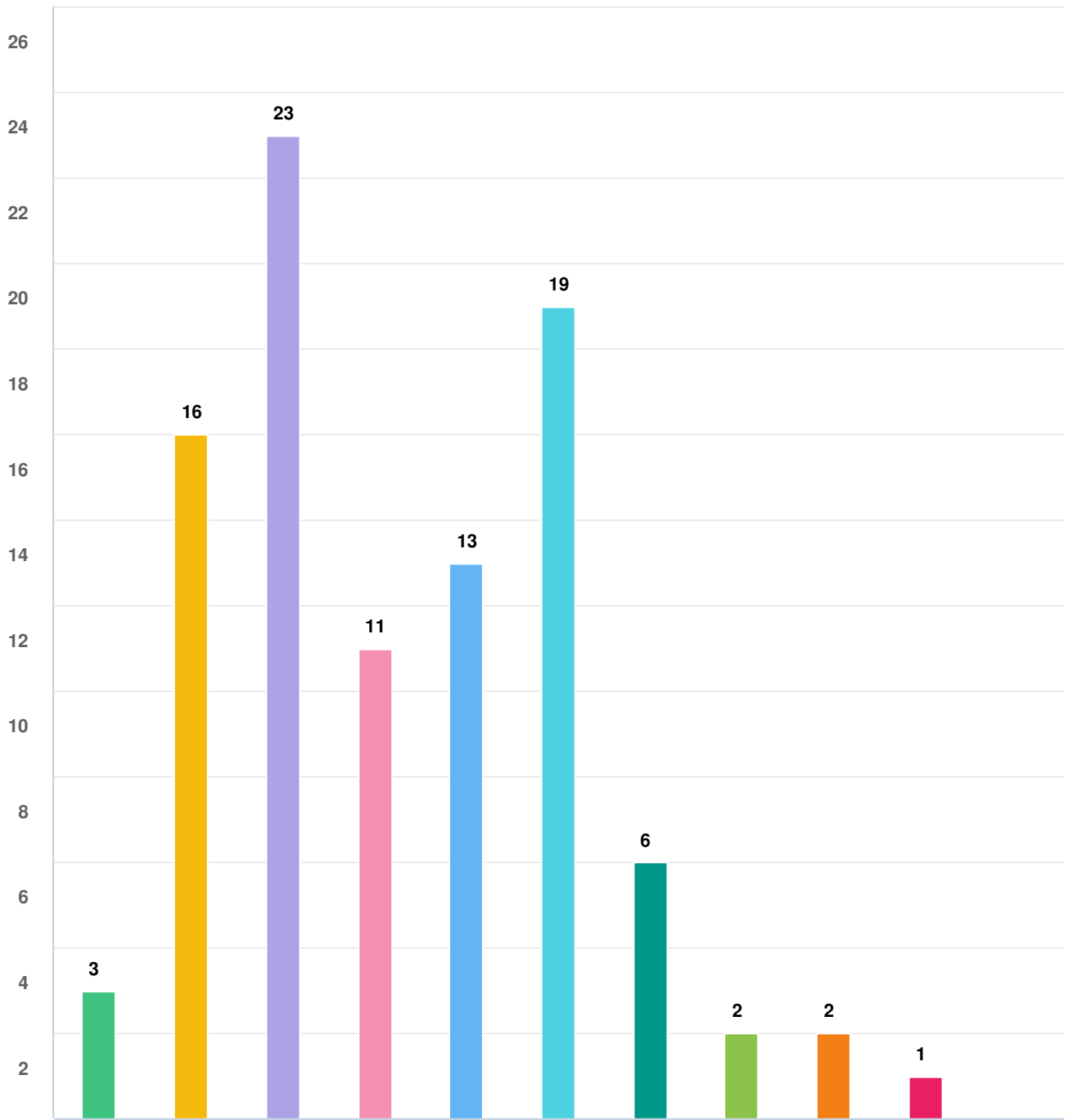


Question options

- Detached single-family home
- Townhouse
- Cluster Housing
- Cottage Cluster
- Duplex, triplex, quadplex
- Apartment or Condo
- Accessory Dwelling Unit "ADU"
- Manufactured Home or Mobile Home
- RV
- Congregate housing (i.e. dorms, etc.)
- Other (please specify)

Mandatory Question (46 response(s))
Question type: Checkbox Question

Q5 If you could not afford the preferred type of housing indicated in Question 5, which of the following types of housing woul...



Question options

- Detached single-family home
 ● Duplex, triplex, or quadplex
 ● Townhouse
 ● Apartment or Condo
- Cluster Housing
 ● Cottage Cluster
 ● Accessory Dwelling Unit "ADU"
 ● Manufactured Home or Mobile Home
- RV
 ● Congregate housing (i.e. dorms, etc.)
 ● Other (please specify)

Mandatory Question (46 response(s))
 Question type: Checkbox Question

Q6 Which of the following best describes your current living situation?

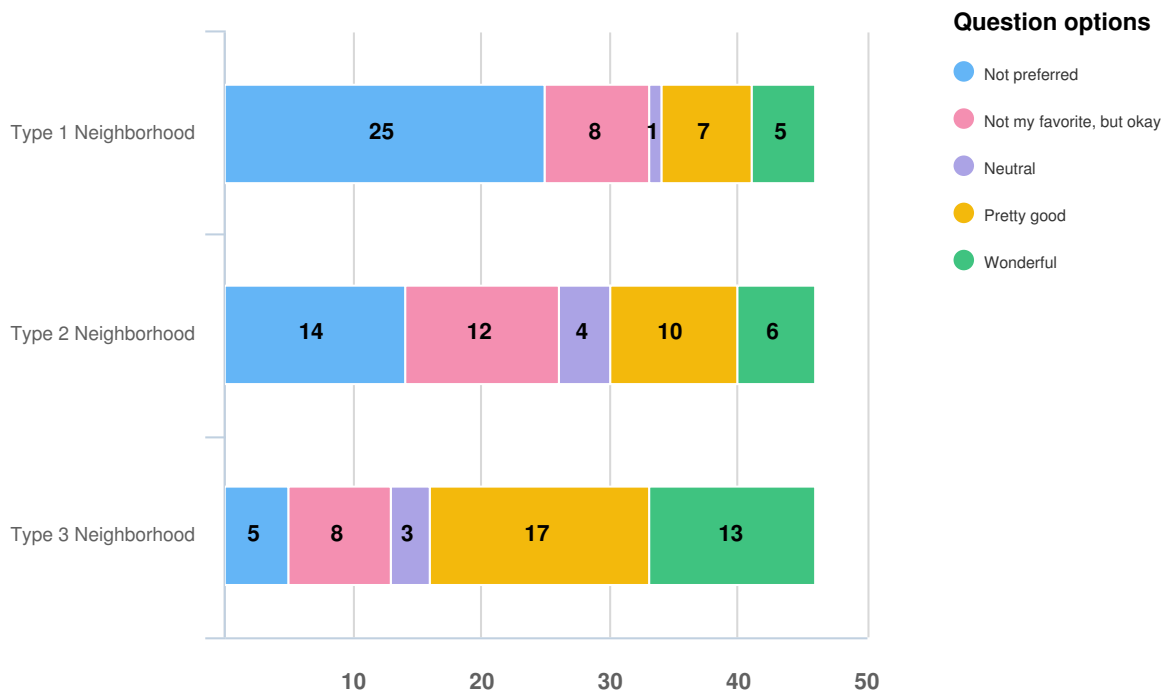


Question options

- I own my home and have or share primary responsibility for the mortgage
- I own my home and it is paid off
- I rent my home and have or share primary responsibility for the rent
- I live in a home owned by family or friends but do not help pay the mortgage
- I live in a home rented by family or friends but do not help pay the rent
- I do not have secure housing or I am currently houseless
- Unsure
- Other (please specify)

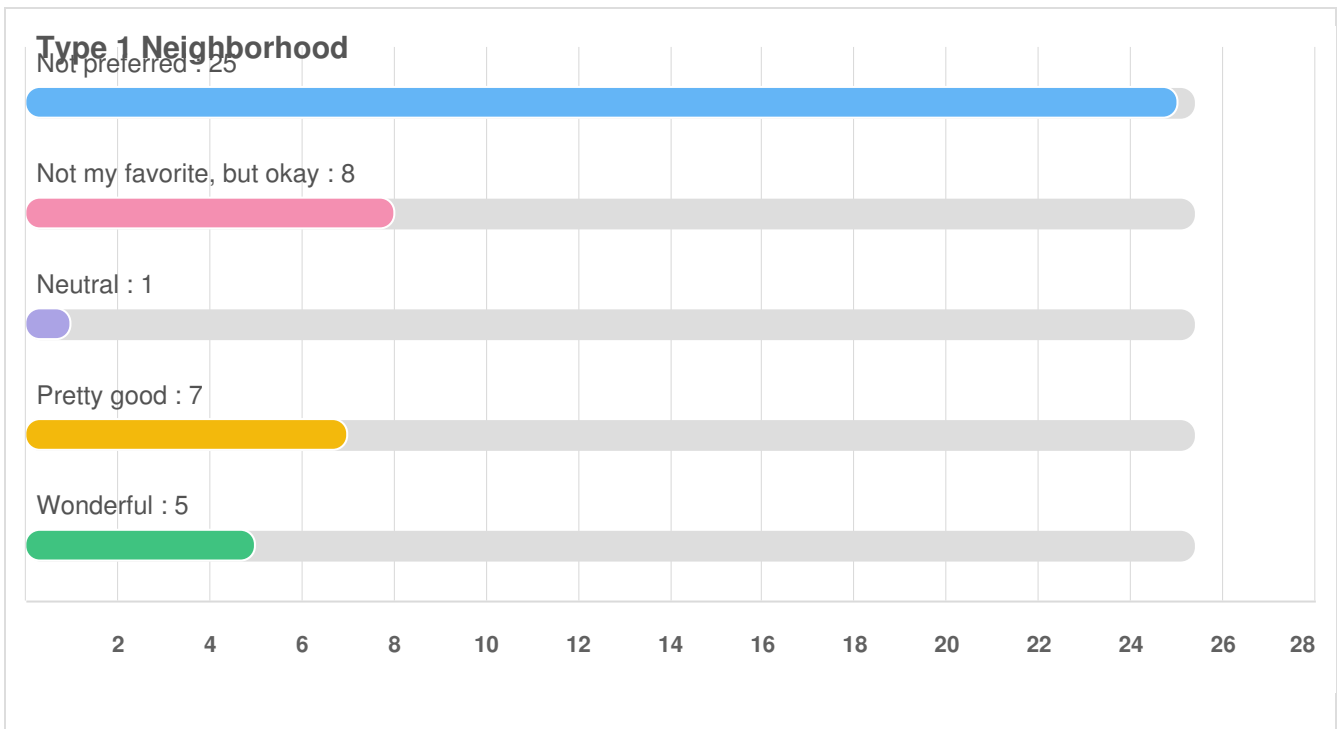
Mandatory Question (46 response(s))
Question type: Checkbox Question

