



PLANNING COMMISSION

WEDNESDAY, AUGUST 12, 2026

PUBLIC HEARING

2. Town Center Building Height Waiver (Guile-Hinman)(45 minutes)

PLANNING COMMISSION
RESOLUTION NO. LP26-0003

**A RESOLUTION OF THE CITY OF WILSONVILLE PLANNING COMMISSION
RECOMMENDING ADOPTION OF DEVELOPMENT CODE AMENDMENTS TO WC 4.132(.06)
CONCERNING BUILDING HEIGHTS IN THE TOWN CENTER ZONE.**

WHEREAS, the City adopted the Town Center Plan (the “Plan”) on May 6, 2019 via Ordinance No. 835 setting a vision to revitalize the Wilsonville Town Center; and

WHEREAS, Ordinance No. 835 also included adoption of Development Code amendments to the Town Center Zone to implement the policies and vision of the Plan; and

WHEREAS, in 2025, the City Council adopted its 2025-27 Council Goals, which included Goal 4: Communications and Engagement; and

WHEREAS, Goal 4 included a strategy to undertake an education and outreach campaign on the Plan, urban renewal, and other infrastructure funding sources to support development of the Town Center (Strategy 4.1); and

WHEREAS, in Fall 2025, the City created a *Let’s Talk, Wilsonville!* questionnaire for the community and conducted three focus groups to better understand community members’ excitement and concerns regarding the Wilsonville Town Center, the Town Center Plan, and urban renewal as a financing tool for Town Center infrastructure/development; and

WHEREAS, in that outreach, community members expressed concerns regarding the potential height of future buildings in Town Center and the possibility for them to feel too much like they belong in a big city; and

WHEREAS, from this feedback, staff proposed to the City Council to consider re-examining the building height waiver provisions for Town Center in the Wilsonville Code; and

WHEREAS, on March 2, 2026, the City Council adopted Resolution No. 3244 to consider amendments to the Wilsonville Code that affect potential building heights for redevelopment in the Wilsonville Town Center, and also directed staff to establish a Town Center Building Height Waiver Task Force to consider and make recommendations to the Planning Commission and City Council concerning updates to WC 4.132(.06) D; and

WHEREAS, WC 4.132(.06) D. currently provides a process for an applicant to seek a waiver as to building heights in the Mixed Use and Commercial Mixed Use subdistricts in Town Center; and

WHEREAS, WC 4.132(.06) D., as written, provides an opportunity to either decrease or increase building heights in these two subdistricts beyond the express minimum and maximum building heights set forth in WC 4.132(.06) C.; and

WHEREAS, the Task Force held three public meetings throughout April and May 2026 and made recommendations to the Planning Commission and City Council; and

WHEREAS, the Planning Commission held work sessions on May 13, 2026 and June 10, 2026 to further consider updates to WC 4.132(.06); and

WHEREAS, the City Council held work sessions on May 18, 2026 and June 15, 2026 to also consider updates to WC 4.1032(.06); and

WHEREAS, the Planning Commission and City Council each indicated a desire to eliminate the ability to seek a waiver to increase building heights in WC 4.132(.06) D. and the City Council further indicated a desire to eliminate note 4 in Table 2 in WC 4.132(.06) C. allowing for a “bonus floor” for developments that provide a certain percentage of affordable housing; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the proposed Development Code amendments; and

WHEREAS, required notice of a public hearing has been provided to affected property owners and nearby properties as well as published in the Wilsonville Spokesman, posted on the City’s website, and posted in a variety of public areas in City buildings, all in accordance with the public hearing and notice procedures that are set forth in Sections 4.012, and 4.197 of the Wilsonville Code; and

WHEREAS, the Planning Commission held a public hearing on August 12, 2026 to review the proposed Development Code amendments; and

WHEREAS, the Commission afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

- Section 1. The Wilsonville Planning Commission does hereby adopt the Planning Staff Report and Attachments (attached hereto as Exhibit A), as presented at the public hearing, including the findings and recommendations contained therein.
- Section 2. The Planning Commission does hereby recommend that the Wilsonville City Council adopt the proposed Development Code amendments.
- Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Planning Commission at a regular meeting thereof this 12th day of August, 2026, and filed with the Planning Administrative Assistant on this date.

Planning Commission Chair Semenova

ATTEST:

Mandi Simmons, Administrative Assistant III

SUMMARY OF VOTES:

Yana Semenova, Chair

Matt Constantine, Vice Chair

Rob Candrian

Nicole Hendrix

Andrew Karr

Jeff Zundel

EXHIBITS:

- A. LP26-0003 Staff Report and Attachments



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: August 12, 2026		Subject: Resolution No. LP26-0003 Town Center Development Code Amendments Concerning Building Heights Staff Member: Amanda Guile-Hinman, City Attorney Miranda Bateschell, Planning Director Department: Legal, Community Development	
Action Required		Advisory Board/Commission Recommendation	
☒ Motion ☒ Public Hearing Date: August 12, 2026 ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☐ Resolution ☐ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable	
		Comments:	
Staff Recommendation: Recommend to City Council approval of the proposed amendments to the City's Development Code regarding building heights in the Town Center Zone.			
Recommended Language for Motion: I move to adopt Resolution No. LP26-0003 recommending adoption of Development Code amendments regarding building heights in the Town Center Zone.			
Project / Issue Relates To:			
☒ Council Goals/Priorities: Council Goal No. 4: Communications and Engagement	☒ Adopted Master Plan(s): Town Center Plan	☐ Not Applicable	

ISSUE BEFORE COMMISSION:

Planning Commission will consider a recommendation to City Council to amend the City's Development Code regarding building heights in the Town Center Zone, namely, to eliminate the provision allowing an applicant to apply for a waiver to increase building heights and to eliminate the ability to seek a bonus floor when providing a certain percentage of affordable housing.

EXECUTIVE SUMMARY:

In March 2026, in response to recent community members' feedback expressing concerns regarding building heights in the Wilsonville Town Center, updated in 2019 as part of the Town Center Plan and implementing regulations, the City Council directed staff to explore potential updates to the Wilsonville Code concerning the provision allowing applicants to seek a waiver to increase building heights beyond the heights outright permitted in Town Center. As a result, the City undertook the Town Center Building Height Waiver project, which included establishing a task force to provide recommendations to the Planning Commission and City Council. As explained in detail below, through several meetings with the Task Force, Planning Commission, and City Council, the proposed Resolution LP26-0003 recommends to City Council to amend the waiver provision in WC 4.132 to eliminate the ability to request a waiver to increase building heights in Town Center and also to eliminate the "bonus floor" allowed when a certain percentage of affordable housing is provided in a project.

I. BACKGROUND

The Wilsonville Town Center Plan presents a blueprint that will guide future development in Town Center through strategic actions (new projects, policies, programs or partnerships) in order to achieve the Wilsonville community's vision for Town Center. The City webpage with Town Center Plan information is available [here](#). The Town Center project team worked with the community at over one hundred meetings and events from 2017 through 2019, and through dozens of surveys and polls to formulate the various elements of the Plan. The community is passionate about the future of Town Center and has voiced a vision and plan for the next stage in Town Center's evolution.

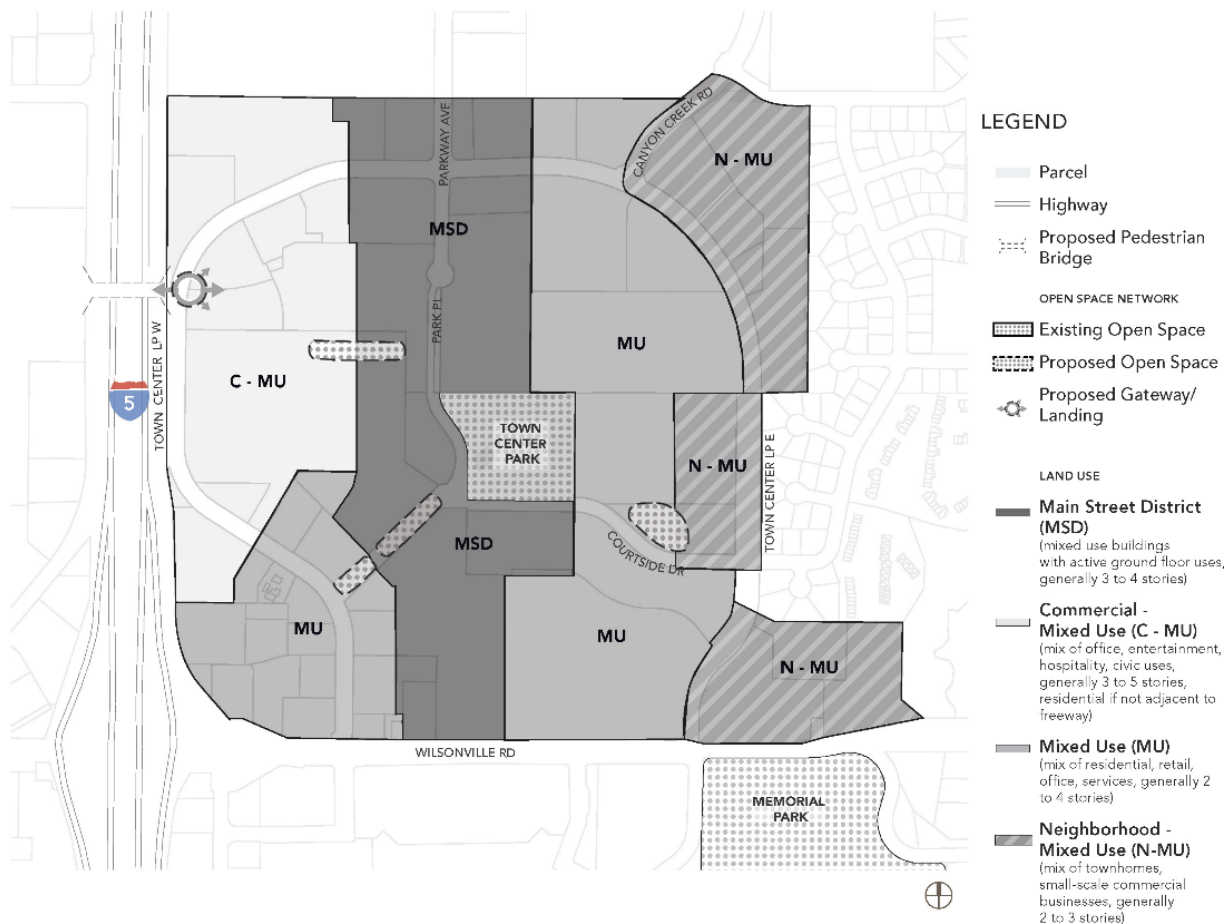
In Fall 2025, in response to City Council Goal No. 4: Communications and Engagement, the City created a *Let's Talk, Wilsonville!* questionnaire for the community and conducted three focus groups to better understand community members' excitement and concerns regarding the Wilsonville Town Center, the Town Center Plan, and urban renewal as a financing tool for Town Center infrastructure/development. A summary report from the City's consultants was provided at the December 1, 2025 Council meeting. In that outreach, community members expressed concerns regarding the potential height of future buildings in Town Center and the possibility for them to feel too much like they belong in a big city. From this feedback, staff proposed to the City Council to consider re-examining the building height waiver provisions for Town Center in the Wilsonville Code

At its March 2, 2026 meeting, the Wilsonville City Council adopted [Resolution No. 3244](#) to consider amendments to the Wilsonville Code that affect potential building heights for

redevelopment in the Wilsonville Town Center. In particular, Resolution No. 3244 provides a process for Council to consider modification to building height waiver language within the Wilsonville Code that allows increased building height in the Wilsonville Town Center. The Resolution also called for establishing a limited duration task force to review options of possible updates to the building height waiver language in the Wilsonville Code.

II. CURRENT DEVELOPMENT CODE PROVISIONS RECOMMENDED FOR REVISION

Of particular importance to this Town Center Building Height Waiver Project, the Town Center Plan and related regulatory actions created four (4) subdistricts within the Town Center: Commercial Mixed-Use (C-MU), Mixed-Use (MU), Main Street District (MSD), and Neighborhood Mixed-Use (N-MU). The Main Street District represents the central hub of the Town Center. The other subdistricts transition from allowances for taller buildings adjacent to I-5 to smaller buildings adjacent to the residential area east of Town Center Loop East. Below is a map of the subdistricts, which is found in the Wilsonville Code:



The current Town Center building height waiver provision in the Wilsonville Code is found in WC 4.132(.06) D, and provides that the Development Review Board “may approve waivers to

the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU subdistricts” if the applicant meets the general waiver requirements (previously found in WC 4.118, now found in WC 4.119) and also selects one item from each of two menus provided in subsection D. The building height waiver is not allowed in the Main Street District or the Neighborhood Mixed-Use subdistricts, since those two subdistricts are not listed in the waiver provision.

Additionally, the development standards for Town Center are located in Table 2 in WC 4.132(.06) C, which includes the permitted building height minimums and maximums for each subdistrict. Relevant to this project, note 4 in Table 2 allows for the maximum number of building stories within the Main Street District, Mixed Use, and Commercial Mixed Use subdistricts to be “increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates/mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.”

During the Town Center Building Height Waiver Project, the Task Force, Planning Commission, and City Council each provided feedback on various options to modify the waiver provision, with additional consideration for the affordable housing “bonus floor,” since that provision also provided an avenue to potentially increase building heights beyond the maximums expressed in Table 2.

III. TASK FORCE RECOMMENDATIONS

The Town Center Building Height Waiver Task Force (“Task Force”) met over the course of three meetings to discuss various options to modify the building height waiver provision in the Town Center Zone. At its final meeting, the Task Force was asked to select a preferred alternative of proposed revisions to the Town Center building height waiver provision, and then to select whether they recommended the preferred alternative or to eliminate the waiver to increase building height altogether. At that time, the options that the Task Force was considering (after previously eliminating other options from consideration) were:

Options	C-MU	MU (west)	MU (east)
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)

Ultimately, of the eight Task Force members present at the Task Force's final meeting, the consensus as to the options to modify the building height waiver was:

- 4 Task Force members wanted to keep Option 5 as is
- 3 Task Force members were comfortable with Option 5 with a revision to limit MU (east) to four stories
- 1 Task Force member was comfortable with Option 5 but was undecided as to whether to limit the height in MU (east) to four stories

Having received feedback from the Task Force of a preferred alternative in Option 5 (with an open question about the height limitation for MU (east)), staff then asked the Task Force to deliberate and determine if there was a consensus recommendation whether to eliminate the waiver to increase the building height altogether or to move forward with Option 5. The Task Force determined, 6-to-2, that Option 5 was preferred over eliminating the waiver to increase building height altogether.

IV. PLANNING COMMISSION FEEDBACK

At its June 10, 2026 work session, Planning Commission was similarly presented with updates to the building height waiver provision as outlined in the chart above. Planning Commission went through the same process as the Task Force, first deliberating on a preferred alternative of the options and then comparing the preferred alternative to eliminating the waiver to increase building heights in Town Center altogether.

Like the Task Force, the Planning Commission eliminated Option 3 from consideration but was split between Options 5 and 6 as a preferred alternative. Planning Commission then considered whether it preferred eliminating the waiver to increase the building height over either Option 5 or Option 6. A majority (3-2) of the Planning Commission indicated a preference to eliminate the waiver to increase the building height. The remaining two indicated that they would be comfortable with eliminating the waiver, but that they preferred some flexibility for development.

V. CITY COUNCIL FEEDBACK

At its June 15, 2026 work session, City Council evaluated Option 5, Option 6, and whether to eliminate the waiver to increase building height in Town Center. The consensus from the City Council was to eliminate the waiver to increase building height in Town Center and further indicated that removal of Note 4 from Table 2 was also appropriate to ensure consistency and certainty regarding building heights in Town Center.

