



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: November 7, 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 input on the draft Frog Pond East and South Master Plan.			
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 COUNCIL:

Provide feedback and input on the draft Frog Pond East and South Master Plan.

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 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 urban reserve land known as Frog Pond East and South. 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 will also identify water, sewer, stormwater, and transportation infrastructure needs and funding sources.

This will be the City Council's tenth and final work session on the Frog Pond East and South Master Plan. Previous work sessions gathered Council feedback on the various aspects of the Master Plan, including: public outreach activities, needs and opportunities for affordable housing and first time home ownership opportunities, design concepts for development of land use and urban design alternatives, the draft preferred land use alternative, transportation and infrastructure analyses and plans, a housing variety policy, neighborhood commercial and main street policies, and important elements of the public realm including trees, open spaces, lighting, gateways and signage.

The Frog Pond East and South Master Plan (Attachment 1) is a compilation of these items and discussions with the Council, Commission, and community. This work session provides the Council with the opportunity to review and provide feedback on the draft Plan. The project team will update the Master Plan document to incorporate Council feedback, and prepare a final version for Council's consideration for adoption on December 5, 2022.

EXPECTED RESULTS:

Feedback on and specific requested edits to the draft Frog Pond East and South Master Plan.

TIMELINE:

This is the tenth and final in a series of work sessions for the City Council. Council has a public hearing on the Master Plan scheduled for December 5, 2022. Review of development code language and infrastructure funding, will extend into the first half of 2023.

CURRENT YEAR BUDGET IMPACTS:

The project is funded by a combination of a \$350,000 Metro grant, an \$81,000 Oregon Department of Land Conservation and Development grant, and matching City funds in the form of staff time. \$311,000 is budgeted in FY 22/23 to complete the project.

COMMUNITY INVOLVEMENT PROCESS:

The project has a community engagement plan which laid out a robust public engagement program that included meaningful and impactful involvement of people who identify with historically marginalized communities.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Furthering of the City's Equitable Housing Strategic Plan and Council's goal of affordable home ownership, while creating Wilsonville next great neighborhoods.

ALTERNATIVES:

The City Council can continue to direct changes to the draft plan.

CITY MANAGER COMMENT:

N/A

ATTACHMENT:

1. Draft Frog Pond East and South Master Plan dated October 2022