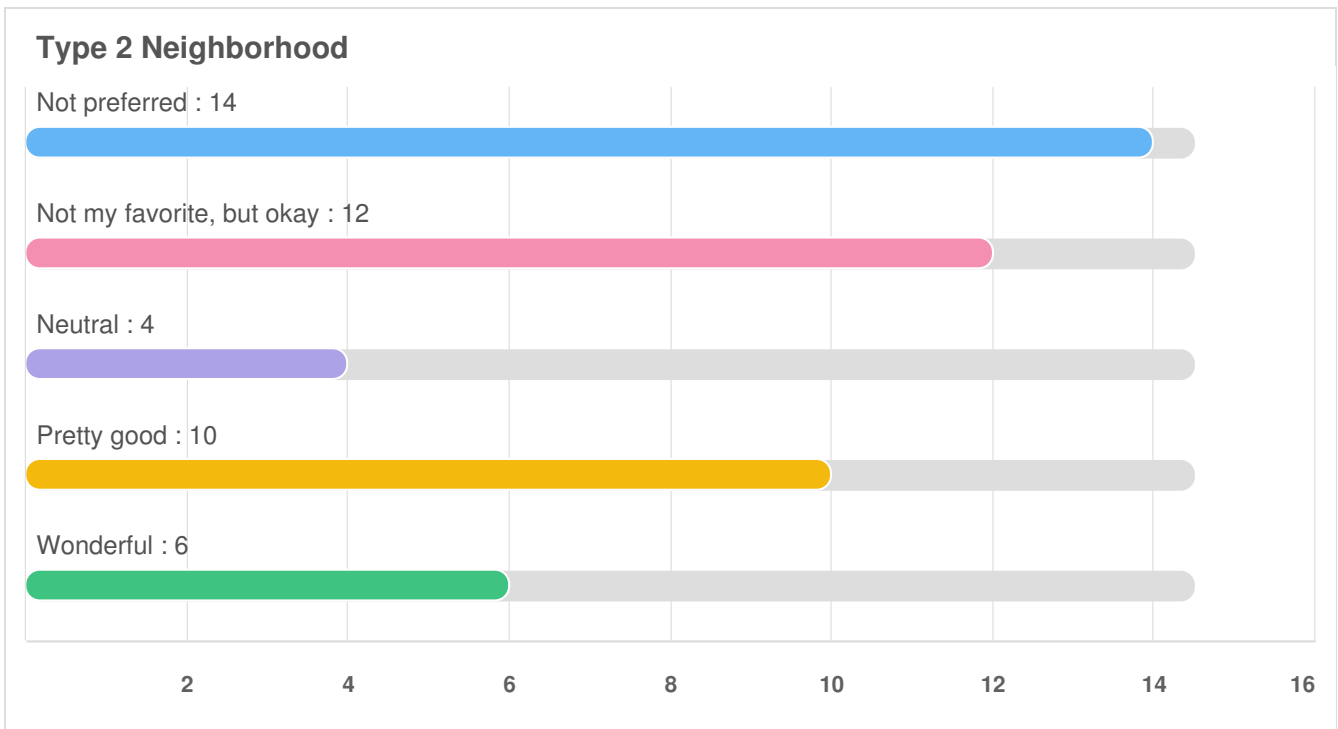
Q7 How do you generally feel about the different neighborhood design types

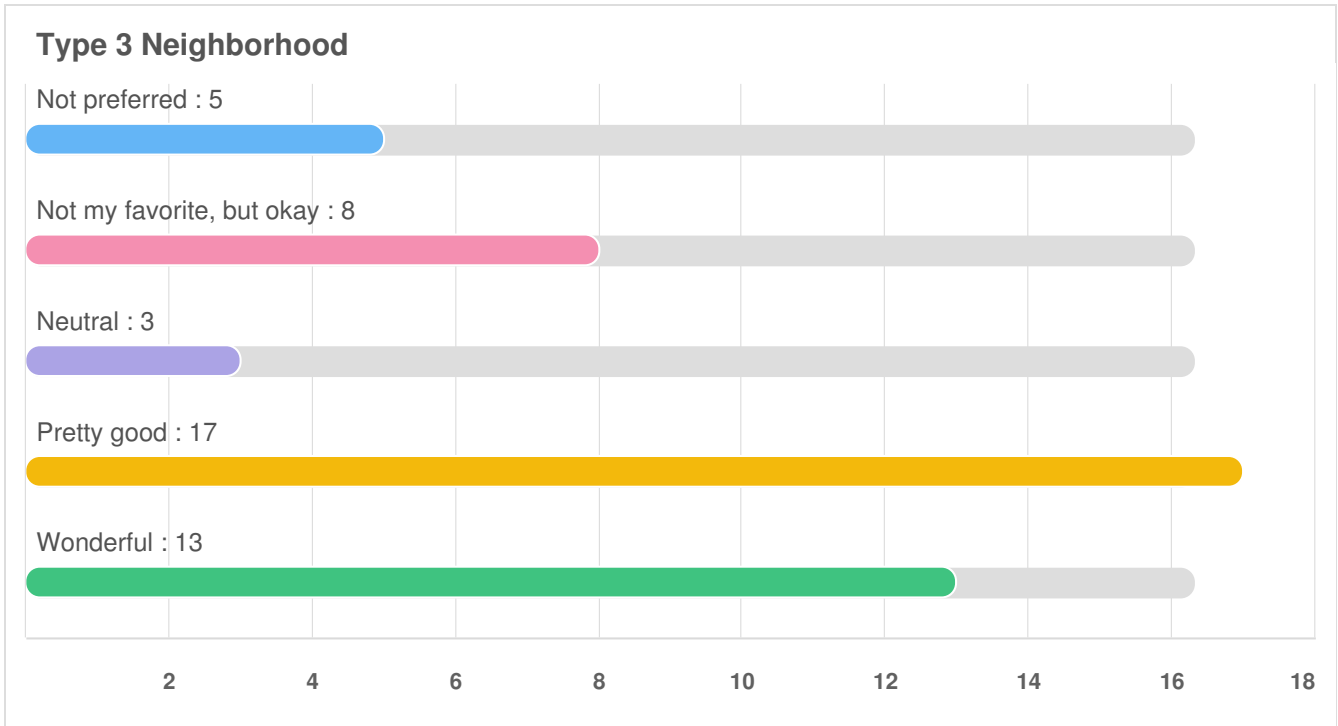


Optional question (46 response(s), 0 skipped)
Question type: Likert Question

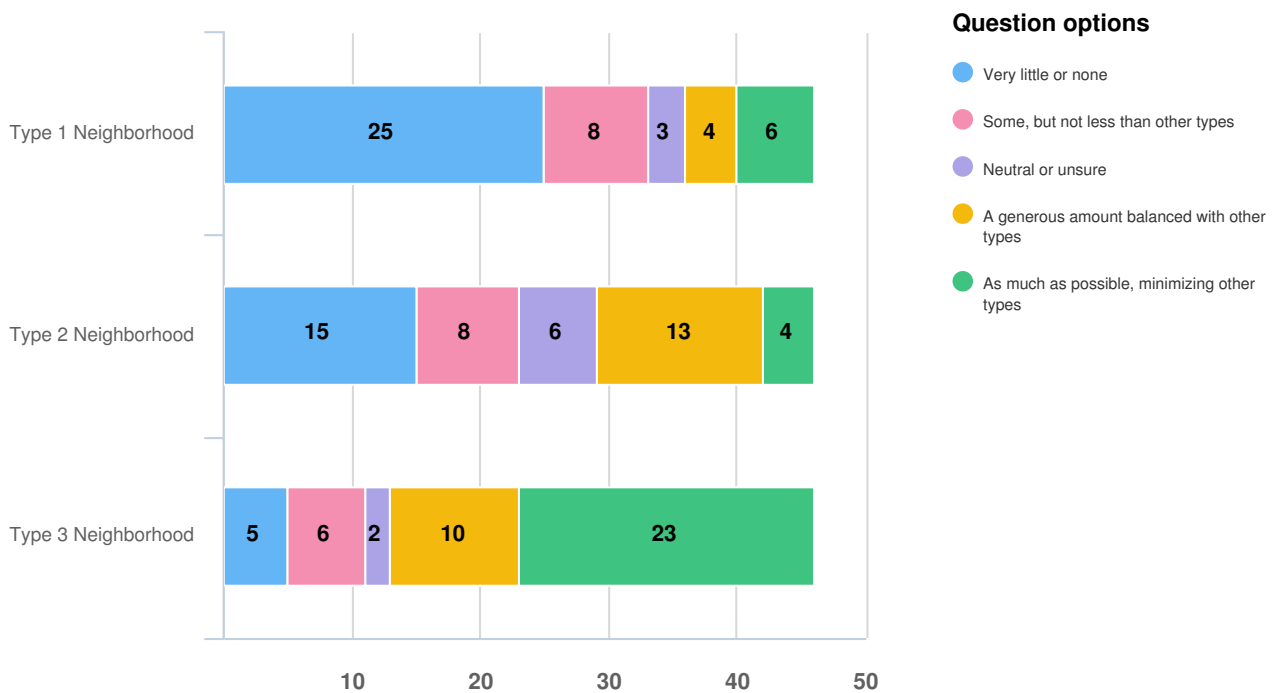
Q7 | How do you generally feel about the different neighborhood design types