VI. PROPOSED AMENDMENTS TO WC 4.132(.06)

Based on the feedback received, before the Planning Commission are proposed amendments to WC 4.132(.06) that remove Note 4 from Table 2 – eliminating the “bonus floor” for affordable housing and that eliminate the waiver to increase building heights.

EXPECTED RESULTS:

A recommendation to City Council to amend the City’s Development Code regarding building heights in the Town Center Zone.

TIMELINE:

Following the Planning Commission’s recommendation, the City Council is scheduled to hold a public hearing and first reading of the ordinance on September 10, 2026 and consider the

ordinance on second reading on September 21, 2026.

CURRENT YEAR BUDGET IMPACTS:

N/A

COMMUNITY INVOLVEMENT PROCESS:

This project relies on the community feedback received in Fall 2025 and during this project, the City has utilized the Task Force, Planning Commission, and City Council to evaluate various options to address community concerns regarding building heights in Town Center by modifying building height waiver provisions.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The purpose of this project is to respond to community members' concerns regarding building heights in Town Center and to provide certainty as to the Town Center building height regulations in the Wilsonville Code.

ALTERNATIVES:

The project team prepared various options to amend WC 4.132(.06) D. These alternative amendments can be, and have been, considered by the Task Force, Planning Commission, and City Council.

ATTACHMENTS:

1. WC 4.132(.06) Amendments
2. Findings Report
3. LP26-0003 Town Center Building Height Waiver Project Record (electronic only)



TOWN CENTER BUILDING HEIGHT WAIVER PROJECT – DEVELOPMENT CODE UPDATES

- Town Center Zone Development Code Amendments
- Text proposed for deletion is ~~struckthrough~~
- Text proposed for addition is **bolded and underlined**
- Figures proposed for deletion have a red “X” over them
- Existing text not proposed for amendments is in plain text
- Staff notes to reviewers for navigation or clarification is (italicized text is in parenthesis)
- Any other italics is existing or proposed formatting and is not an indicator of amendments

Section 4.132. Town Center Zone.

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(.06) *Design and Development Standards:*

...

C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.

Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

[1] This table does not apply to existing development. All new buildings in the district must meet these development standards.

[2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.

[3] Second stories or higher in buildings must be useable. No false front buildings are permitted.

~~[4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.~~

[5] This standard does not apply to residential only buildings.

[6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) **Review Authority** may approve the following waivers ~~to the within the MU and C-MU sub-districts:~~

1. An increase in the size of the ground floor of a building floorplate, **which may only be combined with a waiver to decrease the number of stories as contemplated in subsection D.2. below.** ~~and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of~~

2. A decrease in the number of stories of a building.

Any waiver sought under this subsection D. must meet the requirements in Section 4.1198(.03) if and one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Notwithstanding Section 4.119, waivers to the size of the ground floor of a building floorplate and/or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with subsection D.

Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.

4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

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FINDINGS REPORT

TOWN CENTER BUILDING HEIGHT WAIVER PROJECT – DEVELOPMENT CODE UPDATES

I. INTRODUCTION

This Findings Report (“Report”) provides findings supporting the City of Wilsonville adopting Wilsonville Development Code amendments related to building heights in the Wilsonville Town Center Zone – Case File LP26-0003 (the “Proposal”). The Proposal seeks to amend portions of Wilsonville Code (“WC”) 4.132(.06) C. and D. as part of the continued implementation of the Wilsonville Town Center Plan (the “Plan”) adopted via Ordinance No. 835 on May 6, 2019 and further amended via Ordinance No. 850 on October 18, 2021. Each Ordinance included findings, to which this Proposal will refer to, as the intent of this proposed legislative action is to support continued implementation of the Town Center Plan.

II. COMPLIANCE WITH STATEWIDE PLANNING GOALS

ORS 197.175(2)(a) and (b) require that, as cities and counties enact land use regulations to implement their comprehensive plans, findings are made that such proposed regulations comply with the Statewide Planning Goals. The following findings address the Proposal’s compliance with the applicable Statewide Planning Goals. Goals 3, 4, 15, 16-18 are not addressed as the Proposal only relates to land uses entirely within the Urban Growth Boundary and inside the Wilsonville city limits.

A. Goal 1, Citizen Involvement

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The Plan was found to be in compliance with Goal 1. The Proposal refines previously adopted Development Code provisions that implement the Plan. The project team, at the direction of

the Wilsonville City Council via Resolution No. 3244, established the Town Center Building Height Waiver Task Force to review and make recommendations to the Wilsonville Planning Commission and City Council regarding proposed refinements to the Development Code. The Task Force held 3 public meetings, the Planning Commission held 2 work sessions and the City Council held 2 work sessions. Public hearings are being held, following required legal notices, offering opportunity for additional public comment.

B. Goal 2, Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The Plan was found to comply with Goal 2. The Proposal further supports Goal 2 by refining the Development Code consistent with the policy framework from the Plan and clarifying regulations for application to future land use actions in the Wilsonville Town Center.

As part of the adoption of the Plan, the City established a record that includes technical memoranda, studies, and analyses supporting each policy of the Plan that is the policy framework for the proposed refinements to the Development Code. During the planning process, the following affected governmental units participated or had the opportunity to participate via notices and project information provided to them:

- Metro
- ODOT
- TVF&R
- Clackamas County
- West Linn-Wilsonville School District
- SMART Transit

The proposed Code amendments are a continuation of the planning effort and are fully reflective of the factual basis and agency outreach in the Plan. Based on the foregoing, the City Council finds that the proposal satisfies Goal 2 with respect to having an adequate factual base and being coordinated with all affected governmental units.

C. Goal 5, Natural Resources, Scenic and Historical Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

No significant natural resources were found to exist in the Plan area, and the Plan was found to comply with Goal 5. Furthermore, Wilsonville's Goal 5 policies in the Comprehensive Plan are implemented by the existing Development Code, specifically Section 4.139.00, the Significant

Resource Overlay Zone (SROZ). The proposed Code amendments do not change Goal 5 implementing Development Code sections.

D. Goal 6, Air, Water, and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

The Plan was found to be in compliance with Goal 6. Nothing in the proposed Development Code amendments would alter the ability of development in the Plan area to be built in compliance with the Plan and thus Goal 6.

E. Goal 7, Areas Subject to Natural Hazards

To protect people and property from natural hazards.

The proposal satisfies Goal 7 because the City has considered the risks of natural hazards during the planning process. There are no identified floodplains within the planning area. The City coordinated with Tualatin Valley Fire & Rescue to ensure land uses and transportation facilities provide for adequate emergency response. The proposed Development Code amendments do not alter any stormwater regulations implemented in response to the Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 7.

F. Goal 8, Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

The proposed Development Code amendments do not alter the open space elements in the Plan or current Development Code regulations governing land uses in the Wilsonville Town Center, which was found to comply with this goal, thus the proposal also satisfies Goal 8.

G. Goal 9, Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The proposed Development Code amendments do not alter the outright permitted uses or building sizes in the Wilsonville Town Center Zone, which were adopted to implement the policies of the Plan. The Plan, and implementing Development Code, were found to comply with this goal, thus the proposal also satisfies Goal 9.

H. Goal 10, Housing

To provide for the housing needs of citizens of the state.

The proposed Development Code amendments do not alter the allowed land uses for mixed-use, multi-family, and middle housing residential development in the Wilsonville Town Center. These uses are components identified in the Plan, which was found to comply with this goal, thus the proposal also satisfies Goal 10.

I. Goal 11, Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The proposed Development Code amendments are consistent with the public utilities and services elements of the Plan; the Plan was found to comply with this goal, thus the proposal also satisfies Goal 11.

J. Goal 12, Transportation

To provide and encourage a safe, convenient and economic transportation system.

The proposed Development Code amendments are consistent with the transportation element of the Plan; the Plan was found to comply with this goal, thus the proposal also satisfies Goal 12.

K. Goal 13, Energy Conservation

To conserve energy.

The proposed Development Code amendments are consistent with the Plan elements found to be supportive of Goal 13, thus the Proposal also satisfies Goal 13.

L. Goal 14, Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

The proposed Development Code amendments are consistent with the Plan provisions supportive of Goal 14; the Plan was found to comply with this goal, thus the Proposal also satisfies Goal 14.

III. COMPLIANCE WITH METRO TITLE 6: CENTERS, CORRIDORS, STATION COMMUNITIES AND MAIN STREETS

Findings of compliance with Metro Code 3.07.610-650, Centers, Corridors, Station Communities, and Main Streets are listed below.

The proposed Development Code amendments related to the Plan refine implementation of the Plan and are consistent with the policies identified in the Plan. The Wilsonville Town Center boundaries were previously established and recognized by Metro's Urban Growth Management Functional Plan Title 6 Map of Centers, Corridors, Station Communities and Main Streets, Adopted Boundaries. As noted in the findings herein, nothing in the proposed Development Code amendments alter the purpose of the Plan, the Wilsonville Town Center boundary, or the outright permitted uses already allowed in the Town Center Zone.

A. 3.07.620 Actions and Investments in Centers, Corridors, Station Communities and Main Streets

(a) In order to be eligible for a regional investment in a Center, Corridor, Station Community or Main Street, or a portion thereof, a city or county shall take the following actions:

(1) Establish a boundary for the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to subsection (b);

(2) Perform an assessment of the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to subsection (c); and

(3) Adopt a plan of actions and investments to enhance the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to sub(d).

As noted, the Town Center boundaries have already been established and recognized by Metro's UGMFP Title 6 Map. The proposed Development Code amendments are consistent with the Plan provisions supportive of subsection (a); the Plan was found to comply with this regulation, thus the Proposal also satisfies subsection (a).

(b) The boundary of a Center, Corridor, Station Community or Main Street, or portion thereof, shall:

(1) Be consistent with the general location shown in the RFP except, for a proposed new Station Community, be consistent with Metro's land use final order for a light rail transit project;

(2) For a Corridor with existing high-capacity transit service, include at least those segments of the Corridor that pass through a Regional Center or Town Center;

(3) For a Corridor designated for future high-capacity transit in the RTP, include the area identified during the system expansion planning process in the RTP; and

(4) Be adopted and may be revised by the city council or county board following notice of the proposed boundary action to the Oregon Department of Transportation and to Metro in the manner set forth in subsection (a) of section 3.07.820 of this chapter.

The boundaries of the Wilsonville Town Center were adopted by the Wilsonville City Council in Ordinance No. 55. They are consistent with, and shown on, the 2040 Growth Concept Map of Metro's Regional Framework Plan. The Plan was found to comply with subsection (b) and the proposed Development Code amendments do not alter the boundary of the Wilsonville Town Center, and thus also comply with subsection (b).

(c) An assessment of a Center, Corridor, Station Community or Main Street, or portion thereof, shall analyze the following:

(1) Physical and market conditions in the area;

(2) Physical and regulatory barriers to mixed-use, pedestrian-friendly and transit-supportive development in the area;

(3) The city or county development code that applies to the area to determine how the code might be revised to encourage mixed-use, pedestrian-friendly and transit-supportive development;

(4) Existing and potential incentives to encourage mixed-use pedestrian friendly and transit-supportive development in the area; and

(5) For Corridors and Station Communities in areas shown as Industrial Area or Regionally Significant Industrial Area under Title 4 of this chapter, barriers to a mix and intensity of uses sufficient to support public transportation at the level prescribed in the RTP.

The Plan included an Existing Conditions Report of and Development Feasibility Analysis for the Wilsonville Town Center and was found to comply with subsection (c). The proposed Development Code amendments do not change the allowed uses or outright permitted design standards for development in the Wilsonville Town Center and so also complies with subsection (c).

(d) A plan of actions and investments to enhance the Center, Corridor, Station Community or Main Street shall consider the assessment completed under subsection (c) and include at least the following elements:

(1) Actions to eliminate, overcome or reduce regulatory and other barriers to mixed-use, pedestrian-friendly and transit-supportive development;

(2) Revisions to its comprehensive plan and land use regulations, if necessary, to allow:

(A) In Regional Centers, Town Centers, Station Communities and Main Streets, the mix and intensity of uses specified in section 3.07.640; and

(B) In Corridors and those Station Communities in areas shown as Industrial Area or Regionally Significant Industrial Area in Title 4 of this chapter, a mix and intensity of uses sufficient to support public transportation at the level prescribed in the RTP;

(3) Public investments and incentives to support mixed-use pedestrian friendly and transit-supportive development; and

(4) A plan to achieve the non-SOV mode share targets, adopted by the city or county pursuant to subsections 3.08.230(a) and (b) of the RTP, that includes:

(A) The transportation system designs for streets, transit, bicycles and pedestrians consistent with Title 1 of the RTP;

(B) A transportation system or demand management plan consistent with section 3.08.160 of the RTP; and

(C) A parking management program for the Center, Corridor, Station Community or Main Street, or portion thereof, consistent with section 3.08.410 of the RTP.

The Plan included an implementation plan, which included regulatory actions and amendments to reduce and overcome regulatory barriers within the Wilsonville Comprehensive Plan and Development Code. The implementation plan was found to comply with subsection (d). Nothing in the proposed Development Code amendments alters or changes such implementation strategies, and thus also complies with subsection (d). The proposed Development Code amendments offer additional certainty to development and the Wilsonville community regarding the size of buildings that can be constructed in the Wilsonville Town Center.

(e) A city or county that has completed all or some of the requirements of subsections (b), (c), and (d) may seek recognition of that compliance from Metro by written request to the COO.

As identified in the responses above, the City has completed all requirements of subsections (b), (c) and (d). The City is not seeking recognition of that compliance by Metro.

(f) Compliance with the requirements of this section is not a prerequisite to:

(1) Investments in Centers, Corridors, Station Communities or Main Streets that are not regional investments; or

(2) Investments in areas other than Centers, Corridors, Station Communities and Main Streets.

As identified in the findings for the Plan, the Plan guides and directs investments in the Wilsonville Town Center. The proposed Development Code amendments are consistent with the Plan's implementation strategies and so also complies with subsection (f).

B. 3.07.630 Eligibility Actions for Lower Mobility Standards and Trip Generation Rates

(a) A city or county is eligible to use the higher volume-to-capacity standards in Table 7 of the 1999 Oregon Highway Plan when considering an amendment to its comprehensive plan or land use regulations in a Center, Corridor, Station Community or Main Street, or portion thereof, if it has taken the following actions:

(1) Established a boundary pursuant to subsection (b) of section 3.07.620; and

(2) Adopted land use regulations to allow the mix and intensity of uses specified in section 3.07.640.

(b) A city or county is eligible for an automatic reduction of 30 percent below the vehicular trip generation rates reported by the Institute of Traffic Engineers when analyzing the traffic impacts, pursuant to OAR 660-012-0060, of a plan amendment in a Center, Corridor, Main Street or Station Community, or portion thereof, if it has taken the following actions:

(1) Established a boundary pursuant to subsection (b) of section 3.07.620;

(2) Revised its comprehensive plan and land use regulations, if necessary, to allow the mix and intensity of uses specified in section 3.07.640 and to prohibit new auto-dependent uses that rely principally on auto trips, such as gas stations, car washes and auto sales lots; and

(3) Adopted a plan to achieve the non-SOV mode share targets adopted by the city or county pursuant to subsections 3.08.230 (a) and (b) of the RTFP, that includes:

(A) Transportation system designs for streets, transit, bicycles and pedestrians consistent with Title 1 of the RTFP;

(B) A transportation system or demand management plan consistent with section 3.08.160 of the RTFP; and

(c) A parking management program for the Center, Corridor, Station Community or Main Street, or portion thereof, consistent with section 3.08.410 of the RTFP.

