

FROG POND EAST & SOUTH MASTER PLAN

PUBLIC REALM PLANNING MEMO

TO: City Council

FROM: Project Team

DATE: August 2, 2022 updated August 16, 2022

This memo describes an important part of the Frog Pond East and South Master Plan: public realm planning. **The public realm is the combination of all public spaces—including streets, alleys, parks, plazas, and other publicly-accessible areas—that define the experience of living in or visiting a city or neighborhood.** A well-designed and cohesive public realm will be an essential part of the success and livability of this new area of Wilsonville. The Master Plan will provide guidance about how the public realm can be designed to work together with existing site qualities and future development to create healthy, connected, sustainable, and beautiful neighborhoods for diverse families to thrive.

The design of the public realm in Frog Pond East and South will achieve several key elements.

- **Places for gathering and civic life for a diverse community.** The public realm should support a broad range of social activities, including opportunities to gather formally and informally. Meeting places like neighborhood commercial areas, parks, schools, and even sidewalks can be designed to provide space for varied social and cultural activities.
- **Community design that celebrates and enhances neighborhood character.** Streets and trails should be laid out to emphasize views of natural features of the site like forested creek corridors, parks, or destination points. Unique and historical elements like

the Frog Pond Grange should be integrated thoughtfully into overall neighborhood design. For example, the Grange site could provide collocated gathering space, green space, and visibility and direct access to the trails and open space of the BPA corridor. Additionally, more detailed elements of the public realm like lighting, street trees, and signage should be cohesive with the existing fabric of Wilsonville, particularly the adjacent Frog Pond West area.

- **Integrated parks and green spaces.** Parks and green spaces are a vital part of creating healthy, active, and livable neighborhoods. Parks and smaller open spaces within neighborhoods should be centrally located and visible and accessible to all. In addition to a 10-acre community park and a 2.5 to 3-acre neighborhood park, each walkable sub-district should include its own “green focal point”, which could be a pocket park, tot lot, community garden, plaza, or other gathering place.
- **Preserved and restored natural resources.** Existing natural resources, including trees, wetlands, and creek corridors, should be preserved and restored within and around new development. Streets, parks, and public spaces provide opportunities to protect existing trees. Additionally, incorporating stormwater planters and green infrastructure can preserve watershed health by cleaning and slowing runoff.

ELEMENTS OF THE PUBLIC REALM



Places for **gathering and civic life** for a **diverse community**



Community design that **celebrates and enhances neighborhood character**



Integrated **parks and green spaces**



Preserved and restored **natural resources**



Convenient, safe, and low-stress transportation options



- **Convenient, safe, and low-stress transportation options.** A connected network of streets and trails should prioritize the safety and comfort of the most vulnerable road users. Streets should be designed to encourage and prioritize walking, biking, rolling, transit, and other low-carbon modes of travel. Street and block layout should make it easy for residents to access schools, parks, and neighborhood services without a car.

The draft exhibits on the following pages are a starting point to illustrate the intent for key elements of the public realm for Frog Pond East and South. These draft materials will be refined and further illustrations will be prepared as part of a final memo that provides guidance toward creating a cohesive public realm.

The final public realm recommendations will address the following categories:

- Tree Preservation Strategy
- Street and Trail Demonstration Plans and Cross Sections
- Park and Open Space Framework
- Public Street Design Elements (including recommendations for lighting, street trees, etc.)