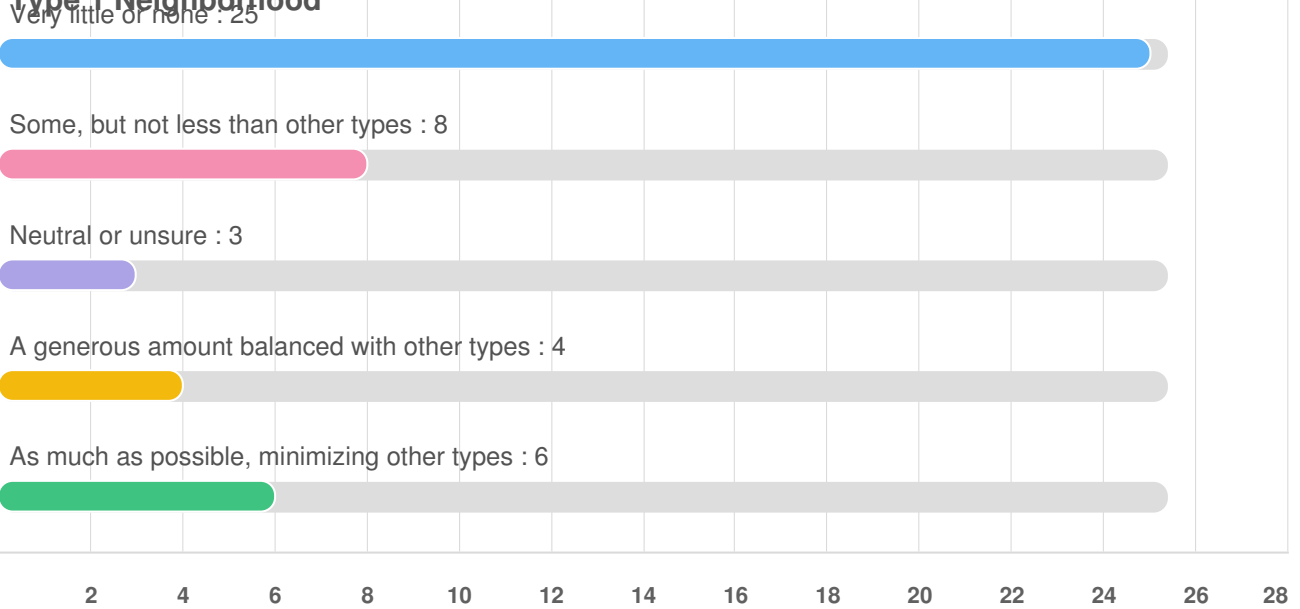
Q8 In your opinion, how much of each neighborhood type should be planned for in the Frog Pond East and South neighborhoods (sh...

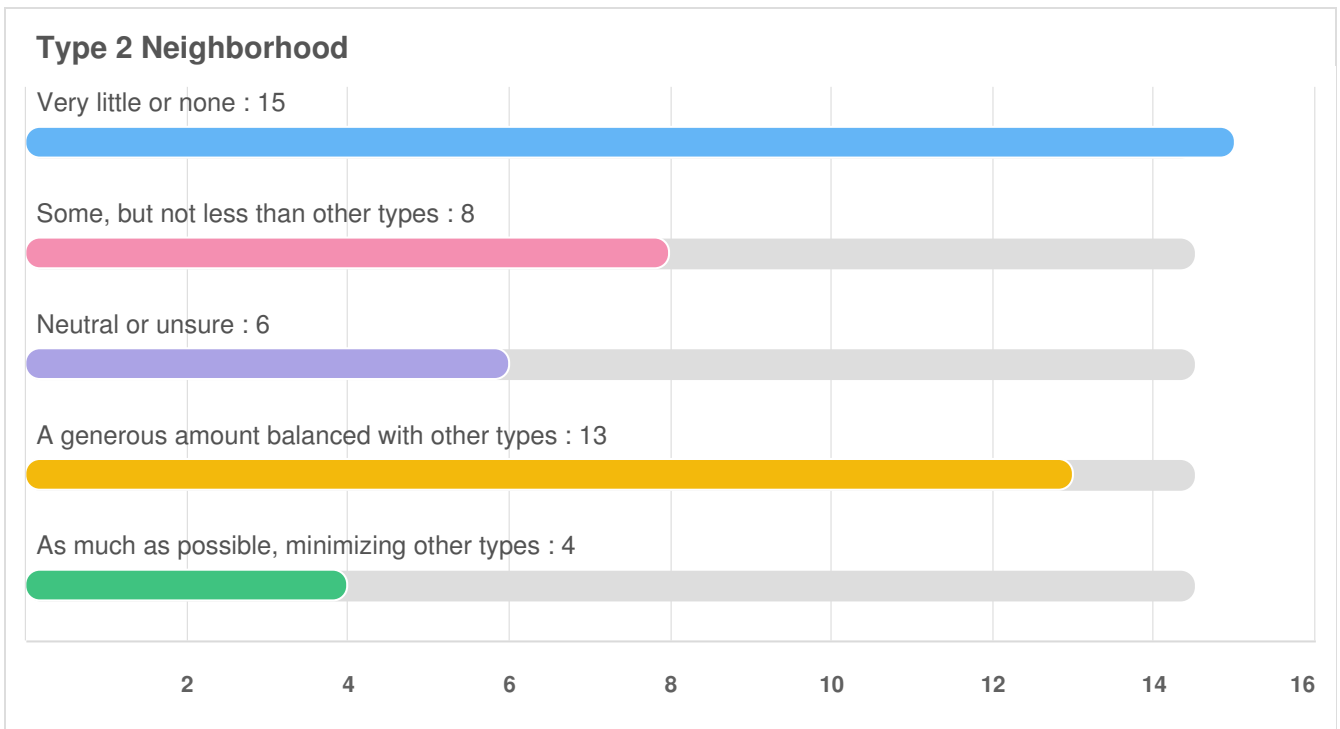


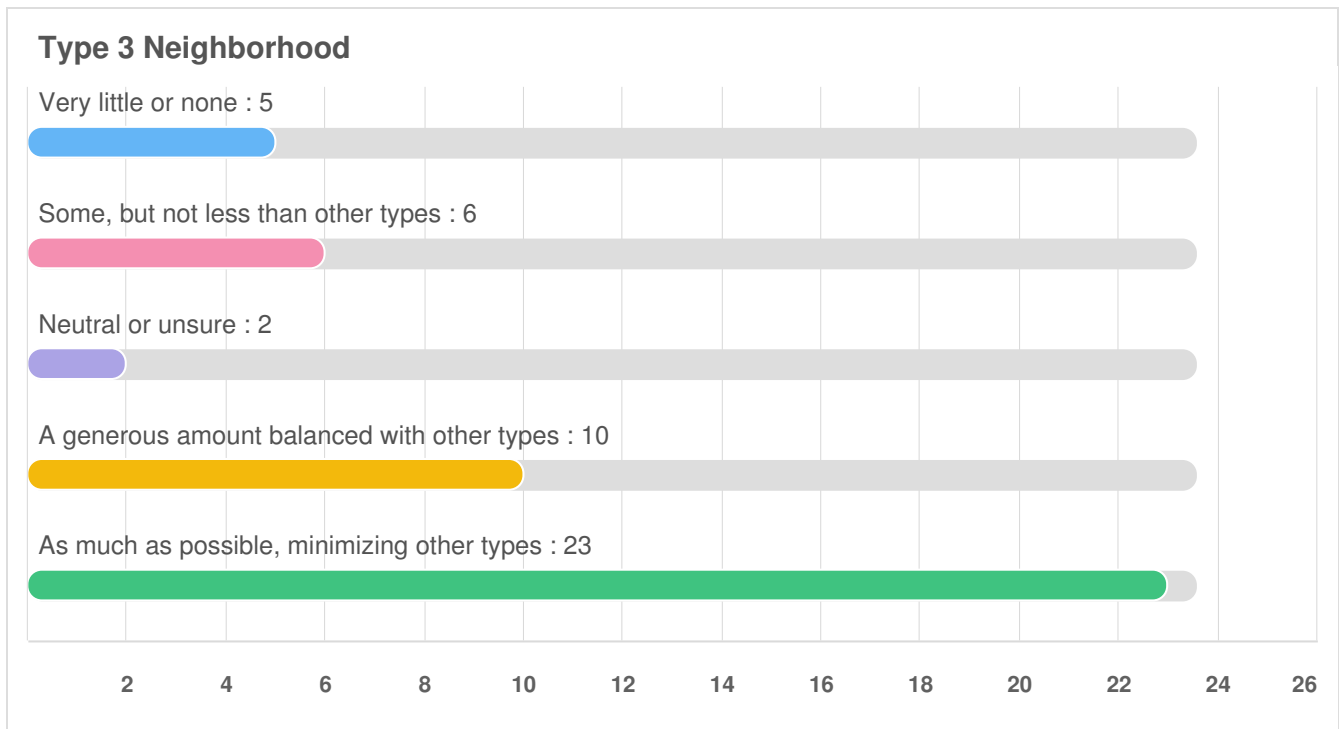
Mandatory Question (46 response(s))
Question type: Likert Question

Q8 | In your opinion, how much of each neighborhood type should be planned for in the Frog Pond East and South neighborhoods (sh...