The Plan found that subsections (a) and (b) were not applicable. The Plan includes implementation strategies for parking. The Proposal is consistent with and does not alter such strategies and so complies with subsection (c).

C. 3.07.640 Activity Levels for Centers, Corridors, Station Communities and Main Streets

(a) A Centers, Corridors, Station Communities and Main Streets need a critical number of residents and workers to be vibrant and successful. The following average number of residents and workers per acre is recommended for each:

- (1) Central City - 250 persons*
- (2) Regional Centers - 60 persons*
- (3) Station Communities - 45 persons*
- (4) Corridors - 45 persons*
- (5) Town Centers - 40 persons*
- (6) Main Streets - 39 persons*

The Plan was found to comply with subsection (a) by projecting, at full project buildout in the 40-year planning horizon to meet the town center average. The proposed Development Code amendments are consistent with the Plan as they do not alter the allowed land uses or outright permitted design standards for development in the Town Center Zone.

(b) Centers, Corridors, Station Communities and Main Streets need a mix of uses to be vibrant and walkable. The following mix of uses is recommended for each:

- (1) The amenities identified in the most current version of the State of the Centers: Investing in Our Communities, such as grocery stores and restaurants;*
- (2) Institutional uses, including schools, colleges, universities, hospitals, medical offices and facilities;*
- (3) Civic uses, including government offices open to and serving the general public, libraries, city halls and public spaces.*

(c) Centers, Corridors, Station Communities and Main Streets need a mix of housing types to be vibrant and successful. The following mix of housing types is recommended for each:

- (1) The types of housing listed in the “needed housing” statute, ORS 197.303(1);*

(2) The types of housing identified in the city's or county's housing need analysis done pursuant to ORS 197.296 or statewide planning Goal 10 (Housing); and

(3) Accessory dwellings pursuant to section 3.07.120 of this chapter.

The Plan, and implementing Development Code, offers a variety of land uses and promotes multimodal infrastructure throughout, and thus were found to comply with subsections (b) and (c). The Proposal is consistent with and does not alter the allowed land uses or multimodal requirements in the Plan and Town Center Zone regulations.

D. 3.07.650 Centers, Corridors, Station Communities and Main Streets Map

(a) The Centers, Corridors, Station Communities and Main Streets Map is incorporated in this title and is Metro's official depiction of their boundaries. The map shows the boundaries established pursuant to this title.

(b) A city or county may revise the boundary of a Center, Corridor, Station Community or Main Street so long as the boundary is consistent with the general location on the 2040 Growth Concept Map in the RFP. The city or county shall provide notice of its proposed revision as prescribed in subsection (b) of section 3.07.620.

(c) The COO shall revise the Centers, Corridors, Station Communities and Main Streets Map by order to conform the map to establishment or revision of a boundary under this title.

As to subsection (a), the Wilsonville Town Center boundaries are identified in the current Centers, Corridors, Station Communities and Main Streets Map. Subsections (b) and (c) are not applicable.

IV. COMPLIANCE WITH WILSONVILLE COMPREHENSIVE PLAN

As identified in the Findings Reports accompanying the Plan, the Plan complies with applicable Wilsonville Comprehensive Plan requirements. This Report is consistent with the Plan regarding compliance with the Wilsonville Comprehensive Plan and does not alter the Plan or Town Center Zone regulations that would render the Plan or Development Code inconsistent with the Comprehensive Plan, and thus also complies with applicable Wilsonville Comprehensive Plan policies.

This Report makes additional findings as to Citizen Involvement and Land Use and Development policies in the Wilsonville Comprehensive Plan.

A. Citizen Involvement

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Policy 1.2.1 The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville's planning programs and policies.

Please see the findings for Statewide Planning Goal 1, Citizen Involvement in Section II(A) above.

B. Land Use and Development

Policy 4.1.1 The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1.

Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.

Please see the findings for Statewide Planning Goal 10, Housing in Section II(H) above. The Proposal does not alter allowed land uses, including mixed use, multifamily, and middle housing, in the Town Center Zone.

C. Other Standards Related to Comprehensive Plan Compliance

1. Granting the Amendment Is in the Public Interest

The Proposal addresses community members concerns that building heights in the Wilsonville Town Center lack certainty and may be significantly taller than the maximum of 3-to-5 stories in

the various subdistricts. The Proposal also aligns with the original intent of the building height waiver provision to allow flexibility for single-user anchor tenants to promote additional development in the Wilsonville Town Center.

2. The Public Interest Is Best Served by Granting the Amendment at this Time

The Wilsonville City Council adopted Council Goal 4: Communication and Engagement as part of its 2025-27 Council Goals, and a component of that goal was to better understand the excitement, confusion, and concerns community had regarding the Plan. As a result of that public engagement and communication, this Proposal was brought forward for consideration. More certainty as to expected development size in the Wilsonville Town Center is anticipated to address some of community members' concerns regarding building heights in the Town Center and reignite excitement for revitalization of the Town Center.

3. The Following Factors Have Been Adequately Addressed in the Proposed Amendment

- the suitability of the various areas for particular land uses and improvements;
- the land uses and improvements in the area;
- trends in land improvement;
- density of development;
- property values;
- the needs of economic enterprises in the future development of the area;
- transportation access;
- natural resources; and
- the public need for healthful, safe and aesthetic surroundings and conditions.

The above factors have generally been addressed by the Plan and implementing Development Code provisions, and the Proposal is consistent with these previously adopted policies and regulations. Additionally, the Proposal seeks to create some additional certainty regarding density of development by limiting building heights to the maximums currently outright permitted in the Town Center Zone.

4. Proposed Changes or Amendments Do Not Result in Conflicts with Applicable Metro Requirements

Please see findings provided in Section III above.

V. COMPLIANCE WITH WILSONVILLE DEVELOPMENT CODE PROCEDURAL REQUIREMENTS

Section 4.197 of the Wilsonville zoning code establishes the criteria for amendment of the zoning text. Those criteria are:

- 1. That the application was submitted in compliance with the procedures set forth in Section 4.008; and*
- 2. The amendment substantially complies with all applicable goals, policies and objectives set forth in the Comprehensive Plan; and*
- 3. The amendment does not materially conflict with, nor endanger, other provisions of the text of the Code; and*
- 4. If applicable, the amendment is in compliance with Statewide Land Use Planning Goals and related administrative rules; and*
- 5. If applicable, the amendment is necessary to ensure that the City's Land Use and Development Ordinance complies with mandated requirements of State or Federal laws and/or statutes.*

All procedures required by the Development Code have been filed. The compliance with the Comprehensive Plan is documented in this Report. A comprehensive review of the Wilsonville text has been conducted and there are no conflicts. The proposal's compliance with the Statewide Planning Goals is also documented in this Report. Other than Oregon's land use statutes, no other State or Federal laws or statutes have been identified as applicable.

LP26-0003
Town Center Building Height Waiver
Planning Commission Public Hearing Record Index
August 12, 2026

PLANNING COMMISSION AND CITY COUNCIL MEETINGS

August 12, 2026 - Planning Commission Public Hearing
Resolution LP26-0003 w/Staff Report and Attachments (as approved, see above)
PowerPoint Presentation
Affidavit of Notice of Hearing

June 15, 2026 - City Council Work Session
Staff Report and Attachments
PowerPoint Presentation
Action Minutes
Video Recording available at: <https://www.youtube.com/watch?v=-l4YIFLvaQY>

June 10, 2026 - Planning Commission Work Session
Staff Report and Attachments
PowerPoint Presentation
Minutes Excerpt
Video Recording available at: <https://www.youtube.com/watch?v=CXEcB1qBitU>

May 18, 2026 - City Council Work Session
Staff Report and Attachments
PowerPoint Presentation
Action Minutes
Video Recording available at: <https://www.youtube.com/watch?v=nC5ys-z19c>

May 13, 2025 - Planning Commission Work Session
Staff Report and Attachments
PowerPoint Presentation
Minutes Excerpt
Video Recording available at: <https://www.youtube.com/watch?v=J3bcWZ6u-Oc>

TASK FORCE MEETINGS

May 19, 2026 – Task Force Meeting #3
Agenda, Staff Report, and Attachments
PowerPoint Presentation
Video Recording available at: <https://www.youtube.com/watch?v=jBmxEtC5OvI>

April 21, 2026 - Task Force Meeting #2
Agenda, Staff Report, and Attachments
Video Recording available at: <https://www.youtube.com/watch?v=tDhlfWAPjBY>

April 15, 2026 - Task Force Meeting #1
Agenda, Staff Report, and Attachments
PowerPoint Presentation
Video Recording available at: <https://www.youtube.com/watch?v=jVzQwmkuIXM>

LP26-0003
Town Center Building Height Waiver
Planning Commission Public Hearing Record Index
August 12, 2026

ARTICLES

The Boones ferry Messenger: April 2026

PUBLIC COMMENTS (Written)

Portland General Electric Email on May 18, 2026



PLANNING COMMISSION

WEDNESDAY, AUGUST 12, 2026

PUBLIC HEARING

2. Town Center Building Height Waiver (Guile-Hinman)(45 minutes)

TOWN CENTER BUILDING HEIGHT WAIVER PROJECT

PLANNING COMMISSION PUBLIC HEARING
August 12, 2026



Agenda

- Background
- Current Code Provisions Recommended for Revision
- Review of Prior Input
 - Task Force, Planning Commission, City Council
- Proposed Revisions
- Discussion

Background

- 2017-2019 – Town Center Plan project work undertaken
- May 2019 – Town Center Plan and related Development Code amendments adopted
- 2025 – Council Goal for communication and education on Town Center
 - Let's Talk, Wilsonville! questionnaire and focus groups in Fall 2025
- March 2026 – Council adopts Resolution No. 3244 to consider modification to regulations governing building height waivers in Town Center

Current Code Provisions

- Town Center Subdistricts



Current Code Provisions

- Building Height Waiver – WC 4.132(.06) D.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of [Section 4.118](#) (.03) if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Current Code Provisions

- “Bonus Floor” for Affordable Housing –
WC 4.132(.06) C. Table 2

[4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.

Prior Input

- Task Force, Planning Commission, and City Council reviewed multiple options to revise waiver language
- Each considered preferred alternative of options
- Each considered preferred alternative to eliminating waiver to increase height

Prior Input

- Task Force:
 - Preferred alternative was Option 5
 - Open question about height limitation in MU (east)
 - Preferred alternative over eliminating waiver to increase (6 to 2)
- Planning Commission:
 - Split between Option 5 and Option 6 as preferred alternative
 - Eliminating waiver to increase over Options (3 to 2)
- City Council:
 - Consensus to eliminate waiver to increase

Proposed Revisions

- Building Height Waiver – WC 4.132(.06) D.
 - Remove waiver to increase; retain waiver to decrease
 - Expanded floorplate if coupled with waiver to decrease
 - Clarify that WC 4.119 (general waiver provision) not available for height waivers
 - Retains intent of Planning Commission when waiver was initially added

Proposed Revision

- “Bonus Floor” for Affordable Housing – WC 4.132(.06) C.
 - Delete note 4 allowing a bonus floor for affordable housing

Discussion

- Planning Commission consider Resolution LP26-0003
 - Recommends adopting Development Code amendments to WC 4.132(.06) concerning building heights in the Town Center Zone

**AFFIDAVIT OF MAILING AND POSTING NOTICE OF
PUBLIC HEARING IN THE CITY OF WILSONVILLE**

STATE OF OREGON)

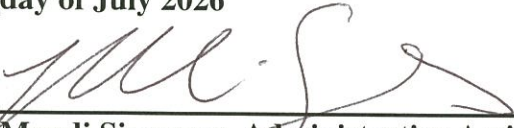
COUNTIES OF CLACKAMAS)
AND WASHINGTON)

CITY OF WILSONVILLE)

I, Mandi Simmons, do hereby certify that I am Administrative Assistant for the City of Wilsonville, Counties of Clackamas and Washington, State of Oregon, that the attached copy of Notice of Public Hearing is a true copy of the originals of the following that I did cause to be mailed/emailed/displayed copies of said public hearing in the exact form hereto attached:

- Single-paged notice was mailed on July 22, 2026 to the attached list of property owners
- Single-paged notice was emailed on July 22, 2026 to the attached list of affected agencies
- The content of the notice was sent to the Wilsonville Review for publication in the July 29, 2026 newspaper issue
- The content of the notice was posted on July 22, 2026 on the City's website
- Single-paged notice was posted at physical locations listed below on July 22, 2026
 - City Hall, 29799 SW Town Center Loop, East, Wilsonville OR 97070
 - Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, OR 97070
 - Library, 8200 SW Wilsonville Road, Wilsonville OR 97070

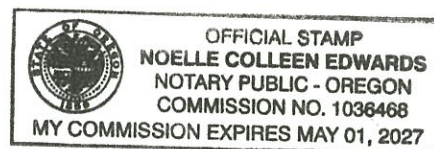
Witness my hand this 29th day of July 2026


Mandi Simmons, Administrative Assistant

Acknowledged before me this 29th day of July 2026, in Clackamas County, Oregon

Noelle Colleen Edwards
Signature of Oregon Notary

Noelle Colleen Edwards
Printed Notary Name



NOTARY PUBLIC

My Commission Expires 5-1-27

NOTICE OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL: TOWN CENTER BUILDING HEIGHT WAIVER CASE FILE LP26-0003

OREGON STATE LAW ORS 227.186. The City has not determined how or if this particular proposal will reduce or otherwise impact either the value or use of properties within Wilsonville. Any changes to permitted land uses may reduce or increase property values, depending on various factors. A written notice has been mailed to potentially impacted property owners as required.

PLANNING COMMISSION

On **Wednesday, August 12, 2026, beginning at 6 pm**, the Planning Commission will hold a public hearing regarding the **Town Center Building Height Waiver**, and will consider whether to recommend to City Council adoption of the proposed Code amendments.

You will not receive another notice unless you: submit a request in writing or by phone, or submit testimony or sign-in at the hearing.

CITY COUNCIL

On **Thursday, September 10, 2026, beginning at 7 pm**, the City Council will hold a public hearing regarding the **Town Center Building Height Waiver**, after which it may make the final decision.

The hearings will take place at **Wilsonville City Hall**, 29799 SW Town Center Loop East. A complete copy of the project record, including staff report, findings, and recommendations, will be available online and at City Hall for viewing seven (7) days prior to each public hearing.

SUMMARY OF PROPOSAL

The City of Wilsonville is proposing amendments to Section 4.132 of the Development Code (Town Center Zone) to address building heights in the Wilsonville Town Center. Currently, Section 4.132 allows an applicant to apply for a waiver to building height maximums in the Mixed Use (MU) and Commercial Mixed Use (C-MU) subdistricts within the Town Center Zone and also allows a bonus floor in MU, C-MU, and the Main Street District (MSD) subdistrict if a certain percentage of affordable housing is provided in the project. The City proposes to remove the language in Section 4.132 that allows a waiver to increase building height and allows for the bonus floor. If adopted, all new development in the Wilsonville Town Center will be limited to a building height maximum of three (3) to five (5) stories, consistent with the adopted Town Center Plan, depending on the subdistrict in which the property is located.