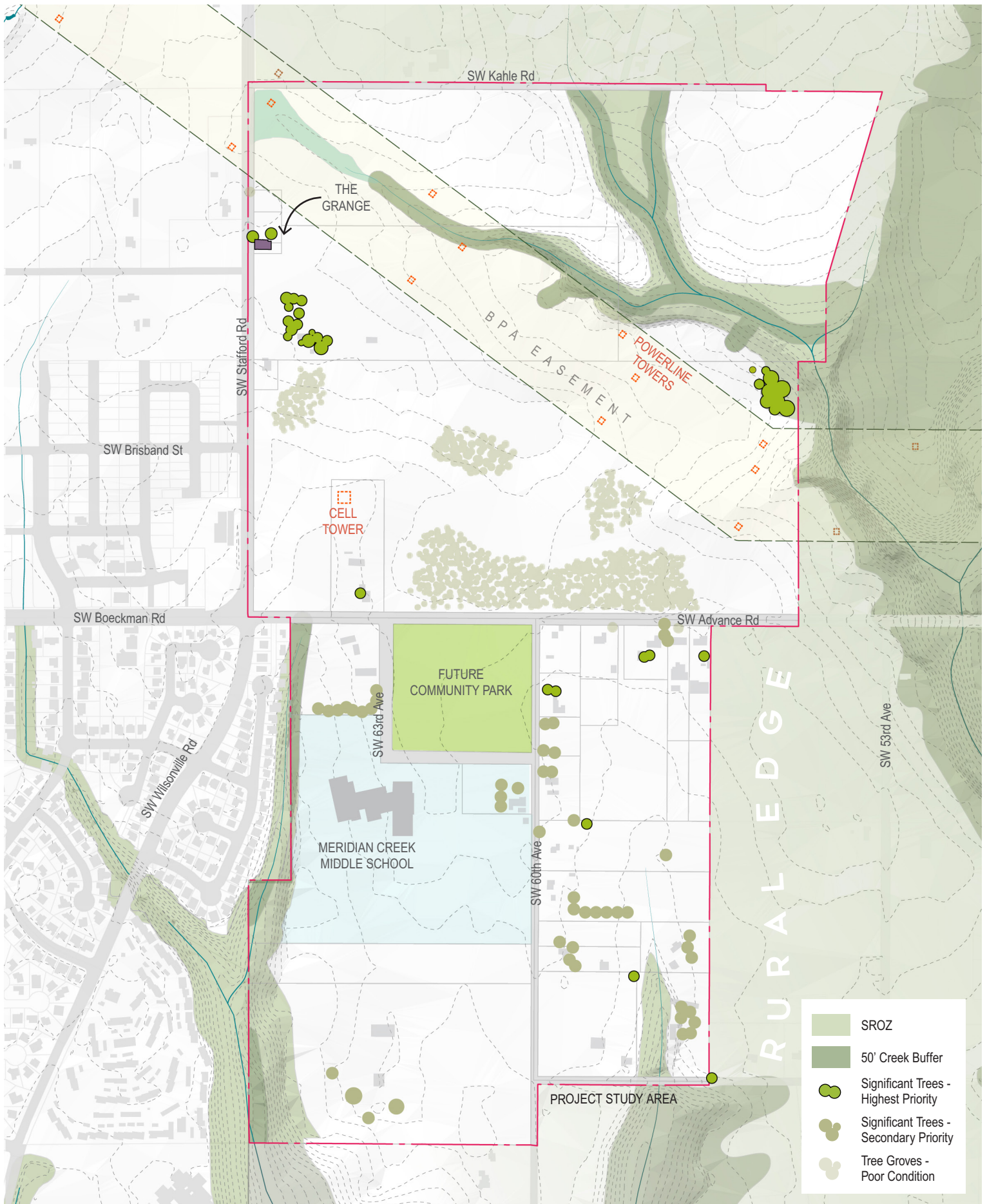
The following pages contain these draft exhibits:

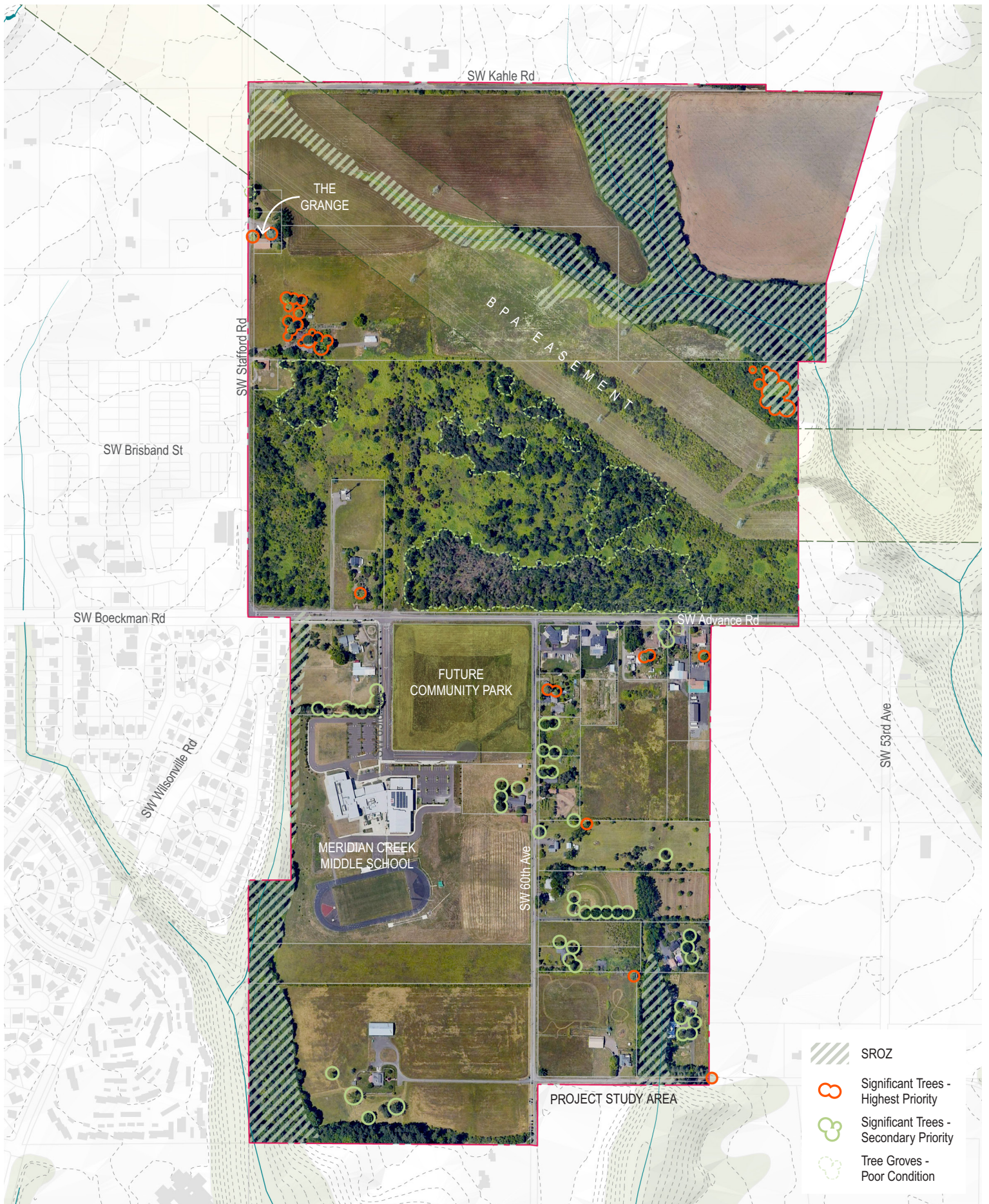
- **Significant Tree Inventory Map (p. 3-5).** This map represents the latest inventory¹ of significant trees in the planning area to inform preservation strategies. Precedent images illustrate potential approaches to tree preservation.
- **Street Demonstration Plans (p. 6-9).** These two options illustrate potential layouts of streets, blocks, and multi-use paths that would achieve the intent of providing connected, convenient, safe, and low-stress transportation options. These plans also explore different approaches to frontage on SW Stafford Road: front doors facing the street or backs of homes facing the street. Each demonstration plan also shows different options for the number and location of pedestrian crossings on SW Advance Road. Options for crossings and intersection treatments are currently under study.
- **Bicycle Circulation Concepts (p.10-11).** These maps explore a potential hierarchy for bike circulation and how it could connect with multi-use paths in each street demonstration plan option. These studies are preliminary and subject to determining intersection types that will prioritize safe routes to schools.