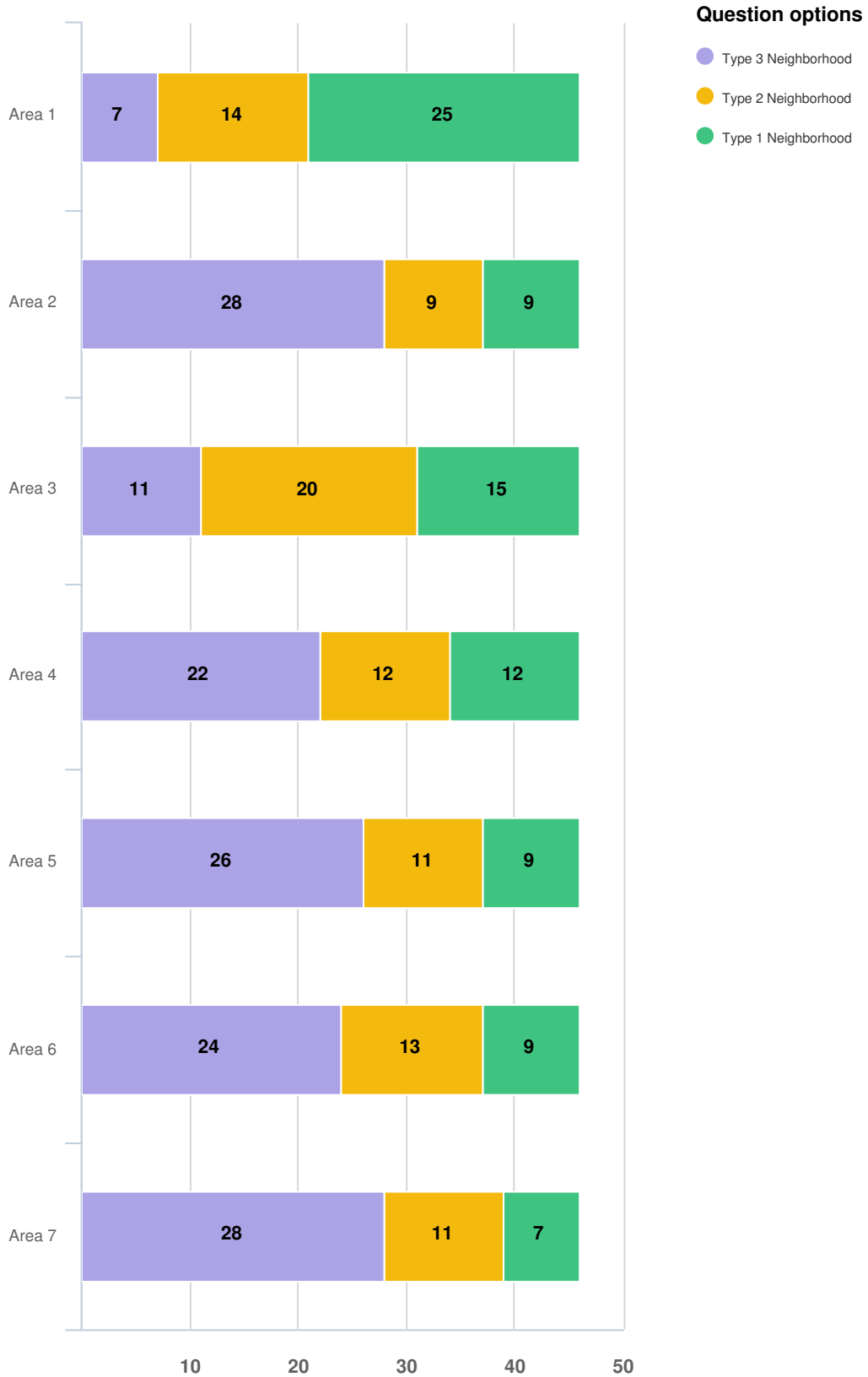
Type 1 Neighborhood





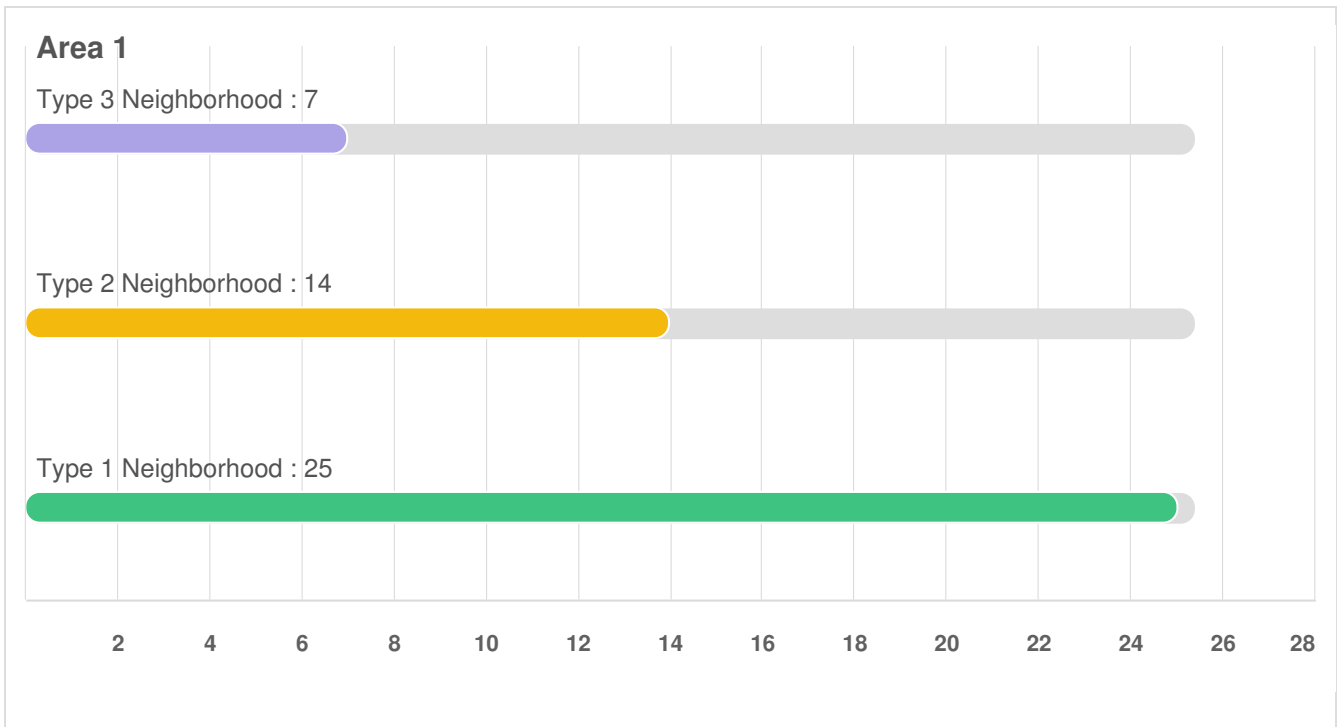


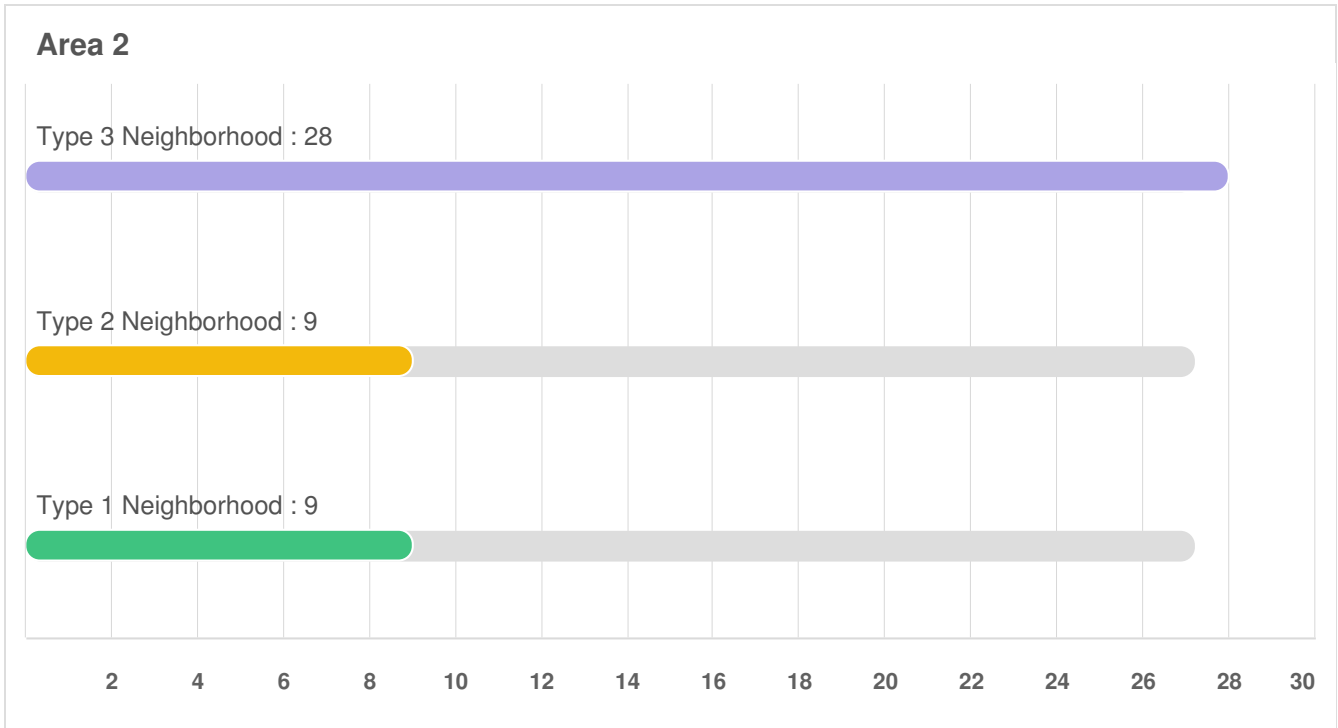
Q9 In your opinion, what neighborhood design type is most appropriate for each location in the map above