HOW TO COMMENT: Oral or written testimony may be presented at the public hearings. Written comment on the proposal is also welcome prior to the public hearings. To have your written comments or testimony distributed to the Planning Commission before the meeting, it must be received no later than 2 pm on August 4, 2026. Otherwise, written comments must be received no later than 2 pm the day of the hearing to be considered. Any written testimony received after the deadline will be rejected. **Direct written comments to** Mandi Simmons, Administrative Assistant, 29799 SW Town Center Loop East, Wilsonville, Oregon, 97070 or msimmons@wilsonvilleoregon.gov

*Note: Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. **The City will endeavor to provide qualified sign language interpreters and/or bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting.** To obtain such services, please call Mandi Simmons, Administrative Assistant at (503) 682-4960.*

29100 TOWN CENTER LLC
29100 SW TOWN CENTER LOOP W STE 300
WILSONVILLE, OR 97070

8755 SW CITIZENS LLC
819 SE MORRISON STE 110
PORTLAND, OR 97214

8900 CITIZENS LLC
28521 SW 45TH DR
WILSONVILLE, OR 97070

B10 MOUNTAIN A OR LLC
PO BOX A3879
CHICAGO, IL 60690

BROOKDALE SENIOR LIVING INC
6737 W WASHINGTON ST STE 2300
WEST MILWAUKEE, WI 53214

CITY OF WILSONVILLE
29799 SW TOWN CENTER LOOP E
WILSONVILLE, OR 97070

CLACKAMAS COMMUNITY COLLEGE
DISTRICT
19600 S MOLALLA AVE
OREGON CITY, OR 97045

CLARK PROFESSIONAL PROPERTIES LLC
9095 S GOOD LN
CANBY, OR 97013

CORP PRES BSHP CH JESUS CHRIST LDS
50 E NORTH TEMPLE ST 22 FLR
SALT LAKE CITY, UT 84150

COUGAR REAL ESTATE HOLDINGS LLC
2441 GREAR ST NE
SALEM, OR 97301

DALAVIDA LLC
13009 S PARKER RD STE 389
PARKER, CO 80134

GEVURTZ BRAD
14108 KNAUS RD
LAKE OSWEGO, OR 97034

GOLZAR LLC
29781 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

GOODWILL IND OF THE COLUMBIA
WILLAMETTE
1943 SE 6TH AVE
PORTLAND, OR 97214

GREENTREE PROFESSIONAL LLC
8655 SW CITIZENS DR STE 201
WILSONVILLE, OR 97070

GREENTREE ENTERPRISES INC
8655 SW CITIZENS DR STE 201
WILSONVILLE, OR 97070

HUNGRY HORSE HOLDINGS LLC
PO BOX 1489
SHERWOOD, OR 97140

JANROW PROPERTIES LLC
3102 SW RIVERFRONT TER
WILSONVILLE, OR 97070

KASLER JULIE A
27397 SW XANTHUS CT
SHERWOOD, OR 97140

KC EVEREST PROPERTIES LLC
29174 SW TOWN CENTER LOOP W STE 201
WILSONVILLE, OR 97070

LEVEL WTC-01 LLC
7327 SW BARNES RD #523
PORTLAND, OR 97225

LUMBERJACK LP
1570 THE ALAMEDA STE 150
SAN JOSE, CA 95126

NILI SHAWN S & DORNA
PO BOX 2087
WILSONVILLE, OR 97070

OAK CREST FAMILY HOUSING LLC
8675 SW OLD TUALATIN SHERWOOD RD
TUALATIN, OR 97062

OREGON CARE GROUP LLC
302 9TH ST
WENATCHEE, WA 98801

OREGON ASSN OF NURSRYMN INC
29751 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

PARK PAVILION LLC
1780 SW ADVANCE RD
WEST LINN, OR 97068

RISE PROPERTIES LP
1518 1ST AVE S STE 500
SEATTLE, WA 98134

ROBERG JEFF W & ANN E
8187 NW 93RD ST
TERREBONNE, OR 97760

SFP-F LLC
PO BOX 5350
BEND, OR 97708

SHEFRIN DAVID K TRUSTEE
29200 SW TOWN CENTER LOOP E
WILSONVILLE, OR 97070

SJ AMOROSO PROPERTIES CO
497 SEAPORT CT STE 102
REDWOOD CITY, CA 94063

SOLI PROPERTIES LLC
3660 SE 122ND AVE
PORTLAND, OR 97236

STANDARD WILSONVILLE LLC
811 NW 19TH AVE
PORTLAND, OR 97209

STORAGE PLACE WILSONVILLE LLC
20255 SW AVERY CT
TUALATIN, OR 97062

US BANK CORP RE
PO BOX 460169
HOUSTON, TX 77056

US POSTAL SERVICE
850 CHERRY AVE FSC551
SAN BRUNO, CA 94066

WASHINGTON FEDERAL SAVINGS
425 PIKE ST
SEATTLE, WA 98101

WEATHERLY PROPERTIES LLC
PO BOX 179
NEWBERG, OR 97132

WILSONVILLE LAND HOLDINGS LLC
8320 NE HWY 99
VANCOUVER, WA 98665

WILSONVILLE LAND PARTNERSHIP
29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

WILSONVILLE THEATER EAT LLC
8320 NE HWY 99
VANCOUVER, WA 98667

WILSONVILLE INVESTMENT PROPERTIES LLC
11086 SE OAK ST
MILWAUKIE, OR 97267

WILSONVILLE ESTATES LLC
1890 MERCER PKWY UNIT 2213
FARMERS BRANCH, TX 75234

WSW LLC
29025 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

DLCD List of Affected Agencies – e-mail distribution list 05.2026

Remo Douglas West Linn/Wilsonville School District	douglasr@wlwv.k12.or.us
Erin Wardell, Planning and Development Services Manager Washington County	Erin_Wardell@washingtoncountyor.gov
Teresa Montalvo City of Tualatin	tmontalvo@tualatin.gov
Attn: Development Review ODOT Region 1	ODOT_R1_DevRev@odot.oregon.gov
Ben Baldwin Tri-Met Project Planning Dept.	Development_Review@trimet.org
Travis Kelly, NW Region Manager Oregon Water Resources Department	Travis.N.KELLY@water.oregon.gov
Dr. Kathy Ludwig West Linn/Wilsonville School District 3J	ludwigk@wlwv.k12.or.us
Portland General Electric: David Underwood Dumitri Ilioi Tod Shattuck	david.underwood@pgn.com Dumitru.Ilioi@pgn.com Tod.Shattuck@pgn.com
Land Use Contact, Planning Department METRO	landusenotifications@oregonmetro.gov
Nina Carlson NW Natural Gas	nina.carlson@nwnatural.com
Trey Richardson Republic Services of Clackamas & Washington Counties	RRichardson2@RepublicServices.com
Planning Director City of Canby	planningapps@canbyoregon.gov
Anh Le Clean Water Services	lea@cleanwaterservices.org
Department of Corrections	DOCRealPropertyManager@doc.oregon.gov

DLCD List of Affected Agencies – e-mail distribution list 05.2026

Department of State Lands:	Support.SERVICES@dsl.oregon.gov
Ben Hemson, Director of Policy & Government Affairs Home Building Association of Greater Portland	Benh@hbapdx.org
Brady Strutz, Interim Chief Operations Officer Sherwood School District Admin Office	bstrutz@sherwood.k12.or.us
Martha Fritzie Clackamas County Principal Planner	MFritzie@Clackamas.us
Christine Svetkovich Oregon Department of Environmental Quality	christine.svetkovich@deq.oregon.gov
Sam Kaufmann Tualatin Valley Water District	Sam.Kaufmann@tvwd.org
Planning Director City of Sherwood	planning@sherwoodoregon.gov
Darin Smith BPA, Realty Department	dxsmith@bpa.gov
Heidi Hicks (Contact for both stations per Alexander McGladrey) Tualatin Valley Fire and Rescue (Kinsman) Tualatin Valley Fire and Rescue (Elligsen)	Heidi.Hicks@tvfr.com



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**NOTICE OF LEGISLATIVE PUBLIC HEARING BEFORE THE WILSONVILLE PLANNING COMMISSION AND CITY COUNCIL:
TOWN CENTER BUILDING HEIGHT WAIVER
CASE FILE LP26-0003**

The City has not determined how or if this particular proposal will reduce or otherwise impact either the value or use of properties. Any changes to permitted land uses may reduce or increase property values, depending on various factors. A written notice has been mailed to potentially impacted property owners as required.

PLANNING COMMISSION:

On **Wednesday, August 12, 2026, beginning at 6 pm**, the Planning Commission will hold a public hearing regarding the **Town Center Building Height Waiver**, and will consider whether to recommend to City Council adoption of the proposed Code amendments.

You will not receive another notice unless you: submit a request in writing or by phone, or submit testimony or sign-in at the hearing.

CITY COUNCIL:

On **Thursday, September 10, 2026, beginning at 7 pm**, the City Council will hold a public hearing regarding the **Town Center Building Height Waiver**, after which it may make the final decision.

The hearings will take place at **Wilsonville City Hall**, 29799 SW Town Center Loop East. A complete copy of the project record, including staff report, findings, and recommendations, will be available online and at City Hall for viewing seven (7) days prior to each public hearing.

SUMMARY OF PROPOSAL:

The City of Wilsonville is proposing amendments to Section 4.132 of the Development Code (Town Center Zone) to address building heights in the Wilsonville Town Center. Currently, Section 4.132 allows an applicant to apply for a waiver to building height maximums in the Mixed Use (MU) and Commercial Mixed Use (C-MU) subdistricts within the Town Center Zone and also allows a bonus floor in MU, C-MU, and the Main Street District (MSD) subdistrict if a certain percentage of affordable housing is provided in the project. The City proposes to remove the language in Section 4.132 that allows a waiver to increase building height and allows for the bonus floor. If adopted, all new development in the Wilsonville Town Center will be limited to a building height maximum of three (3) to five (5) stories, consistent with the adopted Town Center Plan, depending on the subdistrict in which the property is located.

HOW TO COMMENT:

Oral or written testimony may be presented at the public hearings. Written comment on the proposal is also welcome prior to the public hearings. To have your written comments or testimony distributed to the Planning Commission before the meeting, it must be received no later than 2 pm on August 4, 2026. Otherwise, written comments must be received no later than 2 pm the day of the hearing to be considered. Any written testimony received after the deadline will be rejected. **Direct written comments to** Mandi Simmons, Administrative Assistant, 29799 SW Town Center Loop East, Wilsonville, Oregon, 97070 or msimmons@wilsonvilleoregon.gov

Note: Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will endeavor to provide qualified sign language interpreters and/or bilingual interpreters, without cost, if requested at least 48 hours prior to the meeting. To obtain such services, please call Mandi Simmons, Administrative Assistant at (503) 682-4960.

Publish July 29, 2026

WS391221



CITY COUNCIL

MONDAY, JUNE 15, 2026

WORK SESSION

Town Center Building Height Waiver (Guile-Hinman)



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: June 15, 2026		Subject: Town Center Building Height Waiver Provision Project	
		Staff Member: Amanda Guile-Hinman, City Attorney Miranda Bateschell, Planning Director	
		Department: Legal, Community Development	
Action Required		Advisory Board/Commission Recommendation	
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☒ Approval ☐ Denial ☐ None Forwarded ☐ Not Applicable Comments: Town Center Height Waiver Task Force expressed consensus on Option 5 at their May 19, 2026 meeting.	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
☒ Council Goals/Priorities: Goal 4: Communications & Engagement	☐ Adopted Master Plan(s):	☐ Not Applicable	

ISSUE BEFORE COUNCIL:

Review recommendations from the Town Center Building Height Waiver Task Force (“Task Force”) and provide further feedback for staff to begin preparing final draft documents for any code amendments for Planning Commission and City Council consideration.

EXECUTIVE SUMMARY:

This staff report provides a summary of input and recommendations received from the Task Force regarding proposed updates to the Town Center building height waiver provision in Wilsonville Code (WC) 4.132(.06)D. The staff report will also provide further guidance from the Task Force regarding the menu items in the waiver provision. At the work session, staff will also provide Council with a report from the Planning Commission work session occurring on June 10, 2025. Staff will be seeking the following input from the City Council:

1. Do any Councilmembers have further questions or clarifications regarding the current options to the waiver provision?
2. Having received the Task Force recommendations, are you supportive of moving forward with an amendment to the waiver provision?
3. If so, is your preference consistent with the Task Force's preferred Option 5?
4. Does the Council also support updating the menu items? If so, are there specific additions, deletions, or revisions to the categories of menu items that should be considered?

I. TASK FORCE RECOMMENDATIONS

At the May 19, 2026 Task Force meeting, the Task Force considered three prompts: (1) the Task Force's preferred alternative of the updated and new options presented by staff (those options are discussed in further detail below); (2) whether the Task Force favored the preferred alternative or removing the waiver to increase building height in Town Center altogether; and (3) whether the Task Force had any revisions, additions, or deletions to the categories of menu items that staff had compiled for the Task Force's consideration.

A. Updated and New Options for Town Center Building Height Waiver Provision

Based on feedback from the Task Force, Planning Commission, and City Council, staff refined options for the Town Center Task Force to consider in modifying the building height waiver provision. Staff did not include Option 1, as the general consensus appeared to find 7 stories too tall. Staff also did not include Option 4, as it did not receive any significant support from any of the reviewing bodies. A couple of key updates to Options 2 and 3 that were also incorporated into the new Option 5 and Option 6 are: (i) further clarifying the waiver for increased floorplate as it relates to building height (only allowing increased floorplate when combined with a decrease in building height); and (ii) providing the ability to separately consider building height in the western Mixed Use (MU) area nearest to I-5 and the eastern MU area nearest to the existing residential neighborhood.

Staff updated Option 2 (**Attachment A**) and Option 3 (**Attachment B**), created a new Option 5 from feedback from the Task Force at its April 21 meeting (**Attachment C**), and generated a new Option 6 (**Attachment D**) that is a blending of the prior Option 4 and the new Option 5.

Option 2 (Attachment A): This option allows one additional story in both Commercial – Mixed Use (C-MU) and MU, but not if a bonus floor for affordable housing is obtained. The effect would be capping building height maximums at 6 stories for C-MU and 5 stories for MU, when

considering both the building height waiver and bonus floor regulations. Would allow potential for buildings in C-MU and MU to be one story.

UPDATE: (1) further separated/clarified the waiver sought to consider when a larger floorplate may be requested with a building height adjustment (e.g., a larger floorplate may be requested in conjunction with a request to decrease building height, but also did not want to allow both a larger floorplate and an increased building height); and (2) added language for Task Force's consideration of not allowing an additional floor in the MU sub-district east of the Main Street District (closer to the residential area).

Option 3 (Attachment B): This option allows one additional story only in MU, but not C-MU, and does allow a bonus floor for affordable housing. The effect would be capping building height maximums in both C-MU and MU at 6 stories, when considering the building height waiver and bonus floor regulations. Would allow for buildings in C-MU and MU to be one story.

UPDATE: same updates as provided in Option 2.

Option 5 (Attachment C): This option allows only a decrease in building height in the MU subdistrict east of the Main Street District (MSD), allows only an increase by one story in building height in both the C-MU subdistrict and MU subdistrict west of the Main Street District. Effect would be capping building height maximum in C-MU to be 6 stories, MU west of MSD to be 5 stories (but neither would allow one-story buildings), and MU east of MSD to be 4 stories (but may be one story). Currently drafted to not allow an increase in building height if a bonus floor for affordable housing is obtained. Contains same updated language described above for Option 2 and Option 3.

Option 6 (Attachment D): This option allows only a decrease in building height in the MU subdistrict east of the Main Street District, like Option 5. However, it differs from Option 5 by only allowing a waiver to increase building height in the MU subdistrict west of the Main Street District but not the C-MU subdistrict. Effect would be capping building height in C-MU to 5 stories unless an affordable housing bonus floor is obtained (with no option to decrease to one story), capping building height in MU west of MSD to 5 stories (with no option to decrease to one story), and MU east of MSD to be 4 stories (but may be one story). Currently drafted to not allow an increase in building height if a bonus floor for affordable housing is obtained. Contains same updated language described above for Option 2 and Option 3.

