

DATE: January 26, 2022
TO: Kim Rybold, City of Wilsonville
FROM: Becky Hewitt and Oscar Saucedo-Andrade, ECONorthwest
SUBJECT: Wilsonville VHDZ—Draft Local Criteria Language

Wilsonville Vertical Housing Development Zone—Draft Local Design Criteria

Local Design Criteria

For a project to be certified for VHDZ, it must be located within the identified boundaries as shown on the attached maps and meet the following requirements:

(1) In addition to the project certification requirements under ORS 307.858 related to ground floor nonresidential use, the following criteria apply to ground floor interior spaces intended to qualify as nonresidential use:

- **Direct street access required:** Each space must have a direct entrance to/from the primary public street.
- **Commercial/mixed-use design required for ground floor:** The ground floor must meet all applicable design standards for commercial/mixed-use ground floor spaces and any applicable architectural standards related to commercial/mixed use buildings and storefront design.

Discussion Note: A brief summary of the applicable standards under current regulations is provided below.

Town Center: 15' minimum ground floor height, 60% window coverage on ground floor façade, weather protection (e.g., awnings) required on street-facing façade, one entry door per business that is covered or recessed

Villebois Village Center: division between base and top of building, storefront design that is different from residential window style and differentiated for each tenant, direct access through storefront entries, canopies or awnings over storefront windows, include several decorative elements from a list on ground-floor street-facing façade

- **Residential common areas excluded:** Common areas for the exclusive use of building residents and their guests (e.g., fitness centers, lobbies, and amenity spaces for residents) are not considered a nonresidential use.
- **Design of live/work space:** The nonresidential area of ground-floor spaces that meet building code requirements for live/work units may qualify as a nonresidential use, provided the following criteria are met:
 - The nonresidential area is adjacent to and accessible from the entrance to the primary public street.

- The nonresidential area is or can be separated from the residential area (e.g., with walls, half-walls, different levels, etc.).

Discussion Note: The building code includes definitions and special standards for live/work space that include provisions requiring differentiation of the residential and nonresidential areas within the unit. Only the nonresidential area (which is limited to 50% of the total unit area and must be on the ground floor per building code) would count towards the nonresidential use for VHDZ.

- **Commercial or community-serving space required:** Each building must include at least one (1) nonresidential space that fronts the primary public street and meets one of the following criteria:
 - Commercial space designed for use by an entity engaged in the exchange of goods or services with the public, excluding live/work space.
 - Community-serving space that provides access and benefits to the broader community beyond building residents and their guests.

(2) The project must demonstrate consistency with the applicable goals, policies, and/or objectives in adopted Master Plans for the project site, to the City's satisfaction.

Discussion Note: Relevant policies, goals, and objectives in currently-adopted plans are noted below:

Town Center: Relevant Goals

Goal 2 Harmonious Design. Ensure buildings and streets are pedestrian-oriented and there are a variety of quality building types and land uses.

Goal 3 Mixed-Uses. Encourage development that provides interconnected land uses that incorporate play and recreation, with a range of retail, services, dining and entertainment options, and increased opportunities for residential and employment uses.

Goal 6 Economic Prosperity. Create opportunities to support and grow existing businesses and attract new businesses that provide a diverse range of local and regional retail, entertainment, and commercial activities.

Villebois Village Center: Relevant Goal and Policies:

The Villebois Village shall include a mixed-use Village Center that will be the core of the community.

1. The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.

3. The Village Center shall include a civic plaza to serve as a community gathering space, along with a main street environment establishing a social atmosphere that encourages residents and visitors to linger and interact.



4. Connectivity to the Village Center from adjacent neighborhoods shall ensure that services are centralized and convenient to pedestrian-oriented shopping.

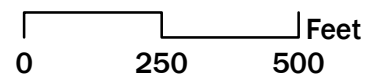
5. The core area of the Village Center shall provide for mixed-use residential, retail, and employment areas that may include office uses and live-work housing opportunities.



Vertical Housing Development Zone

Town Center

-  VHDZ Area
-  Tax Lots





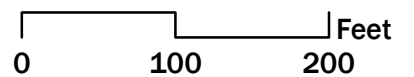
Map Date - February 2022



Vertical Housing Development Zone

Villebois Village Center

-  VHDZ Area
-  Tax Lots



Map Date - February 2022