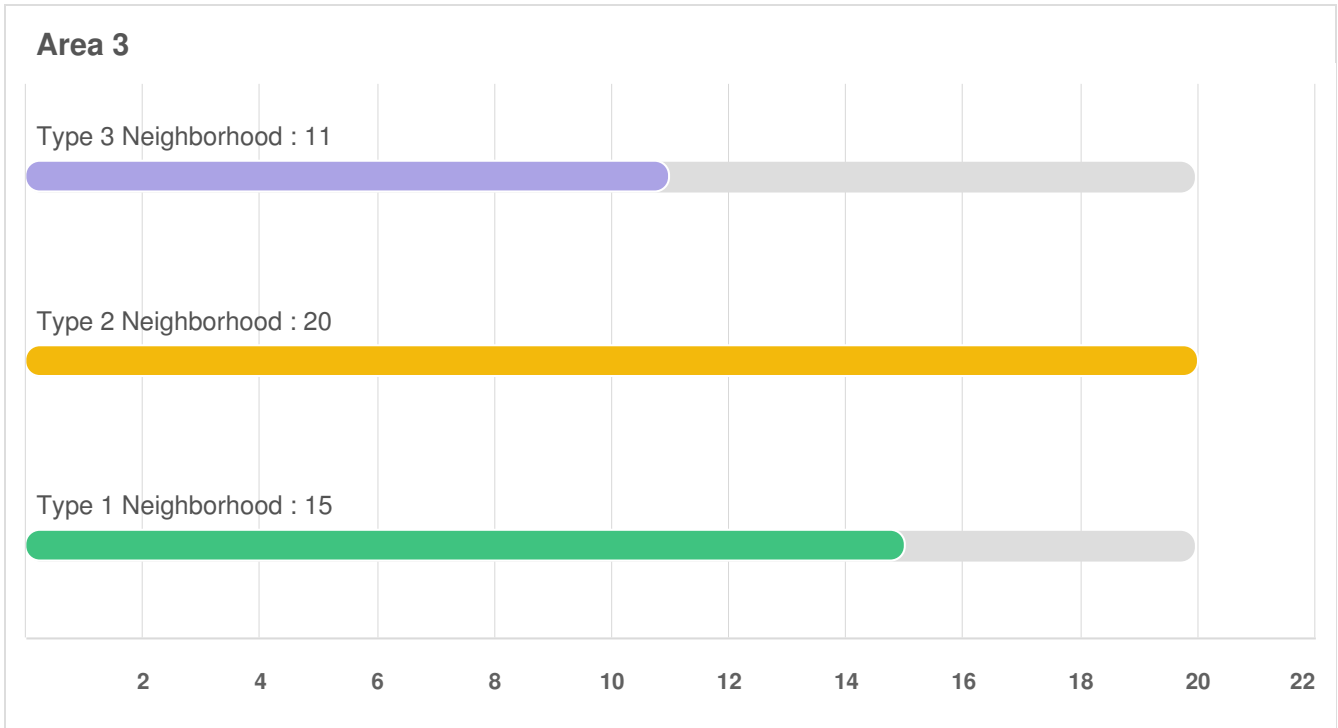


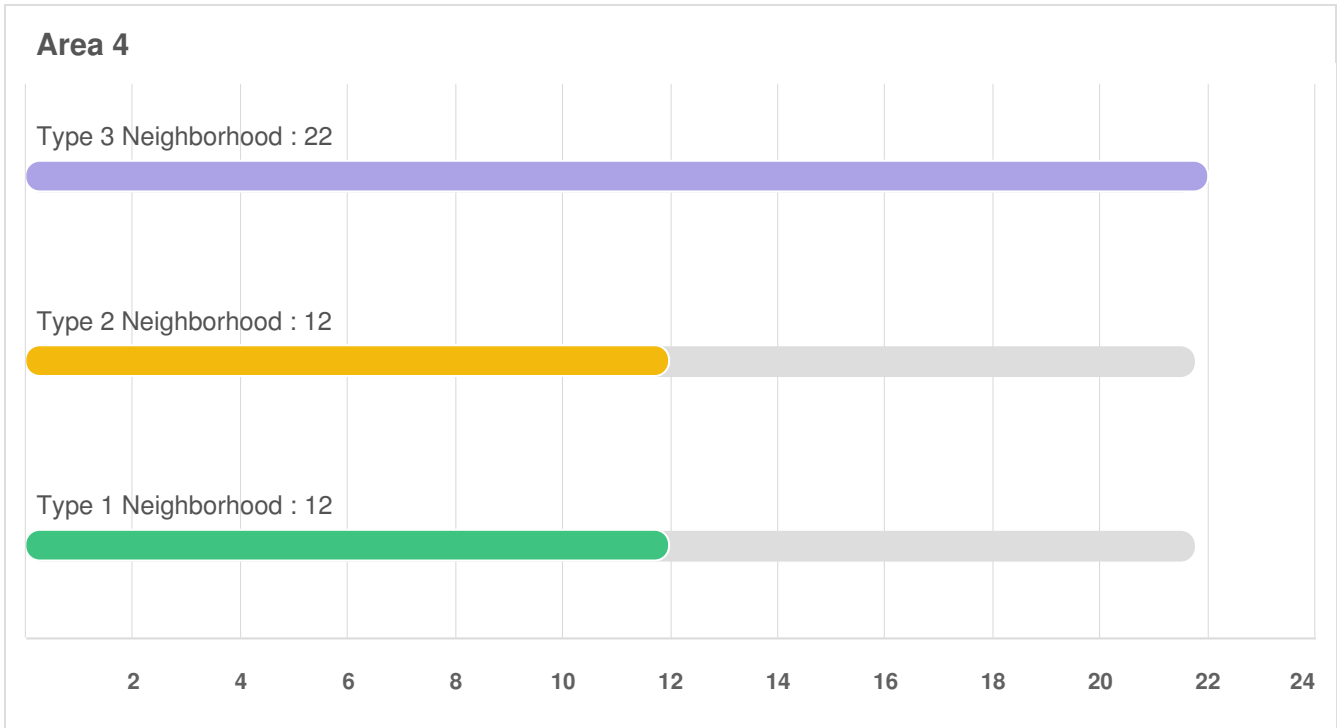
Mandatory Question (46 response(s))
Question type: Likert Question

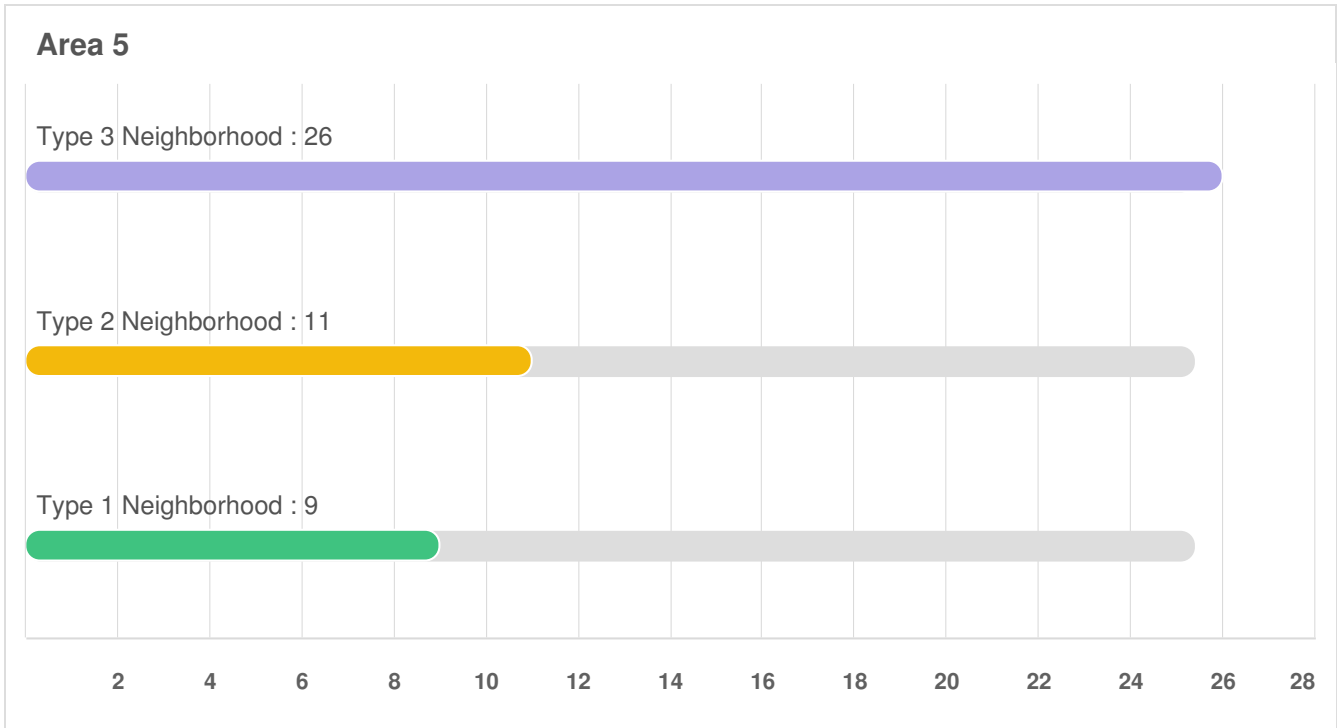
Q9 | In your opinion, what neighborhood design type is most appropriate for each location in the map above