As provided in Options 5 and 6, an additional consideration for the Task Force was whether to prohibit buildings in C-MU and MU to decrease to one story. The current waiver provision allows the possibility of buildings in C-MU and MU to be one story and, as drafted, Options 2 and 3 also contemplate this possibility for C-MU and MU.

Below is a chart summarizing each of the areas in Town Center relevant to the discussion of the waiver Options described above.

Options	C-MU	MU (west)	MU (east)
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)

When considering these four different Options, the Task Force agreed to eliminate Option 3 from consideration. The Task Force then discussed the remaining three options. The Task Force then performed a “dot exercise” where each person was given two different colored dots, one color representing the person’s highest preferred Option and a second color representing the person’s second highest preferred Option. Staff placed posters on a wall for the stickers to be placed. Staff also instructed Task Force members to write any notes next to their choice(s) if there were additional modifications that the Task Force member wanted to see in the Option they selected.

From this dot exercise, the Task Force members made the following selections:

Option 2:

- #1 dots – 2
- #2 dots – Zero
- Notes – each of the #1 dots included the following note that MU (east) area should not be allowed to increase its building height beyond four stories; in other words, not allowing a waiver to increase building height and also remove the ability to obtain a bonus floor for affordable housing.

Option 5:

- #1 dots – 5
- #2 dots – 1
- Notes – one of the #1 dots included the following note that MU (east) area should not be allowed to increase its building height beyond four stories.

Option 6:

- #1 dots – 1
- #2 dots – 7
- Notes – 3 of the #2 dots included the following note that MU (east) area should not be allowed to increase its building height beyond four stories.

During the debrief of the dot exercise, the two Task Force members who put Option 2 as their highest preferred alternative stated that they would be fine recommending Option 5 if it included the provision of not allowing MU (east) to increase in building height beyond four stories. A third Task Force member had placed Option 5 as their highest preferred alternative but had included the note that MU (east) should not be allowed to increase its building height beyond four stories.

Ultimately, of the eight Task Force members present, the final consensus was:

- 4 Task Force members wanted to keep Option 5 as is
- 3 Task Force members were comfortable with Option 5 with a revision to limit MU (east) to four stories
- 1 Task Force member was comfortable with Option 5 but was undecided as to whether to limit the height in MU (east) to four stories

It should be noted that a change to limit the building height of MU (east) to four stories is, technically, outside the scope of this project as it would require an update to another provision in the Code (that is, WC 4.132(.06)C) in addition to updating the waiver provision (WC 4.132(.06)D). However, all considerations of the Task Force are being brought forward to the City Council for its input and direction to staff.

B. Preferred Alternative v. Eliminating Waiver to Increase Building Height Altogether

Having received feedback from the Task Force of a preferred alternative in Option 5 (with an open question about the height limitation for MU (east)), staff then asked the Task Force to deliberate and determine if there was a consensus recommendation whether to eliminate the

waiver to increase the building height altogether or to move forward with Option 5. The Task Force determined, 6-to-2, that Option 5 was preferred over eliminating the waiver to increase building height altogether.

C. Menu Items

The Task Force also discussed the two menus in the waiver provision. The menus were generally divided, at the direction of the Planning Commission in 2019, into two categories: (1) to address the impact of building size to ensure that building mass did not adversely impact the desired feel of Town Center; and (2) to provide additional community benefit.

Staff prepared a list of concepts within each category as a starting point for the Task Force's input and feedback. Additional notes are provided below each menu item concept from the Task Force's input. During the discussion, another concept was also discussed – the idea of a developer either compensating the City a certain percentage of the value of the development to be paid into a fund for Town Center projects (e.g., public art, plazas/green space, a parking structure, business retention support, etc.) or else select one item from each menu which have a total value of the same percentage that would otherwise be paid into the fund. The Task Force discussed avoiding having menu items that are not commensurate with the impact of the development.

Community Benefit:

- Local hiring for development
 - Members felt that this concept does not directly connect to or focus on the success of Town Center
- Plaza, with programmed improvements (furniture, active space)
- Public rooftop amenities
 - Members were concerned that this option would be very challenging and expensive to be functional, likely resulting in it not occurring, particularly if what is being sought is a restaurant/bar-type of amenity
- Public art approved through the City Arts, Culture, and Heritage Commission
- Inclusive design (beyond ADA requirements)
- Supporting existing local business in Town Center
 - Providing subsidy or constructing tenant improvements (at developer's cost) for an existing Town Center business to relocate into the ground floor space
- *For Option 3* affordable housing at a rate higher than contemplated in the bonus floor
 - This was eliminated from consideration with the removal of Option 3

Mitigating Building Impact:

- Best practices on ground floor design for pedestrian experience
- Best practices on building form to create more light and air
- Creating a community gathering space internal to the building
- Promoting environmental stewardship
- Build tenant-ready space for desired businesses
 - Restaurants, smaller spaces for local businesses, childcare facilities

Staff also suggested an additional catch-all item of other innovative ideas that achieve each of the two categories and is reflected in the vision and goals of the Town Center Plan. This additional catch-all offers flexibility for ideas that may have not been contemplated but still embody the vision of the Town Center Plan.

II. QUESTIONS FOR COUNCIL

1. Do any Councilmembers have further questions or clarifications regarding the current options to the waiver provision?
2. Having received the Task Force recommendations, are you supportive of moving forward with an amendment to the waiver provision?
3. If so, is your preference consistent with the Task Force's preferred Option 5?
4. Does the Council also support updating the menu items? If so, are there specific additions, deletions, or revisions to the categories of menu items that should be considered?

ATTACHMENTS:

- A. Updated Option 2
- B. Updated Option 3
- C. Option 5
- D. Option 6

ATTACHMENT A-Updated Option 2

Section 4.132. Town Center Zone.

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(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

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(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) Review Authority may approve the following waivers within the MU and C-MU sub-districts:

1. An increase in ~~to~~ the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease and/or ~~of~~ in the number of stories of a building.
3. An increase ~~of~~ in the number of stories of a building by one story in the C-MU sub-district and the MU sub-district ~~(west of the MSD sub-district)~~, within the MU and C-MU sub-districts,

Any waiver sought under this subsection D must ~~also~~ meet the requirements inconsistent with the provisions of Section 4.1198 (03) and if one item from each of the two following menus ~~are must be~~ met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Allows decrease to one story in all of C-MU and MU

Commented [AGH2]: Allows one additional story in both C-MU and MU

Commented [AGH3]: Consideration of prohibiting increase in MU subdistrict east of MSD.

Commented [AGH4]: Does not allow both bonus floor for affordable housing and waiver to increase building height.

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
 2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
 3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
 4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
 5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.
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ATTACHMENT B - Updated Option 3

Section 4.132. Town Center Zone.

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(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~ Review Authority may approve the following waivers within the MU and C-MU sub-districts:

1. An increase in the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease in ~~and/or~~ the number of stories of a building.
3. An increase in the number of stories of a building by one story in the MU sub-district ~~(west of the MSD sub-district)~~, within the MU and C-MU sub-districts.

~~Any waiver sought under this subsection D must meet the requirements inconsistent with the provisions of Section 4.1198 (-03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories of a building in subsection D.(3) is in addition to the allowed bonus floor identified in Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D.~~ Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Allows decrease to one story in all of C-MU and MU.

Commented [AGH2]: Only allowing increase in MU, not C-MU

Commented [AGH3]: Consideration of prohibiting increase in MU subdistrict east of MSD.

Commented [AGH4]: Allows additional bonus floor for affordable housing in C-MU and MU

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

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ATTACHMENT C - Option 5

Section 4.132. Town Center Zone.

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(.06) *Design and Development Standards:*

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- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~Review Authority may approve the following waivers ~~to the~~within the MU and C-MU sub-districts:

1. An increase in the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease in the number of stories within the MU sub-district east of the MSD sub-district, and/or
3. An increase in the number of stories of a building by one story in the MU and C-MU sub-district and the MU sub-district west of the MSD sub-district, consistent with the provisions of

Any waiver sought under this subsection D must meet the requirements in Section 4.1198-(03) if and one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate and/or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D.

Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Only allows a decrease to one story in the MU subdistrict east of MSD (closer to residential neighborhood).

Commented [AGH2]: Allows one additional story in C-MU and MU west of MSD, but not the MU subdistrict east of MSD.

Commented [AGH3]: Does not allow both bonus floor for affordable housing and waiver to increase building height.

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(Supp. No. 6)

4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....

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(Supp. No. 6)

ATTACHMENT D - Option 6

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~Review Authority may approve the following waivers ~~to the~~within the MU and C-MU sub-districts:

1. An increase in the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease in the number of stories within the MU sub-district east of the MSD sub-district, and/or
3. An increase in the number of stories of a building by one story in the MU and C-MU sub-district MU sub-district west of the MSD sub-district, consistent with the provisions of

Any waiver sought under this subsection D must meet the requirements in Section 4.1198-(03) if and one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate and/or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D.

Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Only allow decrease to one story in MU subdistrict adjacent to N-MU.

Commented [AGH2]: Only allow increase by one story in MU subdistrict adjacent to C-MU, but not allow increase in C-MU through the waiver.

Commented [AGH3]: Does not allow a waiver if bonus floor for affordable housing is obtained.

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
 2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
 3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
 4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
 5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.
-

(Supp. No. 6)

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Town Center Building Height Waiver

City Council
Work Session
June 15, 2026





Agenda

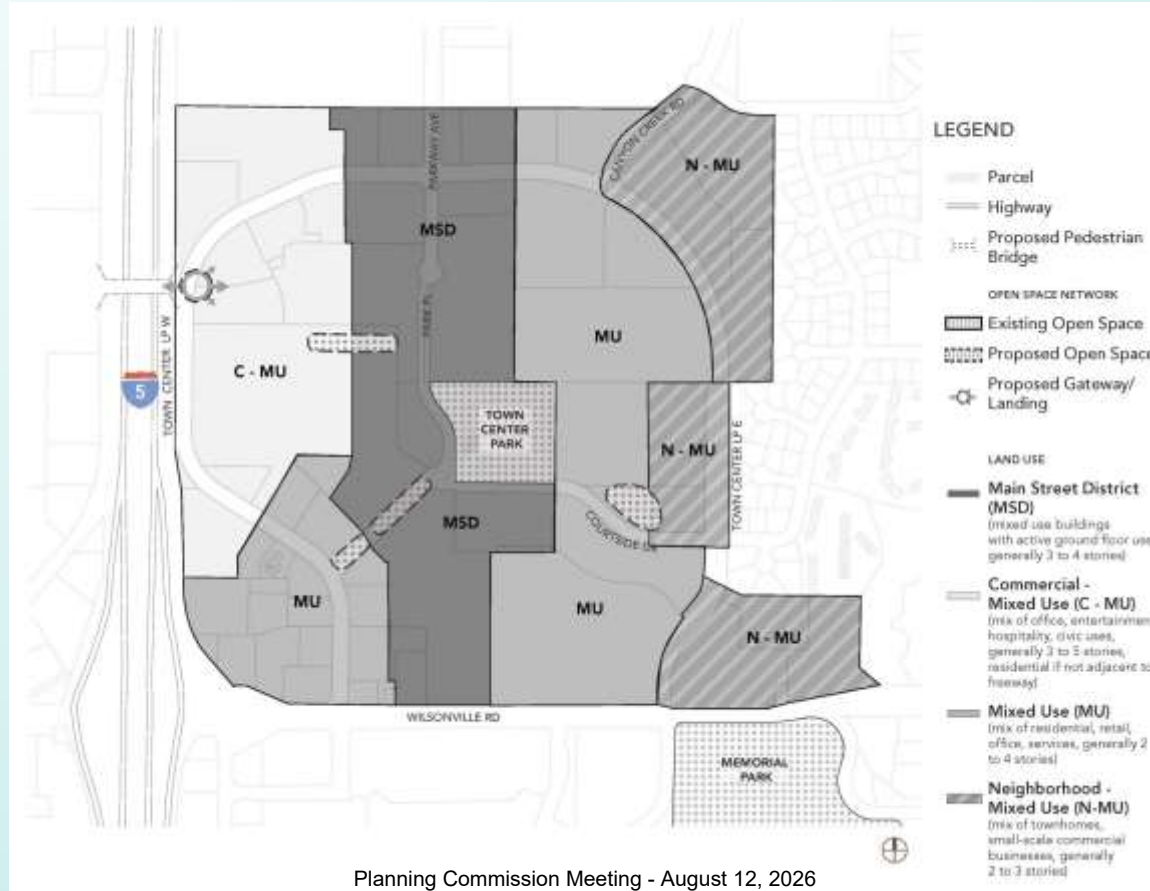
- Project Update
- Review Updated/New Options for Waiver
- Review Task Force and Planning Commission Feedback and Recommendations:
 - Waiver Preferred Alternative
 - Elimination of Waiver to Increase Height
 - Menu Items
- Questions for City Council



Project Update

- 3 Task Force Meetings
- Planning Commission Work Session on May 13, 2026
- City Council Work Session on May 18, 2026
- 2nd Work Session with Planning Commission on June 10, 2026
- 2nd Work Session with Council on June 15, 2026

Town Center Building Height Waiver – The Subdistricts





Options	C-MU	MU (west)	MU (east)
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)

Attachment 3
Item B.



Task Force Feedback on Preferred Alternative for Waiver

- Eliminated Option 3
- Dot Exercise for Remaining Options
 - Option 5 Had Most #1 Dots
 - Discussion Whether to Further Revise Option 5 to Eliminate All Ability to Increase Height in MU (East)
 - 4 Task Force members wanted to keep Option 5 as is
 - 3 Task Force members wanted a revision to limit MU (east) to four stories
 - 1 Task Force member undecided as to whether to limit the height in MU (east) to four stories



Planning Commission Feedback on Preferred Alternative for Waiver

- Eliminated Option 3
- Split between Options 5 and 6
 - Policy Question for Council on Prioritization of Bonus Floor for Affordable Housing



Preferred Alternative v.

Attachment 3

Item B.

Eliminating Waiver to Increase

- Task Force:
 - 6-to-2 Vote for Preferred Alternative on Waiver
- Planning Commission:
 - 3-to-2 to Eliminate Waiver to Increase

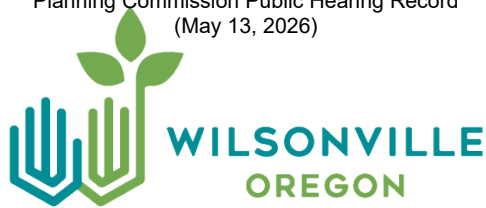
Menu Items

- Provide Community Benefit
- Mitigate Building Impacts
- Additional “Catch-All” for Other Innovative Ideas
- Developer Fee-In-Lieu or Value-Adds Commensurate with Fee
 - Planning Commission Unsure About This Consideration



Questions for Council

- Any further questions or clarifications regarding the waiver options?
- Move forward with a modification to the waiver provision?
 - Option 5 or 6?
 - Update to menu items?
- Eliminate waiver to increase height?