- **Advance Road Cross-Section (p.12).** This draft cross section of SW Advance Road illustrates a concept of a walkable streetscape and the potential benefit of laying out blocks so that homes face the community park across the street. This concept is under study and will be refined, and similar cross-sections will be prepared to study other key streets in the area.
- **Park and Open Space Framework (p.13-14).** The map illustrates the intent to provide “green focal points” in central locations to each sub-district of the planning area, ensuring that each neighborhood has a small destination or gathering place that gives it character. These green focal points are flexible in location, but the map indicates general areas that are central to each sub-district. Examples of types and uses of smaller neighborhood destinations are provided to support the map.

1. Tree inventory completed on January 26, 2022 by Morgan Holen Associates, followed by additional inventory of trees by AKS and Morgan Holen Associates in April 2022.







TREE INVENTORY MAP - AERIAL **DRAFT 8.02.2022**





1. An existing mature tree on SW Brisband Street in Frog Pond West was preserved within the design of a street corner.
2. A mature white oak tree was preserved within parking lot landscaping for Wilsonville High School.
3. Private development can preserve significant trees within central open spaces or green spaces.



While tree preservation will ultimately be implemented during the design and construction of public and private development, the Master Plan identifies opportunities for preservation of significant trees in public open spaces, street rights-of-way, and within private development sites. Wilsonville's existing natural resource preservation policy and tree protection code provide a supporting framework for tree preservation in this area.

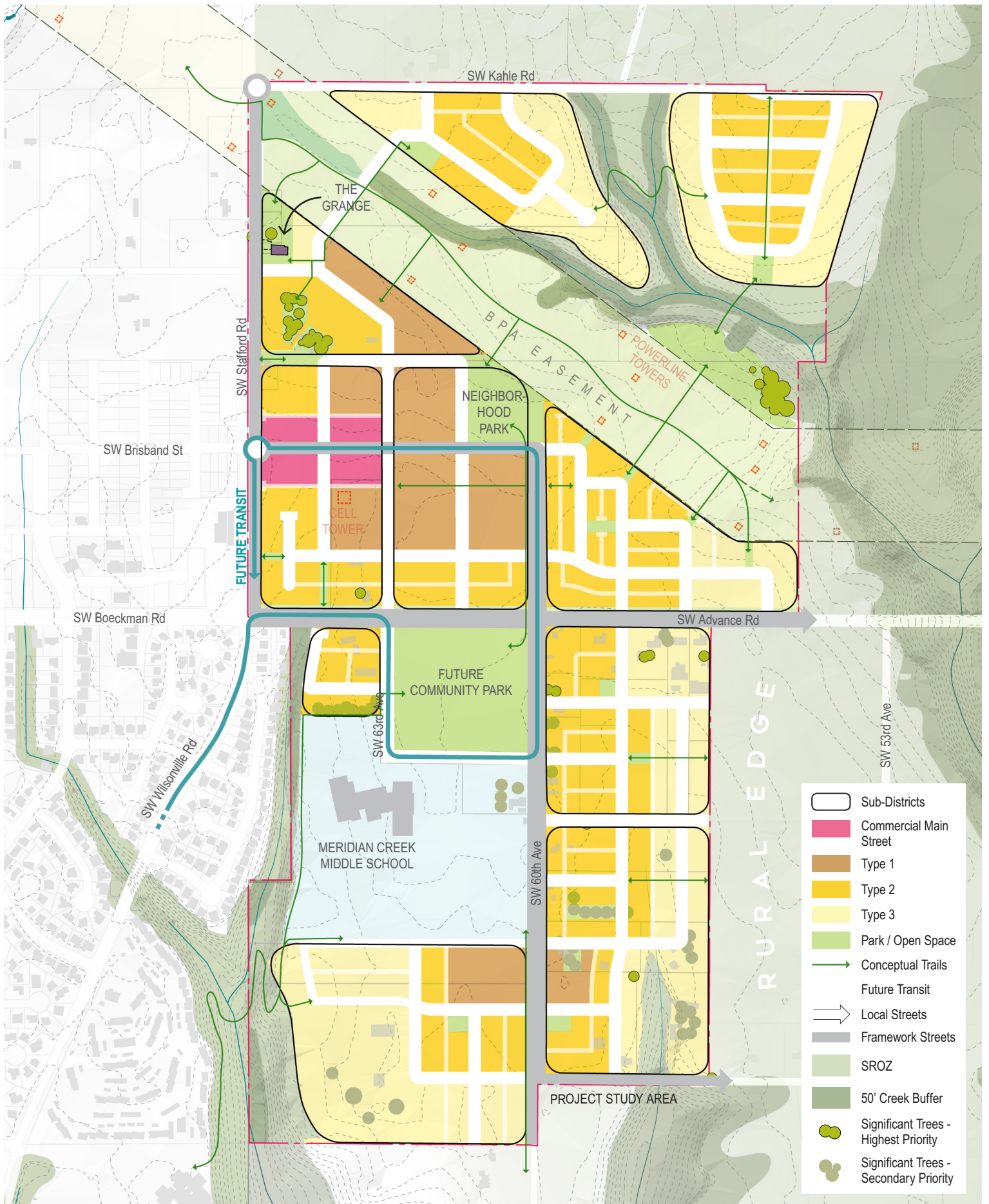
The Master Plan's tree inventory map identifies trees that are highest priority to preserve, meaning that these should be preserved within infrastructure, development, or green space to the greatest extent possible. Preservation of these trees may be achieved through development standards. Trees noted as secondary priority should be preserved if