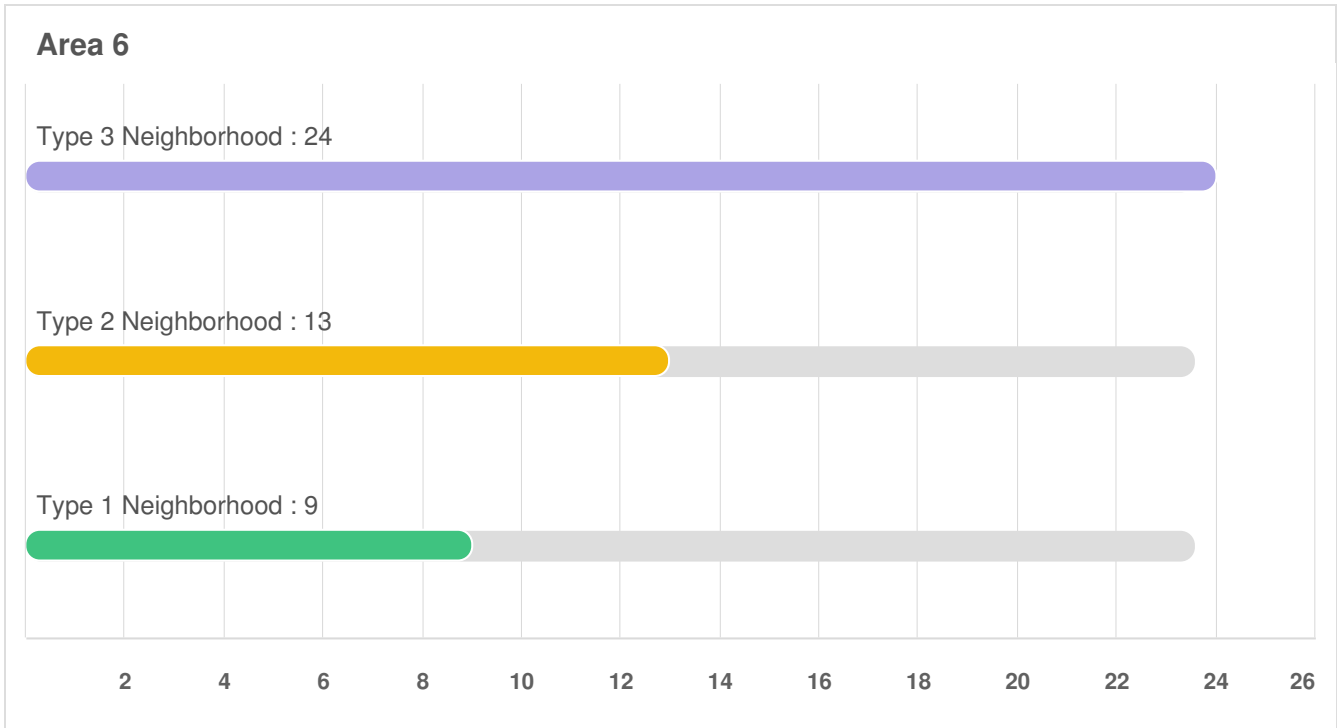


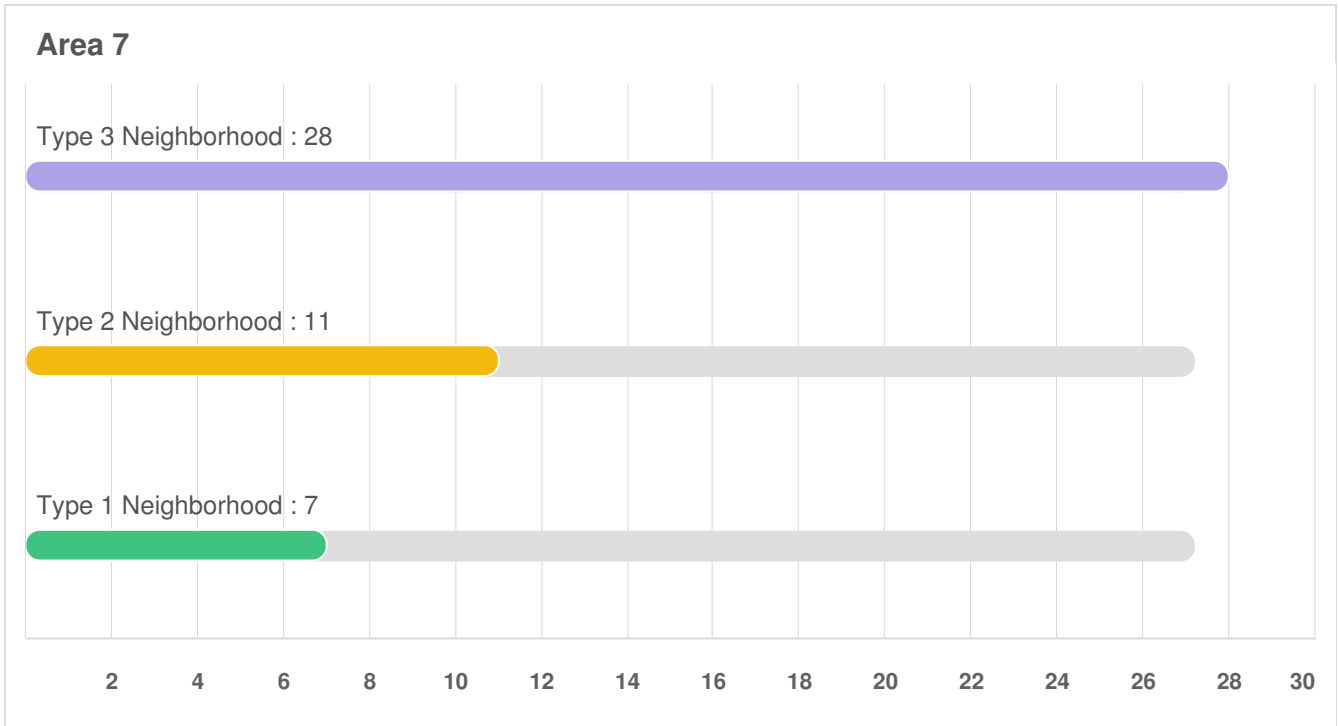












Q10 Rank the locations in the neighborhoods from most preferred location (1) to least preferred location (7) for the Type 1 Nei...

OPTIONS	AVG. RANK
Area 1	2.46
Area 3	3.40
Area 4	3.71
Area 6	4.36
Area 2	4.60
Area 5	4.62
Area 7	4.82

*Optional question (46 response(s), 0 skipped)
Question type: Ranking Question*

Q11 | Rank the locations in the neighborhoods from most preferred location (1) to least preferred location (7) for the Type 2 Neighborhood design type. (optional)

OPTIONS	AVG. RANK
Area 3	3.23
Area 4	3.44
Area 1	3.58
Area 2	4.16
Area 5	4.44
Area 6	4.56
Area 7	4.58

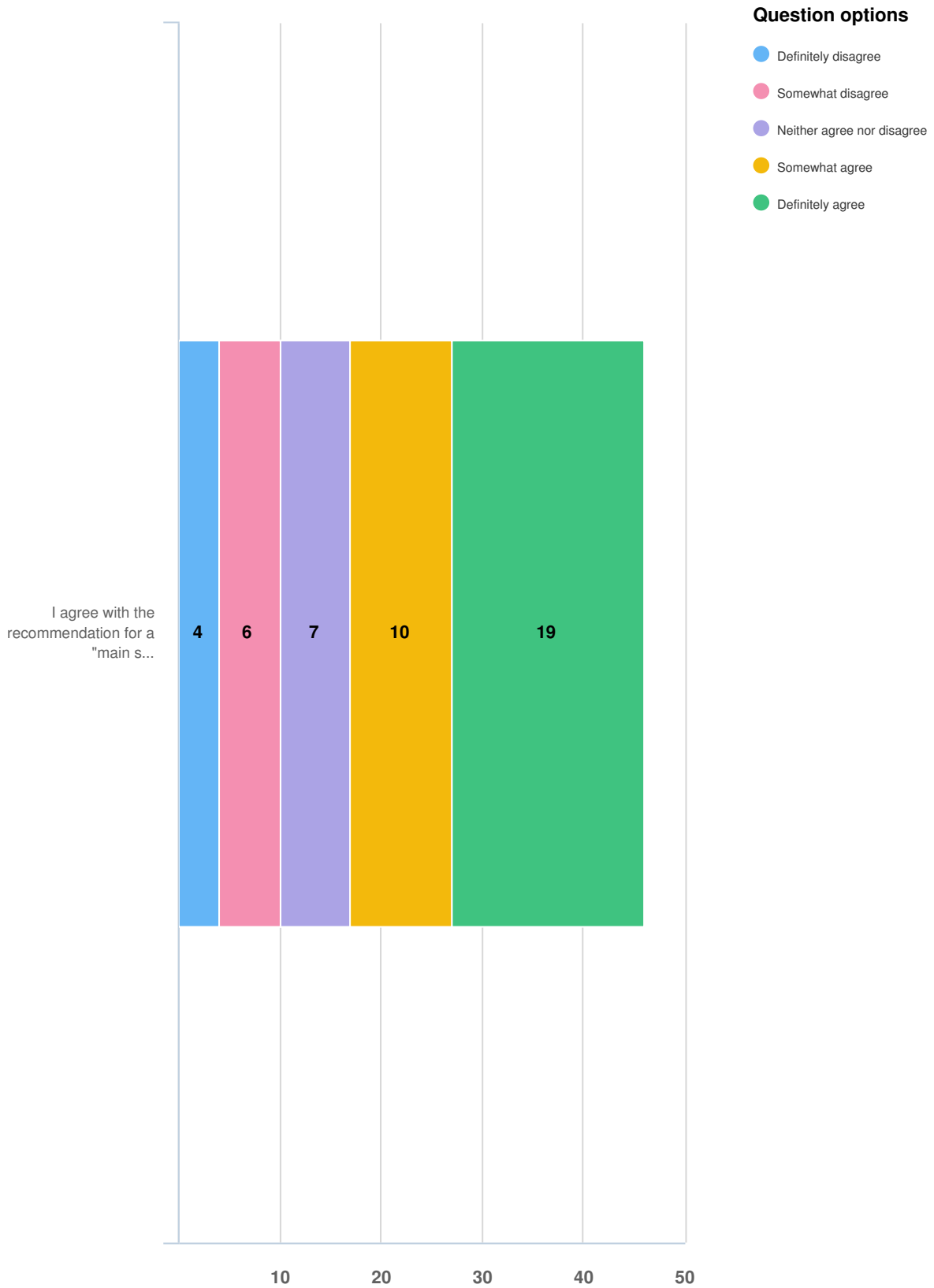
Optional question (43 response(s), 3 skipped)
Question type: Ranking Question

Q12 Rank the locations in the neighborhoods from most preferred location (1) to least preferred location (7) for the Type 3 Neighborhood design type. (optional)

OPTIONS	AVG. RANK
Area 7	3.21
Area 5	3.48
Area 2	3.81
Area 6	3.81
Area 4	4.02
Area 3	4.62
Area 1	5.05

*Optional question (42 response(s), 4 skipped)
Question type: Ranking Question*

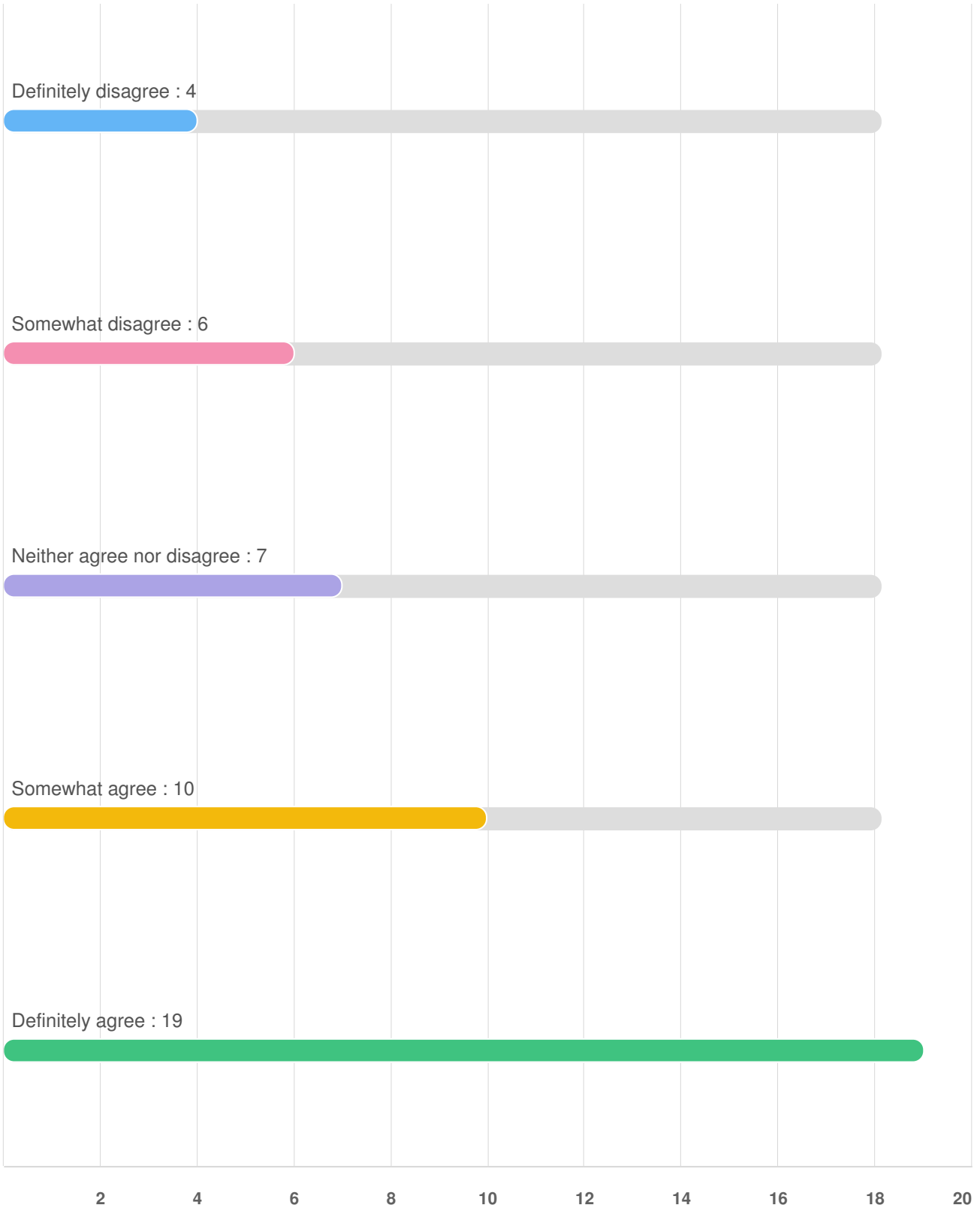
Q13 Indicate the degree to which you agree with the following statement:



Mandatory Question (46 response(s))
Question type: Likert Question

Q13 | Indicate the degree to which you agree with the following statement:

I agree with the recommendation for a "main street style" neighborhood commercial center on Brisband Street off Stafford Road.