ACTION MINUTES

June 15, 2026 at 5:00 PM

Wilsonville City Hall & Remote Video Conferencing

PRESENT:

Mayor O'Neil
Councilor President Berry
Councilor Cunningham
Councilor Shevlin
Councilor Scull

STAFF PRESENT:

Amanda Guile-Hinman, City Attorney
Amy Magg, Engineering Manager
Aliese Cloo, Assistant City Attorney
Andrea Villagrana, Human Resource Manager
Delora Kerber, Public Works Director and Interim Community Development
Everett Wild, Government Relations Manager
Jim Cartan, Environmental Specialist
Jeanna Troha, City Manager
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Miranda Bateschell, Planning Director
Zach Weigel, City Engineer

WORK SESSION [5:00 PM]

REVIEW OF AGENDA AND ITEMS ON CONSENT

There was none.

COUNCILORS' CONCERNS

The boards/commissions appointment process was discussed.

PRE-COUNCIL WORK SESSION

1. West Hills Legislative Request

Representatives of West Hills presented two code-related issues impeding the financial feasibility of development in the Frog Pond East master plan area.

2. Town Center Building Height Waiver Provision Project

Staff reviewed with Council recommendations from the Town Center Building Height Waiver Task Force.

3. Public Safety Council Goal Update – Nuisance Code Revisions

The City Attorney presented an update on nuisance code revisions under Council Goal 2 (Public Safety), Strategy 2.3.

ADJOURN [6:30 PM]

EXECUTIVE SESSION [6:35 PM]

- ORS 192.660(2)(e) Real Property Transactions
 - *To conduct deliberations with persons designated by the governing body to negotiate real property transactions.*
- ORS 192.660(2)(f) Exempt Public Records
 - *To consider information or records that are exempt by law from public inspection.*
- ORS 192.660(2)(h) Legal Counsel/Litigation
 - *To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.*
- ORS 192.660(2)(i) Performance Evaluations of Public Officer and Employees
 - *To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.*

RECESSED [6:54 PM]

CITY COUNCIL [7:00 PM]

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

3. Motion to approve the following order of the agenda.

Motion carried 5-0.

MAYOR'S BUSINESS

4. Upcoming Meetings (*Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>*)

The Mayor reported on past and upcoming meetings and events.

5. Boards/Commission Appointments/Reappointments

Arts, Culture, and Heritage Commission – Reappointments

Reappointment of David Altman and Aaron Harris to the Arts, Culture, and Heritage Commission for a term beginning 7/1/2026 to 6/30/2029. Passed 5-0.

Arts, Culture, and Heritage Commission – Appointment

Appointment of Susan Hanson to the Arts, Culture, and Heritage Commission for a term beginning 7/1/2026 to 6/30/2029. Passed 5-0.

Library Board – Reappointment

Reappointment of Sarah Ebersole to the Library Board for a term beginning 7/1/2026 to 6/30/2030. Passed 5-0.

Library Board – Appointment

Appointment of Leann Scotch to the Library Board for a term beginning 7/1/2026 to 6/30/2030. Passed 5-0.

Tourism Promotion Committee – Reappointments

Reappointment of Elaine Owen, Gus Castaneda, and Sungim Park to the Tourism Promotion Committee for a term beginning 7/1/2026 to 6/30/2029. Passed 5-0.

Wilsonville-Metro Community Enhancement Committee – Appointments

Appointment of James Warram to the Wilsonville-Metro Community Enhancement Committee for a term beginning 7/1/2026 to 6/30/2029. Passed 5-0.

6. City Attorney Contract Extension

Council moved to extend the City Attorney contract. Passed 5-0.

COMMUNICATIONS

7. Stormwater Stewards Recognition Program

Staff recognized the honorees of the City's new Stormwater Stewards Recognition Program.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

CONSENT AGENDA

8. **Resolution No. 3263**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Century West Engineering For Engineering Consulting Services For The Coffee Creek – Day Road Sewer Extension Project (Capital Improvement Project No. 2115).

9. **Resolution No. 3270**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute An Amendment To The Professional Services Agreement With Dowl, LLC To Provide Engineering Consulting Services For The Stafford Road Improvements Project (Capital Improvement Project No. 4219, 2111, And 1158).

10. **Resolution No. 3272**

A Resolution Adopting The Canvass Of Votes Of The May 19, 2026 General Election.

11. **Resolution No. 3273**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into Amendment #2 To The Intergovernmental Agreement Between Clackamas County And City Of Wilsonville For Housing Services.

12. Minutes of the June 1, 2026 City Council Meeting.

The Consent Agenda was adopted 5-0.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

Councilors provided comments, announced prior and anticipated meetings and events.

NEW BUSINESS

13. **Resolution No. 3271**

A Resolution Of The City Of Wilsonville Approving An Amendment To The City's Fee Schedule Clarifying Fees For Class 2 Administrative Review Applications And Applying Fees For Public Hearings.

Resolution No. 3271 was adopted 5-0.

CONTINUING BUSINESS

14. Ordinance No. 903 - 2nd Reading (Legislative Land Use Hearing)

An Ordinance Of The City Of Wilsonville Adopting Amendments To Chapter 2 And Chapter 4 Of The Wilsonville City Code Related To The Housing Statutory Compliance Project – Part 1; And Declaring An Emergency.

Ordinance No. 903 was adopted on Second Reading, 5-0.

PUBLIC HEARING

There was none.

CITY MANAGER'S BUSINESS

The City Manager informed Council that staff had contracted with a consultant to conduct statistically valid community polling regarding the potential Town Center Urban Renewal District.

LEGAL BUSINESS

There was none.

ADJOURN [7:56 PM]

URBAN RENEWAL AGENCY [7:57 PM]

1. Roll Call
2. Motion to approve the following order of the agenda.

Motion carried 5-0.

CITIZEN INPUT

This is an opportunity for visitors to address the Urban Renewal Agency on any matter concerning City's Business or any matter over which the Agency has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the Urban Renewal Agency will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

CONSENT AGENDA

3. URA Resolution No. 360

A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute A Professional Services Agreement With Century West Engineering For Engineering Consulting Services For The Coffee Creek – Day Road Sewer Extension Project (Capital Improvement Project No. 2115).

4. Minutes of June 1, 2026, Urban Renewal Agency meeting.

The Consent Agenda was adopted 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

There was none.

ADJOURN [7:58 PM]

EXECUTIVE SESSION CONTINUED [8:00 PM]

ADJOURN [8:29 PM]



PLANNING COMMISSION

WEDNESDAY, JUNE 10, 2026

WORK SESSION

3. Town Center Building Height Waiver (Guile-Hinman)(60 Minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: June 10, 2026		Subject: Town Center Building Height Waiver Provision Project	
		Staff Member: Amanda Guile-Hinman, City Attorney Miranda Bateschell, Planning Director	
		Department: Legal, Community Development	
Action Required		Advisory Board/Commission Recommendation	
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☒ Approval – Task Force consensus on Option 5 ☐ Denial ☐ None Forwarded ☐ Not Applicable	
		Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
☒ Council Goals/Priorities: Goal 4: Communications & Engagement	☐ Adopted Master Plan(s):	☐ Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Review recommendations from the Town Center Building Height Waiver Task Force (“Task Force”) and provide further feedback for staff to begin preparing final draft documents for any code amendments for Planning Commission and City Council consideration.

EXECUTIVE SUMMARY:

This staff report provides a summary of input and recommendations received from the Task Force regarding proposed updates to the Town Center building height waiver provision in WC 4.132(.06)D. The staff report will also provide further guidance from the Task Force regarding the menu items in the waiver provision. Staff will be seeking the following input from the Planning Commission:

1. Do any Commissioners have further questions or clarifications regarding the current options to the waiver provision?
2. Having received the Task Force recommendations, are you supportive of moving forward with a recommendation to Council to amend the waiver provision?
3. If so, is your recommendation consistent with the Task Force's preferred Option 5?
4. Does the Commission also support a recommendation to update the menu items? If so, are there specific additions, deletions, or revisions to the categories of menu items that should be considered?

I. TASK FORCE RECOMMENDATIONS

At the May 19, 2026 Task Force meeting, the Task Force considered three prompts: (1) the Task Force's preferred alternative of the updated and new options presented by staff (those options are discussed in further detail below); (2) whether the Task Force favored the preferred alternative or removing the waiver to increase building height in Town Center altogether; and (3) whether the Task Force had any revisions, additions, or deletions to the categories of menu items that staff had compiled for the Task Force's consideration.

A. Updated and New Options for Town Center Building Height Waiver Provision

Based on feedback from the Task Force, Planning Commission, and City Council, staff refined options for the Town Center Task Force to consider in modifying the building height waiver provision. Staff did not include Option 1, as the general consensus appeared to find 7 stories too tall. Staff also did not include Option 4, as it did not receive any significant support from any of the reviewing bodies. A couple of key updates to Options 2 and 3 that were also incorporated into the new Option 5 and Option 6 are: (i) further clarifying the waiver for increased floorplate as it relates to building height (only allowing increased floorplate when combined with a decrease in building height); and (ii) providing the ability to separately consider building height in the western MU area nearest to I-5 and the eastern MU area nearest to the existing residential neighborhood.

Staff updated Option 2 (**Attachment A**) and Option 3 (**Attachment B**), created a new Option 5 from feedback from the Task Force at its April 21 meeting (**Attachment C**), and generated a new Option 6 (**Attachment D**) that is a blending of the prior Option 4 and the new Option 5.

Option 2 (**Attachment A**): This option allows one additional story in both C-MU and MU, but not if a bonus floor for affordable housing is obtained. The effect would be capping building height maximums at 6 stories for C-MU and 5 stories for MU, when considering both the building height

waiver and bonus floor regulations. Would allow potential for buildings in C-MU and MU to be one story.

UPDATE: (1) further separated/clarified the waiver sought to consider when a larger floorplate may be requested with a building height adjustment (e.g., a larger floorplate may be requested in conjunction with a request to decrease building height, but also did not want to allow both a larger floorplate and an increased building height); and (2) added language for Task Force's consideration of not allowing an additional floor in the MU sub-district east of the Main Street District (closer to the residential area).

Option 3 (Attachment B): This option allows one additional story only in MU, but not C-MU, and does allow a bonus floor for affordable housing. The effect would be capping building height maximums in both C-MU and MU at 6 stories, when considering the building height waiver and bonus floor regulations. Would allow for buildings in C-MU and MU to be one story.

UPDATE: same updates as provided in Option 2.

Option 5 (Attachment C): This option allows only a decrease in building height in the MU subdistrict east of the Main Street District, allows only an increase by one story in building height in both the C-MU subdistrict and MU subdistrict west of the Main Street District. Effect would be capping building height maximum in C-MU to be 6 stories, MU west of MSD to be 5 stories (but neither would allow one-story buildings), and MU east of MSD to be 4 stories (but may be one story). Currently drafted to not allow an increase in building height if a bonus floor for affordable housing is obtained. Contains same updated language described above for Option 2 and Option 3.

Option 6 (Attachment D): This option allows only a decrease in building height in the MU subdistrict east of the Main Street District, like Option 5. However, it differs from Option 5 by only allowing a waiver to increase building height in the MU subdistrict west of the Main Street District but not the C-MU subdistrict. Effect would be capping building height in C-MU to 5 stories unless an affordable housing bonus floor is obtained (with no option to decrease to one story), capping building height in MU west of MSD to 5 stories (with no option to decrease to one story), and MU east of MSD to be 4 stories (but may be one story). Currently drafted to not allow an increase in building height if a bonus floor for affordable housing is obtained. Contains same updated language described above for Option 2 and Option 3.

As provided in Options 5 and 6, an additional consideration for the Task Force was whether to prohibit buildings in C-MU and MU to decrease to one story. The current waiver provision allows the possibility of buildings in C-MU and MU to be one story and, as drafted, Options 2 and 3 also contemplate this possibility for C-MU and MU.

Below is a chart summarizing each of the areas in Town Center relevant to the discussion of the waiver Options described above.

Options	C-MU	MU (west)	MU (east)
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)

When considering these four different Options, the Task Force agreed to eliminate Option 3 from consideration. The Task Force then discussed the remaining three options. The Task Force then performed a “dot exercise” where each person was given two different colored dots, one color representing the person’s highest preferred Option and a second color representing the person’s second highest preferred Option. Staff placed posters on a wall for the stickers to be placed. Staff also instructed Task Force members to write any notes next to their choice(s) if there were additional modifications that the Task Force member wanted to see in the Option they selected.

From this dot exercise, the Task Force members made the following selections:

Option 2:

- #1 dots – 2
- #2 dots – Zero
- Notes – each of the #1 dots included the following note that MU (east) area should not be allowed to increase its building height beyond four stories; in other words, not allowing a waiver to increase building height and also remove the ability to obtain a bonus floor for affordable housing.

Option 5:

- #1 dots – 5
- #2 dots – 1
- Notes – one of the #1 dots included the following note that MU (east) area should not be allowed to increase its building height beyond four stories.

Option 6:

- #1 dots – 1
- #2 dots – 7
- Notes – 3 of the #2 dots included the following note that MU (east) area should not be allowed to increase its building height beyond four stories.

During the debrief of the dot exercise, the two Task Force members who put Option 2 as their highest preferred alternative stated that they would be fine recommending Option 5 if it included the provision of not allowing MU (east) to increase in building height beyond four stories. A third Task Force member had placed Option 5 as their highest preferred alternative but had included the note that MU (east) should not be allowed to increase its building height beyond four stories.

Ultimately, of the eight Task Force members present, the final consensus was:

- 4 Task Force members wanted to keep Option 5 as is
- 3 Task Force members were comfortable with Option 5 with a revision to limit MU (east) to four stories
- 1 Task Force member was comfortable with Option 5 but was undecided as to whether to limit the height in MU (east) to four stories

It should be noted that a change to limit the building height of MU (east) to four stories is, technically, outside the scope of this project as it would require an update to another provision in the Code (that is, WC 4.132(.06)C) in addition to updating the waiver provision (WC 4.132(.06)D). However, all considerations of the Task Force are being brought forward to the Planning Commission for its input and direction to Council and staff.

B. Preferred Alternative v. Eliminating Waiver to Increase Building Height Altogether

Having received feedback from the Task Force of a preferred alternative in Option 5 (with an open question about the height limitation for MU (east)), staff then asked the Task Force to deliberate and determine if there was a consensus recommendation whether to eliminate the

waiver to increase the building height altogether or to move forward with Option 5. The Task Force determined 6-to-2 that Option 5 was preferred over eliminating the waiver to increase building height altogether.

C. Menu Items

The Task Force also discussed the two menus in the waiver provision. The menus were generally divided, at the direction of the Planning Commission in 2019, into two categories: (1) to address the impact of building size to ensure that building mass did not adversely impact the desired feel of Town Center; and (2) to provide additional community benefit.

Staff prepared a list of concepts within each category as a starting point for the Task Force's input and feedback. Additional notes are provided below each menu item concept from the Task Force's input. During the discussion, another concept was also discussed – the idea of a developer either compensating the City a certain percentage of the value of the development to be paid into a fund for Town Center projects (e.g., public art, plazas/green space, a parking structure, business retention support, etc.) or else select one item from each menu which have a total value of the same percentage that would otherwise be paid into the fund. The Task Force discussed avoiding having menu items that are not commensurate with the impact of the development.