possible, especially if they are healthy and growing within an area that is a suitable location for green space or infrastructure that can accommodate preserved trees.

Public infrastructure and private development can preserve trees through thoughtful design and layout of streets and blocks, as seen on SW Willow Creek Drive and SW Brisband Street in Frog Pond West, or by locating green space strategically to preserve significant trees. Site design for individual buildings or homes can also incorporate tree preservation.

The tree inventory identified potentially significant trees and groves based on species, size, and general condition, and some trees may need closer examination to verify their significance.



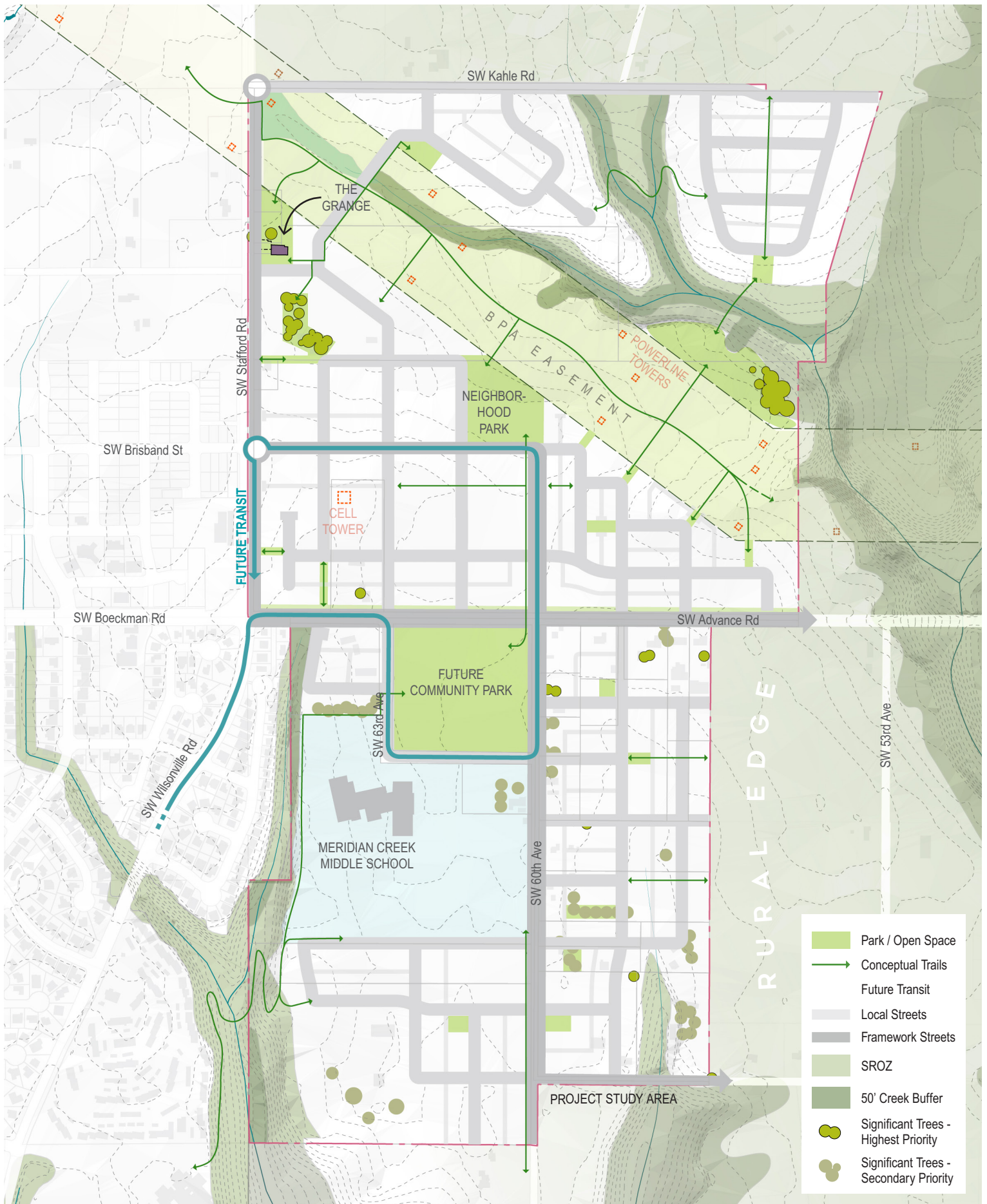


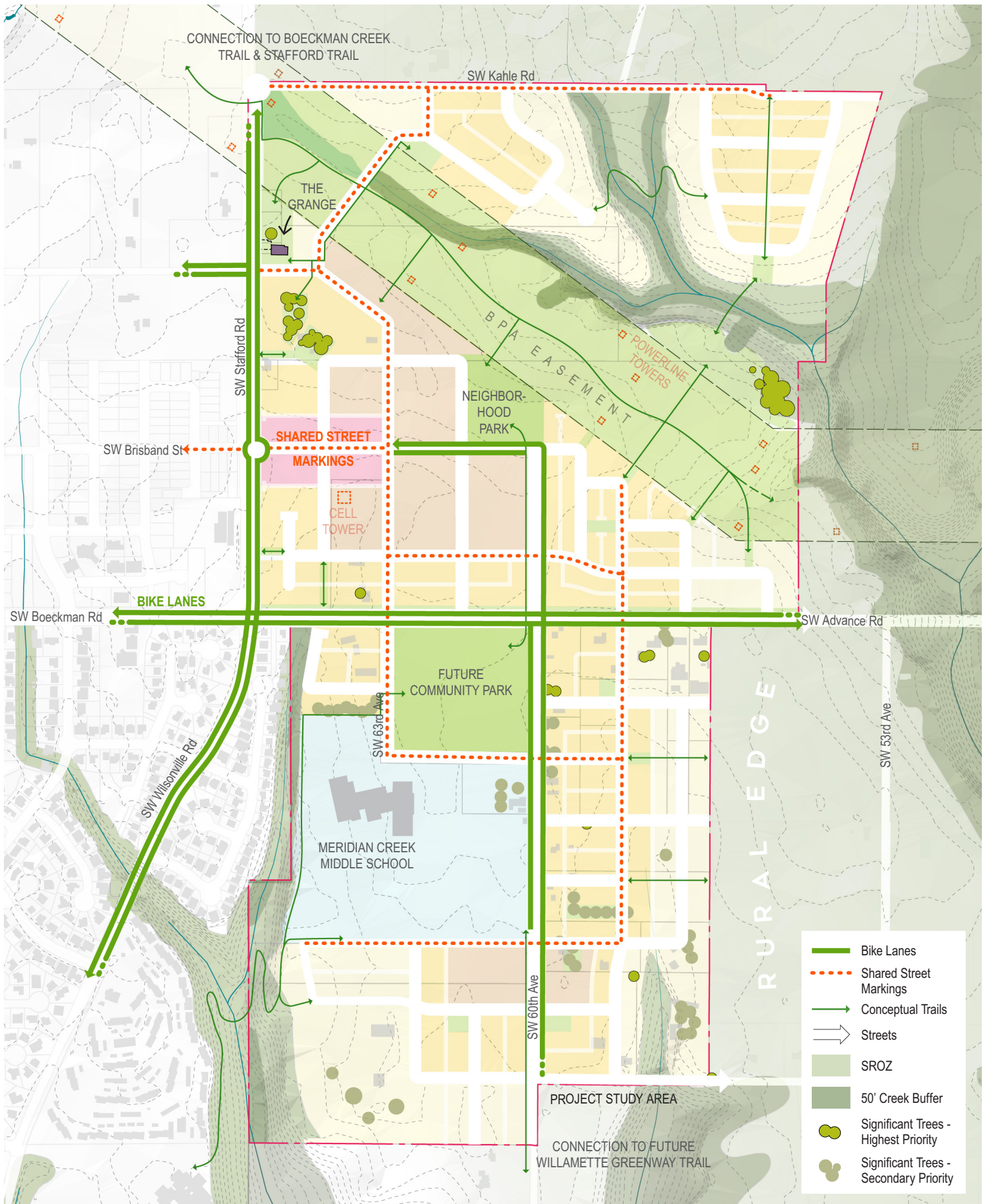
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STREET DEMONSTRATION PLAN