Technical Memorandum

Date: May 31, 2022

Project: Wilsonville Frog Pond East and South Master Plan

To: Andrew Parish – APG/MIG
Joe Dills – APG/MIG

From: Mike Carr, PE – MurraySmith
Julia King, EIT – MurraySmith

Re: Existing Conditions Analysis - Water, Wastewater, Stormwater Infrastructure

Introduction

This technical memorandum provides a summary of the analysis performed to determine existing conditions for water, wastewater, and stormwater infrastructure for the Wilsonville Frog Pond East and South areas, to be documented in the area's Master Plan. The analysis includes a review of existing conditions, previously prepared planning documents, and a review of applicable standards for the systems.

Background

In 2015, the Frog Pond Area Plan (FPAP) was adopted by the City of Wilsonville. The Frog Pond area consists of three separate neighborhoods: West, East, and South. A master plan for Frog Pond West was developed in 2017 and development in Frog Pond West began soon after. Based on current information from the City, it is estimated that 80% of the parcels in Frog Pond West are currently under development.

In 2018, the Frog Pond East and South areas were brought into the regional Urban Growth Boundary (UGB). In 2021, the City began the process of preparing a master plan for Frog Pond East and South. The City is anticipating having the master plan completed and adopted by end of 2022.

Water, Sewer & Stormwater Existing Conditions

The existing conditions analysis included review of relevant background information provided by the City regarding water, sanitary sewer and stormwater infrastructure needed to serve the Frog Pond East and South area. These documents are described in the individual sections below.

The work also included discussions with City staff to learn the current status of related infrastructure projects, and to document any lessons learned from infrastructure development in the Frog Pond West area, currently under construction. The recommendations and observations for future infrastructure development to serve the land uses anticipated in the Frog Pond East and South areas were developed and are summarized below.

Existing Water Conditions

The water purveyor for the Frog Pond area is the City of Wilsonville. The City's *Water System Master Plan* (WSMP), adopted September 6, 2012, is the current basis for domestic water and fire system planning within the Frog Pond East and South. The water system recommendations in the 2015 FPAP still apply for the current Frog Pond East and South. These areas are planned to be extensions of water pressure Zone B which operates in an elevation range from 100 ft to 285 ft and has a hydraulic grade of 400 ft.

Figure 1 shows the existing water system in the Frog Pond area, and identifies off-site improvements needed to serve the area. These are further described below.

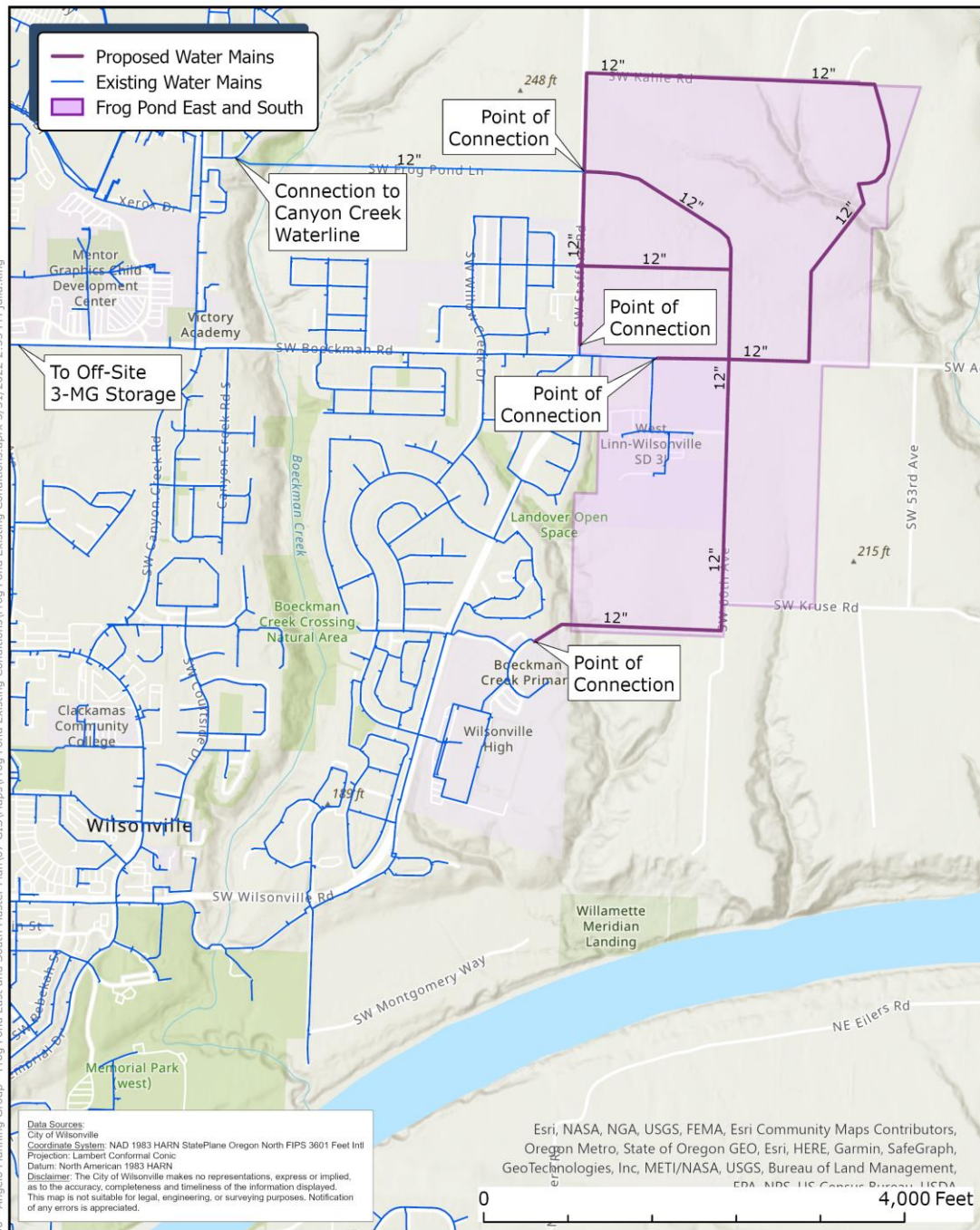
An existing 12-inch waterline in Boeckman Road, extending east to the intersection of Stafford Road, is considered the primary backbone connection to the City's water supply and storage system. The FPAP identified a new point of connection to the existing distribution system would be needed from Frog Pond South near the Boeckman Creek Primary School. The FPAP also identified a connection to the existing water system through a proposed 12-inch waterline through Frog Pond West, which was connected to the existing 18-inch line in Canyon Creek Road. Development will be installing a 12-inch water line through Frog Pond West, but the creek crossing and connection to the existing water system is not included in the City's 5-year CIP. This creek crossing and connection project will be needed to service Frog Pond East and South.


As shown in the FPAP, a system of looped 12-inch waterlines extending off the existing Boeckman Road waterline around the Frog Pond East and South areas is recommended to provide potable water and fire service meeting City standards, including new waterlines extending north in Stafford Road east in Advance Road.

The WSMP identified an overall water storage deficiency in the City which will be further increased by development in Frog Pond East and South. The WSMP proposed a 3.0-million-gallon West Side Tank and 24-inch transmission main project to provide sufficient storage for the City. This project is identified in the City's CIP for design to begin in FY2023 and construction in will take approximately 3 years to construct.

The extent of the storage deficiency and its impact on development of Frog Pond East and South is unknown at this time, since the WSMP is 10 years old and significant development has occurred in the City in that period. Additional analysis should be conducted to determine what, if any, impact the storage deficiency would have on the timing for development in Frog Pond East and South.

Figure 1 – Existing Water System Conditions



	<p>Frog Pond East and South Master Plan</p>	<p>Figure 1 Water System Existing Conditions</p>
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May 2022

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Water Planning Criteria and Standards

Planning criteria used in the 2012 WSMP is presented in

Table 1. These criteria will be used to determine the water infrastructure needs for Frog Pond.