Community Benefit:

- Local hiring for development
 - Members felt that this concept does not directly connect to or focus on the success of Town Center
- Plaza, with programmed improvements (furniture, active space)
- Public rooftop amenities
 - Members were concerned that this option would be very challenging and expensive to be functional, likely resulting in it not occurring, particularly if what is being sought is a restaurant/bar-type of amenity
- Public art approved through the City Arts, Culture, and Heritage Commission
- Inclusive design (beyond ADA requirements)
- Supporting existing local business in Town Center
 - Providing subsidy or constructing tenant improvements (at developer's cost) for an existing Town Center business to relocate into the ground floor space
- *For Option 3* affordable housing at a rate higher than contemplated in the bonus floor
 - This was eliminated from consideration with the removal of Option 3

Mitigating Building Impact:

- Best practices on ground floor design for pedestrian experience
- Best practices on building form to create more light and air
- Creating a community gathering space internal to the building
- Promoting environmental stewardship
- Build tenant-ready space for desired businesses
 - Restaurants, smaller spaces for local businesses, childcare facilities

Staff also suggested an additional catch-all item of other innovative ideas that achieve each of the two categories and is reflected in the vision and goals of the Town Center Plan. This additional catch-all offers flexibility for ideas that may have not been contemplated but still embody the vision of the Town Center Plan

II. QUESTIONS FOR PLANNING COMMISSION

1. Do any Commissioners have further questions or clarifications regarding the current options to the waiver provision?
2. Having received the Task Force recommendations, are you supportive of moving forward with a recommendation to Council to amend the waiver provision?
3. If so, is your recommendation consistent with the Task Force's preferred Option 5?
4. Does the Commission also support a recommendation to update the menu items? If so, are there specific additions, deletions, or revisions to the categories of menu items that should be considered?

ATTACHMENTS:

- A. Updated Option 2
- B. Updated Option 3
- C. Option 5
- D. Option 6

ATTACHMENT A-Updated Option 2

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) Review Authority may approve the following waivers within the MU and C-MU sub-districts:

1. An increase in ~~to~~ the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease ~~and/or~~ of in the number of stories of a building.
3. An increase ~~of~~ in the number of stories of a building by one story in the C-MU sub-district and the MU sub-district ~~(west of the MSD sub-district)~~, within the MU and C-MU sub-districts,

Any waiver sought under this subsection D must also meet the requirements inconsistent with the provisions of Section 4.1198 (03) and if one item from each of the two following menus are must be met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Allows decrease to one story in all of C-MU and MU

Commented [AGH2]: Allows one additional story in both C-MU and MU

Commented [AGH3]: Consideration of prohibiting increase in MU subdistrict east of MSD.

Commented [AGH4]: Does not allow both bonus floor for affordable housing and waiver to increase building height.

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
 2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
 3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
 4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
 5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.
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Page 3 of 3

ATTACHMENT B - Updated Option 3

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~ Review Authority may approve the following waivers within the MU and C-MU sub-districts:

1. An increase in the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease in ~~and/or~~ the number of stories of a building.
3. An increase in the number of stories of a building by one story in the MU sub-district ~~(west of the MSD sub-district)~~ within the MU and C-MU sub-districts.

~~Any waiver sought under this subsection D must meet the requirements inconsistent with the provisions of Section 4.1198 (-03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories of a building in subsection D.(3) is in addition to the allowed bonus floor identified in Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D.~~ Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Allows decrease to one story in all of C-MU and MU.

Commented [AGH2]: Only allowing increase in MU, not C-MU

Commented [AGH3]: Consideration of prohibiting increase in MU subdistrict east of MSD.

Commented [AGH4]: Allows additional bonus floor for affordable housing in C-MU and MU

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

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ATTACHMENT C - Option 5

Section 4.132. Town Center Zone.

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(.06) *Design and Development Standards:*

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- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~Review Authority may approve the following waivers ~~to the~~within the MU and C-MU sub-districts:

1. An increase in the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease in the number of stories within the MU sub-district east of the MSD sub-district, and/or
3. An increase in the number of stories of a building by one story in the MU and C-MU sub-district and the MU sub-district west of the MSD sub-district, consistent with the provisions of

Any waiver sought under this subsection D must meet the requirements in Section 4.1198-(02) if and one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate and/or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D.

Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Only allows a decrease to one story in the MU subdistrict east of MSD (closer to residential neighborhood).

Commented [AGH2]: Allows one additional story in C-MU and MU west of MSD, but not the MU subdistrict east of MSD.

Commented [AGH3]: Does not allow both bonus floor for affordable housing and waiver to increase building height.

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
 2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
 3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
 4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
 5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.
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ATTACHMENT D - Option 6

Section 4.132. Town Center Zone.

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(.06) *Design and Development Standards:*

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- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~Review Authority may approve the following waivers ~~to the~~within the MU and C-MU sub-districts:

1. An increase in the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease in the number of stories within the MU sub-district east of the MSD sub-district, and/or
3. An increase in the number of stories of a building by one story in the MU and C-MU sub-district MU sub-district west of the MSD sub-district, consistent with the provisions of

Any waiver sought under this subsection D must meet the requirements in Section 4.1198-(03) if and one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate and/or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D.

Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Only allow decrease to one story in MU subdistrict adjacent to N-MU.

Commented [AGH2]: Only allow increase by one story in MU subdistrict adjacent to C-MU, but not allow increase in C-MU through the waiver.

Commented [AGH3]: Does not allow a waiver if bonus floor for affordable housing is obtained.

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
 2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
 3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
 4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
 5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.
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Page 3 of 3

Town Center Building Height Waiver

Planning Commission
Work Session
June 10, 2026





Agenda

- Project Update
- Review Updated/New Options for Waiver
- Review Task Force Feedback and Recommendations:
 - Waiver Preferred Alternative
 - Elimination of Waiver to Increase Height
 - Menu Items
- Questions for Planning Commission

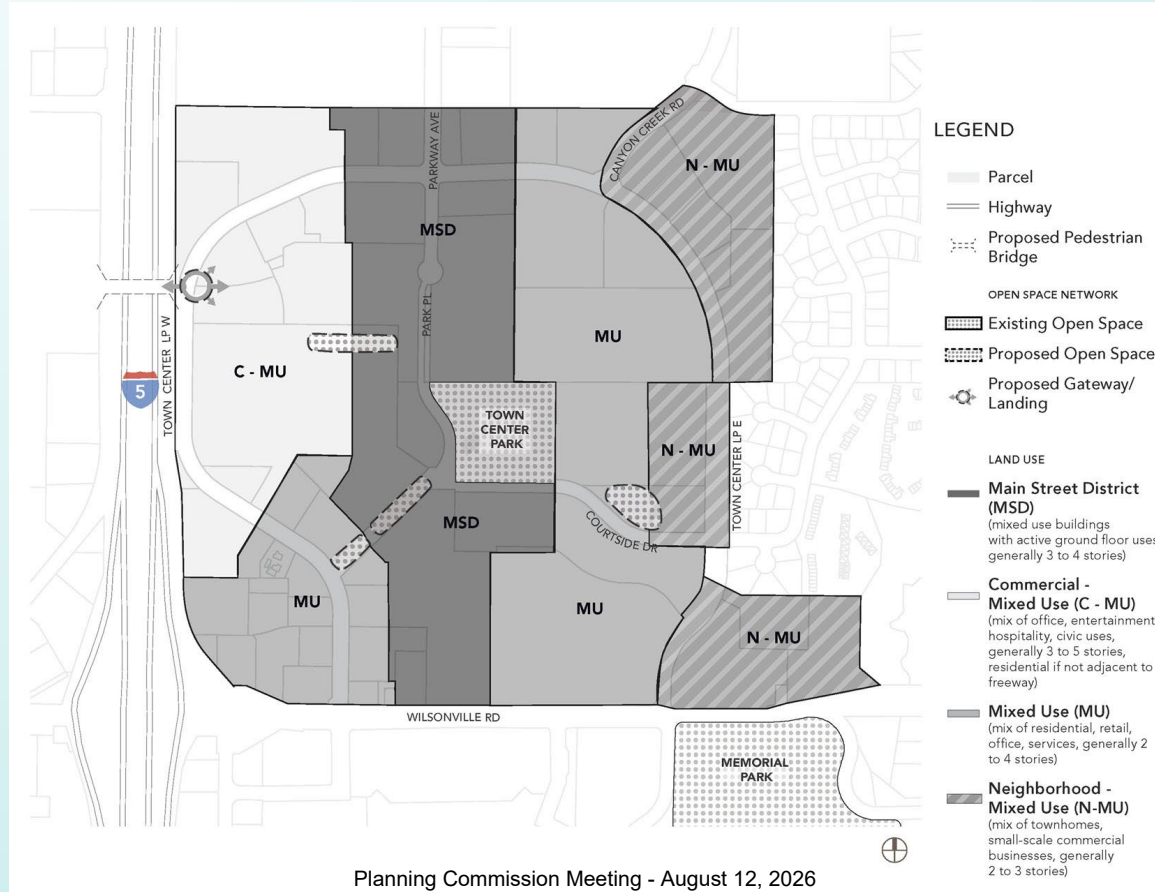


Project Update

- 3 Task Force Meetings
- Planning Commission Work Session on May 13, 2026
- City Council Work Session on May 18, 2026
- 2nd Work Session with Planning Commission on June 10, 2026
- 2nd Work Session with Council on June 15, 2026



Town Center Building Height Waiver – The Subdistricts





Options	C-MU	MU (west)	MU (east) Attachment 3
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)



Task Force Feedback on Preferred Alternative for Waiver

- Eliminated Option 3
- Dot Exercise for Remaining Options
 - Option 5 Had Most #1 Dots
 - Discussion Whether to Further Revise Option 5 to Eliminate All Ability to Increase Height in MU (East)
 - 4 Task Force members wanted to keep Option 5 as is
 - 3 Task Force members wanted a revision to limit MU (east) to four stories
 - 1 Task Force member undecided as to whether to limit the height in MU (east) to four stories



Preferred Alternative v. Eliminating Waiver to Increase

- 6-to-2 Vote for Preferred Alternative on Waiver



Menu Items

- Provide Community Benefit
- Mitigate Building Impacts
- Additional “Catch-All” for Other Innovative Ideas
- Developer Fee-In-Lieu or Value-Adds Commensurate with Fee



Questions for Planning Commission

- Any further questions or clarifications regarding the waiver options?
- Supportive of moving forward with a recommendation to Council to amend the waiver provision?
 - If so, which Option (or further revision to Option)?
- Support a recommendation to update the menu items?

*Draft PC Minutes were reviewed
and approved at the July 8, 2026 PC
Meeting.*



**Wilsonville Planning Commission
Regular Meeting Minutes
June 10, 2026**

Wilsonville City Hall & Remote Video Conferencing
<https://www.ci.wilsonville.or.us/meetings/pc>

CALL TO ORDER - ROLL CALL

Chair Semenova called the meeting to order at 6:00 pm.

Present: Yana Semenova, Jeff Zundel, Nicole Hendrix, Rob Candrian, and Andrew Karr

Excused: Matt Constantine

Staff Present: Miranda Bateschell, Amanda Guile-Hinman, Chris Myers, and Mandi Simmons

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN INPUT

Synthea Russell, Building Height Waiver Task Force Committee Member, stated the Committee had a lot of good discussion and ultimately agreed on many things. She was excited to hear the Commission's discussion and direction, adding she appreciated all the materials provided and everyone's efforts on the matter.

ADMINISTRATIVE MATTERS

1. Consideration of the May 13, 2026, Planning Commission Minutes

Commissioner Zundel expressed concerns that the minutes did not capture that the Planning Commission had addressed key points offered during Public Comment.

City Attorney Guile-Hinman explained that the minutes were structured according to updates to Oregon public meetings law, adding that all the City's meeting recordings were available for the public to view.

The May 13, 2026, Planning Commission minutes were accepted as presented.

WORK SESSION

2. Wilsonville Industrial Land Readiness (Basalt Creek Master Plan) (Myers/Lorenzen)

Senior Planner Myers introduced the five-month adoption process for the Basalt Creek Master Plan, following two years of preliminary work on the Wilsonville Industrial Land Readiness Project and West Railroad Study, which culminated into the Master Plan. Basalt Creek is one of the largest remaining employment opportunity areas in Wilsonville, providing a unique

wildlife habitat, and includes areas where basalt that is normally buried deep underground is visible, which could create development challenges. The visible basalt also influenced the Ice Age Tonquin Trail route.

Commissioner Karr believed the draft master plan reflected the long-term vision and nine guiding principles established through the planning process, and that the Economic Opportunities Analysis (EOA) and Economic Development Strategy (EDS) further supported those principles. The proposed Comprehensive Plan amendments adequately addressed land use and development, transportation, parks and natural resources, and utilities. He expressed concern that fragmented ownership and existing contractor uses could prevent redevelopment without proactive City intervention, whether built into the Master Plan or during implementation. He strongly supported the effective use of urban renewal in the area, whether by expanding the Coffee Creek Urban Renewal Area or creating a new district, to help fund infrastructure. He also requested continued attention to traffic and wildlife mitigation.

Commissioner Hendrix agreed that the draft master plan reflected the Commission's previous discussions and conclusions. She questioned whether the amount of implementation phasing identified for completion within the first five years was realistic given Staff capacity and the project's reliance on outside partners. She requested that the economic development language on Pages 167 and 168 of the meeting packet be reviewed for continuity and possible redundancy.

Chair Semenova believed the draft master plan reflected the vision, adding it was fantastic work and she looked forward to seeing it continue to grow and develop. She noted that any proposed roundabouts should be designed to accommodate freight traffic and large vehicles, including pole trailers, to avoid creating maneuverability or gridlock issues.

Senior Planner Myers confirmed that the upcoming stormwater analysis would evaluate Tapman Creek, drainage flows, and related conditions. The consultant's findings would be included in the meeting packet and presented at the next work session, along with additional information about the parcel sizes best suited for the anticipated development.

3. Town Center Building Height Waiver (Guile-Hinman)

City Attorney Guile-Hinman presented the second work session on the Town Center Building Height Waiver project via PowerPoint, reviewing updated waiver options, Task Force feedback and recommendations, proposed menu-item concepts, and discussion questions. She explained that the Task Force had completed its work and that the purpose of this second work session was to gather the Commission's feedback before Council's second work session and the anticipated public hearing.

- She reviewed four revised waiver options affecting the Commercial Mixed-Use (C-MU) and Mixed-Use (MU) subdistricts, explaining how each option would affect allowable building heights and the rationale for treating the eastern MU area separately because of its

proximity to existing residential neighborhoods. She also summarized the Task Force's recommendation supporting Option 5, noting differing viewpoints regarding the eastern MU area, and reviewed proposed menu-item concepts for providing community benefits proportional to the value of a requested waiver, including potential fee-in-lieu or equivalent public benefit options.

Commission discussion focused on the purpose and application of the proposed building height waiver options, the balance between development flexibility and predictable standards, and how community benefits should be incorporated into the waiver process. Staff clarified that the waiver originally arose from discussion about allowing flexibility for larger building footprints, particularly for anchor retail tenants, and was not initially intended as a mechanism to increase building height. Staff also reviewed the relationship between the waiver and the affordable housing bonus, distinguished objective development standards from discretionary waiver criteria, and explained that the proposed menu items represented policy concepts that would later be translated into specific Development Code language based on further Commission and City Council direction. Discussion also included comparisons with neighboring communities, hypothetical development examples, and the long-term implications of various waiver approaches.

Staff further explained the rationale for treating the eastern Mixed-Use area differently because of its proximity to existing residential neighborhoods, discussed approaches for providing community benefits proportional to the value of a requested waiver, and noted that further refinement of the menu items and Development Code language could occur before the public hearing based on Commission and City Council direction. Of the draft amendments to the waiver provision presented, the Commission was split between Option 5 and Option 6. A consensus of the Commission (3 to 2) were supportive of removing the ability to increase building height under the waiver provision. The other two Commissioners were supportive of Council further considering whether to remove the ability to increase building height under the waiver provision.

INFORMATIONAL

4. City Council Action Minutes (May 4 & 18, 2026) (No staff presentation)
5. 2026 PC Work Program (No staff presentation)

There were no comments.

ADJOURN

The meeting was adjourned at 8:59 p.m.