DRAFT 8.02.2022





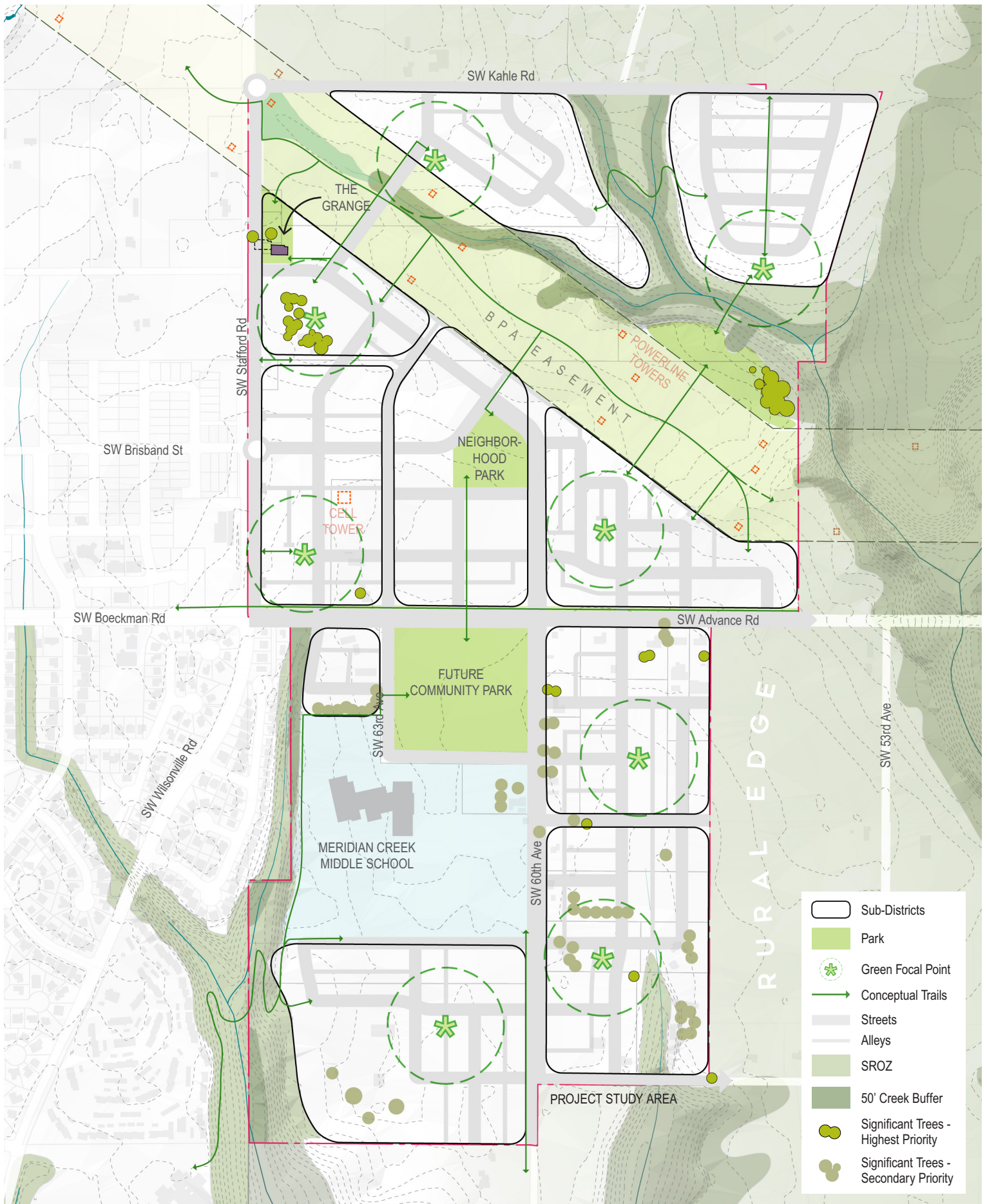




This cross-section shows a draft concept for SW Advance Road, a Collector road, where it passes the future community park. It includes generous sidewalks, buffered bike lanes, wide planter strips that ensure tree health, and a planted median to create a comfortable and inviting environment for pedestrians. Planted areas in the right-of-way also offer opportunities for capturing and infiltrating stormwater.

Future development on the north side of the street, across from the future community park, should be laid out so that front doors face the park. This, combined with homes fronting the park on its east and west sides, will create a sense of community and integration of the park within the neighborhood.

This concept for SW Advance Road would create a continuous streetscape with SW Boeckman Road where it continues west of SW Stafford Road. Existing high-voltage power poles on the north side of the street can be incorporated within a wide planter strip.



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PARK AND OPEN SPACE FRAMEWORK DRAFT 8.02.2022





In addition to the planned Community Park in Frog Pond South and the Neighborhood Park in Frog Pond East, several “green focal points” are identified in central locations within each walkable sub-district of the planning area. These are flexible in location and size but are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. In addition to being centrally located, these focal points should be fronted by homes and provide clear and inviting access for public use.

Many different kinds of uses and activities are envisioned for these green focal points. Examples include community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. These smaller open spaces can also provide opportunities to preserve mature and significant trees.