Table 1 - Water Planning Criteria

Water System Component	Evaluation Criterion	Value
Water Supply¹	Firm Capacity	ADD + 2 days
	Maximum in mainlines	120 psi
Service Pressure	Maximum (without PRV)	80 psi
	Minimum, PHD	40 psi
	Minimum, during emergency or fire flow	20 psi
Distribution Mains	Velocity during PHD or fire flow	Not to exceed 10 fps
	Firm Capacity	MDD + fire flow
Required Fire Flow and Duration	Minimum for new residential	1,500 gpm
	Target for commercial/industrial	3,000 gpm

Notes:

1. Firm capacity is the total capacity with the largest well, or WTP supply pump, out of service
2. Firm capacity is the total capacity with the largest pump out of service

Existing Wastewater Conditions

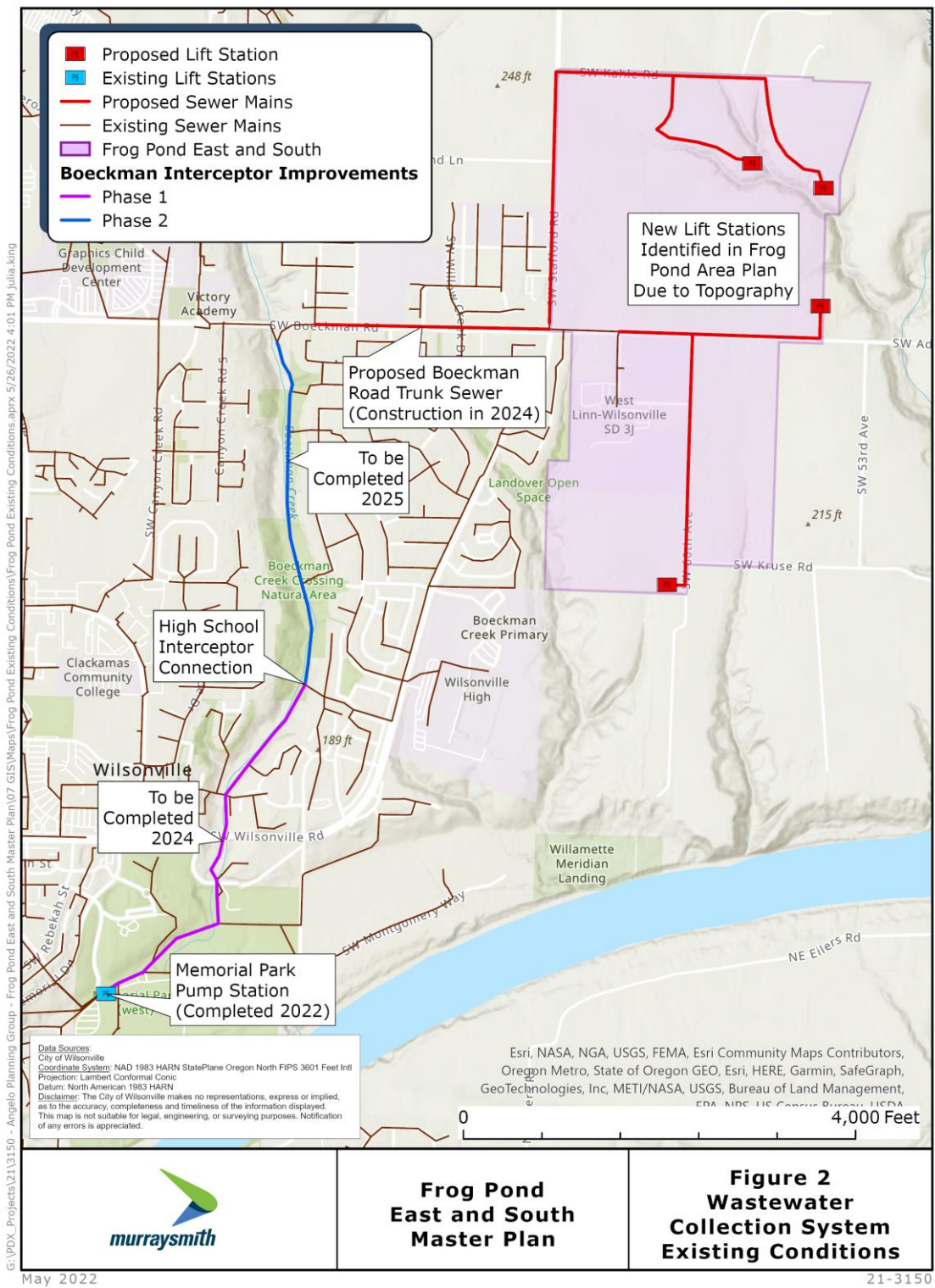
The City of Wilsonville will provide sanitary sewer service for the Frog Pond East and South area as an extension of the City’s existing collection system. The City’s *Wastewater Collection System Master Plan (WCSMP)*, adopted in 2014, is the current basis for wastewater system planning within the City. The 2015 FPAP and subsequent studies provide the specific framework for wastewater system planning in the Frog Pond East & South Areas.

Figure 2 shows the existing wastewater system in the Frog Pond area, and identifies the improvements needed to serve the area and their current status.

In general, the analysis and findings developed as part of the FPAP still apply. Wastewater from Frog Pond East and South is to be conveyed to the wastewater treatment plant through connection to a planned 18-inch trunk sewer in Boeckman Road, which flows west to the existing Boeckman Creek Interceptor Sewer and the Memorial Park Pump Station. The Boeckman Road Trunk Sewer is to be constructed as part of improvements to the roadway and Boeckman Creek Bridge, with completion anticipated for 2024.

The Boeckman Interceptor is a 12-inch to 18-inch diameter pipe from Boeckman Road down to the Memorial Park Pump Station. Capacity of the Boeckman Interceptor was determined to be sufficient for buildout of Frog Pond West, but is insufficient to serve full build-out of Frog Pond East and South. The FPAP notes that the Boeckman Interceptor upgrade project should be triggered upon development of the East and South areas.

Figure 2 – Existing Wastewater Conditions



The City is currently planning an upsizing of the Boeckman Interceptor as a two-phased project, to be constructed in conjunction with a regional trail in the creek corridor. Design of the project will begin in 2022. Phase 1 will replace the southern portion of the interceptor between the High School Interceptor and the Memorial Park Pump Station, where capacity restriction was found to be greatest. Phase 1 is planned to be completed in fall of 2024. Phase 2 will increase the northern portion of the interceptor and is expected to be completed in fall of 2025.

The Memorial Park Pump Station was recently relocated out of the 100-year floodplain, and its capacity was increased to 3,200 gpm. According to an analysis performed in 2021, documented in the *HB2001 Sanitary Sewer Sensitivity Analysis Technical Memorandum* (Murraysmith, 2021), the pump station is adequately sized for full build-out of the Frog Pond West, East and South areas, even under increased density expected through middle housing development.

As noted above, the Boeckman Interceptor has remaining capacity to serve the full build out of Frog Pond West, but not capacity to serve build-out in Frog Pond East and South. There may be some capacity available for initial development in Frog Pond East and South, depending on how much capacity was actually taken up by Frog Pond West, but a specific amount has not been calculated. With the Frog Pond West area nearing full development, it is recommended the City reevaluate the remaining capacity in the Boeckman Interceptor to estimate how many new dwelling units in Frog Pond East and South can be connected before the planned off-site improvements are complete.

The FPAP shows three additional pump stations are planned in Frog Pond East and one additional pump station is planned for Frog Pond South, due to the area’s topography.

Wastewater Planning and Criteria Standards

Design criteria from the 2017 Public Works Standards are shown below in **Table 2**. These criteria are to be used in the Frog Pond design.

Table 2 - Wastewater Planning Criteria

Wastewater System Component	Wastewater Criteria	
Pipe Size	D=d/0.67	
Minimum Pipe Size	8 inches	
Mean Velocity When Flowing Full or Half-Full	2 ft/s	
Minimum Grade for Sanitary Laterals	2.00%	
Minimum Grade for Sanitary Mains	8-inch	0.40%
	10-inch	0.28%
	12-inch	0.22%
	15-inch	0.15%
	18-inch	0.12%
	21-inch	0.10%
	24-inch	0.08%
	27-inch	0.07%
	30-inch	0.06%

Wastewater System Component	Wastewater Criteria
Typical Sanitary Sewer Main Cover	8 feet
Minimum Horizontal Clearance from Water Pipe	5 feet if water pipe is above 10 feet if water pipe is below
Minimum Vertical Clearance from Water Pipe	Sewer 18 inches below water

Existing Stormwater Conditions

The City of Wilsonville will be the regulatory authority for design and construction of stormwater facilities for the Frog Pond East and South area, in accordance with the City’s current National Pollution Discharge Elimination System (NPDES) permit. Furthermore, the City is currently preparing an update to their Stormwater Master Plan (SWMP), adopted in 2012. The new Stormwater Master Plan is anticipated to be adopted for use in 2023.

Figure 3 shows the existing drainage features in the Frog Pond area, with estimated drainage basin boundaries and flow directions to the most likely location of runoff discharge identified. The FPAP identified a framework for stormwater system planning in Frog Pond East and South, and is considered to still be generally applicable, with some minor changes. This framework includes the use of Low Impact Development Approaches (LIDA) for stormwater management where possible. Neither the SWMP or FPAP identified deficient conveyance systems within the proximity of the Frog Pond Area, and therefore did not identify any capital improvements necessary for supporting development within the Frog Pond Area.

Currently, LIDA methods are being implemented for stormwater management in Frog Pond West in accordance with the 2015 Stormwater and Surface Water Standards. City staff were consulted about their experience in the implementation of the standards for Frog Pond. Amy Pepper, PE, the City’s Development Engineering Manager, noted the following:

- The Frog Pond West Master Plan envisioned the City’s LIDA standards being implemented as more of a green street design with LIDA facilities located within the landscaping strip adjacent to sidewalks. Development is proceeding quickly, on 5- to 10-acre lots. LIDA is being used throughout each subdivision to the extent feasible, but each development is also requiring a larger stormwater pond.
- The City is seeing challenges with developers implementing LIDA in the rights-of-way (ROW) typically between the curb and the sidewalk. The ROW is also needed for other infrastructure, including as driveways, street lights, fire hydrants, and street trees, and these compete for limited space with LIDA. This can result in conflicts and design changes, and may lead to a reduced number of street trees or fewer dispersed LIDA facilities.

Frog Pond East and South are expected to be developing at somewhat higher densities than Frog Pond West due to new middle housing standards and other factors. Increased density often results in more impervious surfaces being constructed (roofs, pavement) which will require more stormwater management. It is recommended the City closely evaluate the street cross-section

and feasibility of a green street design and identify alternatives that avoid the installation of larger ponds to the extent possible.

Stormwater Planning and Criteria Standards

Stormwater conveyance facilities are sized for the 25-year design storm with no pressure flow. Systems should strive to maintain pre-development stormwater runoff characteristics. Low impact development approaches and designs that encourage groundwater recharge are preferred. It should be anticipated that stricter stormwater design standards may be adopted by the City prior to or during the development of Frog Pond East and South, to reflect the City's recently updated NPDES permit. Bacteria and mercury are classified as stormwater parameters for the Willamette River total daily maximum loads.

References

Angelo Planning Group. (2015). *Frog Pond Area Plan*.

City of Wilsonville. (2017). *Public Works Standards*.

Keller Associates. (2012). *Water System Master Plan*.

Murraysmith. (2014). *Wastewater Collection System Master Plan*.

Murraysmith. (2021). *Findings of HB 2001 Sensitivity Analysis*.

URS. (2012). *Stormwater Master Plan*.

Figure 1 - Existing Stormwater Conditions