CITY COUNCIL

MONDAY, MAY 18, 2026

WORK SESSION

Town Center Building Height Waiver (Guile-Hinman)



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: May 18, 2026		Subject: Town Center Building Height Waiver Provision Project	
		Staff Member: Amanda Guile-Hinman, City Attorney Miranda Bateschell, Planning Director	
		Department: Legal, Community Development	
Action Required		Advisory Board/Commission Recommendation	
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable	
		Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
☒ Council Goals/Priorities: Goal 4: Communications & Engagement	☐ Adopted Master Plan(s):	☐ Not Applicable	

ISSUE BEFORE COUNCIL:

Examine Development Code provisions concerning waivers to building height currently provided in the Town Center Zone (Wilsonville Code 4.132 (.06)D and 4.118(.03)A.8), review input from Town Center Building Height Waiver Task Force ("Task Force"), and provide feedback and/or questions for the Task Force to further consider.

EXECUTIVE SUMMARY:

This staff report provides an overview of the City project to review the waiver provision in WC 4.132(.06)(D), which offers applicants an opportunity to seek a waiver within two of the subdistricts of the Wilsonville Town Center relating to building ground floor floorplate and/or building height. Additionally, this staff report reviews the work of the Town Center Building Height Waiver Task Force thus far, which has explored various options to revise the waiver provision. Staff seeks input from City Council to provide back to the Task Force as it focuses on particular revisions to the waiver. Staff will provide the City Council's feedback and questions to the Task Force for its consideration at its May 19, 2026 meeting.

I. BACKGROUND

A. Establishing the Task Force – Resolution No. 3244

Resolution No. 3244 (attached hereto as **Attachment 1**) establishes the Wilsonville City Council's desire to review Town Center building height waiver provisions in the Wilsonville Code and to establish a limited duration task force to help recommend updates to the waiver provisions.

At its [February 19, 2026 work session](#), Council received background factual and legal information regarding the Wilsonville Town Center and related Town Center Plan and then deliberated whether to explore updated to the building height waiver language applicable to the Wilsonville Town Center.

At its [March 2, 2026 meeting](#), Council adopted Resolution No. 3244 (**Attachment 1**) to consider amendments to the Wilsonville Code that affect potential building heights for redevelopment in the Wilsonville Town Center. In particular, Resolution No. 3244 provides a process for Council to consider modification to building height waiver language within the Wilsonville Code that allows increased building height in the Wilsonville Town Center. The Resolution also called for establishing a limited duration task force to review options of possible updates to the building height waiver language in the Wilsonville Code.

B. Town Center Plan Overview

The Wilsonville Town Center Plan presents a blueprint that will guide future development in Town Center through strategic actions (new projects, policies, programs or partnerships) in order to achieve the Wilsonville community's vision for Town Center. The City webpage with Town Center Plan information is available [here](#). The Town Center project team worked with the community at over one hundred meetings and events from 2017 through 2019, and through dozens of surveys and polls to formulate the various elements of the Plan. The community is passionate about the future of Town Center and has voiced a vision and plan for the next stage in Town Center's evolution.

The Town Center Plan guides development in Town Center to create the heart of Wilsonville – a vibrant, walkable destination that inspires people to come together and socialize, shop, live, and work. The Town Center Plan identifies parks, civic spaces, and amenities to provide year-round, compelling experiences. To promote the heart of Wilsonville, the Town Center Plan has several

components, including updates to the City Code to provide for mixed-use development, an “Emerald Chain” open space/park concept, multi-modal infrastructure to encourage bicycle and pedestrian accessibility, and economic development strategies. The Town Center Plan identified implementation measures, including parking strategies to ensure efficient and convenient parking for visitors, workers, and residents, infrastructure investments, economic development strategies, and regulatory actions (including adoption of updates to the Wilsonville Code).

Of particular importance to this Task Force’s work, the Town Center Plan and related regulatory actions created four (4) subdistricts within the Town Center: Commercial Mixed-Use (C-MU), Mixed-Use (MU), Main Street District (MSD), and Neighborhood Mixed-Use (N-MU). The Main Street District represents the central hub of the Town Center. The other subdistricts transition from allowances for taller buildings adjacent to I-5 to smaller buildings adjacent to the residential area east of Town Center Loop East. Below is a map of the subdistricts, which is found in the Wilsonville Code:



Since the Town Center Plan adoption in 2019, the City commenced work on the implementation measures including adopting updates to the City Transportation System Plan (2020) and the Town Center Streetscape Plan (2021), designing the Town Center Gateway Plaza (2021), undertaking an infrastructure funding plan (2022), conducting a vertical housing development

zone (VHDZ) study and adopting the VHDZ (2022), creating a Town Center street naming policy and handbook (2024), and completing an urban renewal feasibility study (2024), which study is currently being updated at the direction of the City Council.

C. 2025 Town Center Outreach

In Fall 2025, in response to City Council Goal No. 4: Communications and Engagement, the City created a *Let's Talk, Wilsonville!* questionnaire for the community and conducted three focus groups to better understand community members' excitement and concerns regarding the Wilsonville Town Center, the Town Center Plan, and urban renewal as a financing tool for Town Center infrastructure/development. A summary report from the City's consultants was provided at the December 1, 2025 Council meeting, which report can be found [here](#) and video of the presentation can be found [here](#), starting at the 3-hour mark. In that outreach, community members expressed concerns regarding the potential height of future buildings in Town Center and the possibility for them to feel too much like they belong in a big city. From this feedback, staff proposed to the City Council to consider re-examining the building height waiver provisions for Town Center in the Wilsonville Code.

II. BUILDING HEIGHT WAIVER PROVISION

The current Town Center building height waiver provision in the Wilsonville Code is provided as **Attachment 2** to this staff report and the general waiver provision (referenced in the Town Center building height waiver provision) is provided as **Attachment 3** to this staff report. The provisions relevant to this project are highlighted. In particular, the current waiver provision in WC 4.132 allows buildings in C-MU and MU to waive building height requirements (meaning development can seek a waiver to only be one-story tall or seek a waiver to increase building height) and floorplate limitations (the square-footage of the floor area) if they meet the general waiver requirements in WC 4.118 and also select one item from each of Menu One and Menu Two to enhance the development. The building height waiver is not allowed in the Main Street District subdistrict or the Neighborhood Mixed-Use subdistrict.

Staff reviewed prior Planning Commission and City Council work sessions and meetings where discussions regarding floorplate and building height occurred. At the direction from Planning Commission, both Planning Commission and City Council considered drafts of the waiver provision. The Planning Commission's intent with the waiver provision was to provide flexibility for future development in Town Center. While previously provided to Council, for ease of access, these work sessions and meetings discussions can be found in **Attachment 4** to this staff report.

III. TASK FORCE MEETINGS

Upon the establishment of the Task Force, it has met twice to begin work on this project. At the first meeting, held on April 15, 2026, City staff provided a high-level overview of the Town Center Plan and how the waiver provision was created and refined and also discussed the work that the Task Force would be undertaking. Information about the April 15, 2026 Task Force meeting is available [here](#).

At its second meeting on April 21, 2026, the Task Force reviewed drafts of different options for revising the waiver provision. **Attachment 5** is the packet of options and descriptive chart provided to the Task Force. Staff provide the following high-level overview of each Option.

- **Option 1:** Stays true to original language/intent where the waiver provides flexibility and the affordable housing bonus story is still available, but the language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.
- **Option 2:** Stays true to original language/intent where the waiver provides flexibility, but flexibility may involve a choice of either the bonus story for affordable housing or a waiver for an additional story, to prohibit any building from being 7 stories. Language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.
- **Option 3:** Reflects adherence to community's preference during the Town Center planning process for buildings of 3-5 stories, while maintaining flexibility and incentive for affordable housing, since those projects are harder to pencil. Stays true to an intentional choice at time of Plan. Language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.
- **Option 4:** Reflects adherence to community's preference during the Town Center planning process for buildings of 3-5 stories. Limits flexibility in C-MU and incentive for affordable housing. Language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.

An additional consideration for each Option was whether to limit the waiver in the MU subdistrict to only the areas west of the MSD subdistrict so that developments in the MU subdistrict adjacent to the N-MU subdistrict cannot seek the waiver to increase building height. Staff included this additional consideration for the Task Force to determine whether it furthers the vision for the planned land use in Town Center, with larger buildings nearer I-5 (the C-MU subdistrict), stepping down to the smaller buildings near the residential area to the east (the N-MU subdistrict).

The Task Force was divided into three groups of three to discuss each of the Options and asked the following prompts for each Option:

1. Discuss whether the Option meets the vision and/or components of the Town Center Plan.
 - a. In what ways does it strengthen the Plan vision?
 - b. Are there any concerns with the Option?
2. In what ways is this Option consistent or inconsistent with the original intent of the waiver provision (WC 4.132(.06)D.) to increase flexibility for development?

3. What additional follow-up is needed to better understand the practical implications of the Option?
4. Are there other options that should be considered?

After the small group discussions, the Task Force reconvened and reported on their feedback. Each small group's report-out is summarized below:

- Group 1: consensus was that Option 1 was too tall and not what the public can handle. The group looked at Option 2 with the asterisks (the limitation of increasing the building height east of the Main Street District). The group also discussed an "Option 5" of not allowing any building height waiver, but the challenge of having one building already approved for the additional story makes it difficult to have that building as a "unicorn" in Town Center.
- Group 2: one person liked Option 1 for its flexibility and not being too restrictive, but 2 others in the group thought Option 3 was best. They also liked the asterisks. They noted that if the City moved forward with Option 1, they should consider an escalation of the menu items, where a building with 2 additional stories would need to do more than one item from each menu. This group also discussed the menu items and "raising the bar" on them. The group discussed that some of the menu items would be easy to get and so should be revisited. The group like height being towards I-5.
- Group 3: the area of consensus was that, if there is more density, it should be closer to I-5, however, one member wanted to see an option of no increased building height waiver and only allow a bonus floor for affordable housing. Of the options presented, Option 2 was the most popular. Another "Option 5" was discussed in this group where west of the Main Street District (toward I-5), development could only seek a waiver to increase building height and not decrease building height, and east of the Main Street District (toward the residential area), development could only seek a waiver to decrease building height and not increase building height. This "Option 5" received some general support from members of the two other small groups.

Some other themes emerged from the feedback:

- Task Force members generally found 7 stories to be too tall and inconsistent with the vision of the Town Center Plan.
- Members liked the idea of the "asterisks" as part of the update to the waiver provision, where the area of the MU subdistrict east of the Main Street District (the area closer to Town Center Loop East and the residential area) would not be eligible for a waiver to increase building height.
- Some members found Option 4 too limiting.
- Some members favored Option 3, but the general group also discussed a the new "Option 5" from Group 3 where the MU subdistrict west of the Main Street District would only be

eligible for a waiver to increase building height (but not decrease to one story) and the MU subdistrict east of the Main Street District would only be eligible for a waiver to decrease building height.

- The Task Force also had discussion around the two menus that are part of the waiver provision. Task Force members are interested in further examining the menus and whether they should be updated to require more of developers who seek a waiver.
 - Staff noted that if the waiver menu items are further refined, an additional Task Force meeting may be necessary.

More information from the April 21, 2026 Task Force meeting can be found [here](#).

With this background and initial feedback from the Task Force, staff seeks input from Council to provide back to the Task Force as it continues to consider updates to the building height waiver provision. Questions for Council:

1. In contemplating a cap to limit building height to no more than six (6) stories (considering the waiver provision and the bonus floor for affordable housing provision), what do you want the Task Force to consider? Would you support this cap?
2. As the Task Force considers prohibiting properties in the MU subdistrict east of the Main Street District from seeking a waiver to increase building height, what should the Task Force consider? What is your feedback on this proposal?
3. Should the menu items in the waiver provision be revisited at this time? If so, what suggestions do you have for modifying existing items or adding items that either provide a community benefit or mitigate the additional scale of the building granted through the waiver (increased height, single-story height, or increased single-user footprint)?
4. What additional follow-up is needed for you to better understand the proposal for potential revisions to the waiver provision?
5. Are there other options or revisions that the Task Force should consider?

IV. PROJECT TIMELINE

Staff anticipates the following timeline to complete the work:

- April 15, 2026: First Task Force Meeting
- April 21, 2026: Second Task Force Meeting
- May 13, 2026: First Planning Commission Work Session
- May 18, 2026: First City Council Work Session
- May 19, 2026: Third Task Force Meeting
- Summer 2026: Additional Planning Commission and City Council Work Sessions
- Summer/Fall 2026: Planning Commission and City Council Public Hearings

ATTACHMENTS:

1. Resolution No. 3244
2. WC 4.132
3. WC 4.118
4. Review of Planning Commission and City Council discussions on waiver language
5. Packet of Options for Task Force April 21, 2026 meeting

ATTACHMENT 1

RESOLUTION NO. 3244

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING A REVIEW OF BUILDING HEIGHT WAIVER PROVISIONS IN THE WILSONVILLE CODE APPLICABLE TO TOWN CENTER.

WHEREAS, in May 2019, after a multi-year planning process, the City Council adopted Ordinance No. 835, establishing a new Town Center Plan for the redevelopment of the Wilsonville Town Center (the “Town Center Plan”), as well as amendments to the City Comprehensive Plan Text and Map, the Development Code, and the City Zoning Map relating to Town Center; and

WHEREAS, in Spring 2025, the City Council adopted its 2025-2027 Council Goals, which included Goal No. 4 focusing on communications and engagement; and

WHEREAS, the first outcome of Goal No. 4 seeks to provide information to the community to understand the Town Center Plan, Urban Renewal, and other funding sources for infrastructure to help inform future Council direction; and

WHEREAS, to achieve the first outcome, Strategy 4.2 states that, if there are specific areas of interest concerning the Town Center/Urban Renewal to review, to develop a strategy for the review with specific policy recommendations; and

WHEREAS, on December 1, 2025, consultants for the City provided information the City Council of community feedback concerning Town Center; and

WHEREAS, while community members generally were excited about local amenities, some of the concerns that were raised included concerns about losing a “small-town feel” and the building height of future development in the Town Center; and

WHEREAS, in response to this feedback, at its February 19, 2026 work session, the City Council deliberated whether to explore updates to the building height waiver provision applicable to the Town Center.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Wilsonville Code Review. The City Council hereby authorizes a review of building height waiver provisions in the Wilsonville Code applicable to the Town Center.

Section 2. Limited Duration Task Force. For this review, staff will establish a limited duration task force comprised of Wilsonville residents and business community members, including, but not limited to: (1) some original Town Center Task Force members; (2) business

owners within Town Center; (3) at least one member of the Development Review Board (as the body that must review waiver applications); (4) at least one member of the Planning Commission (as the body that must recommend to City Council revisions to the Development Code); (5) a Parks and Recreation Advisory Board member (as the body that recommends policies concerning park land within Town Center); and (6) additional community members not previously engaged in the Town Center public outreach.

Section 3. Timeline. This review process should generally follow the following timeline: (1) Task Force meetings in Spring 2026; (2) Planning Commission and City Council work session in Spring/Summer 2026; and (3) required public hearings in Summer/Fall 2026.

Section 4. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 2nd day of March, 2026, and filed with the Wilsonville City Recorder this date.

Signed by:

9FC7B198F01449B...
Shawn O'Neil, Mayor

ATTEST:

DocuSigned by:

E781DE10276B498...
Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Mayor O'Neil	YES
Council President Berry	YES
Councilor Cunningham	YES
Councilor Scull	YES
Councilor Shevlin	YES

Section 4.132. Town Center Zone.

(.01) The Town Center (TC) Zone applies to lands within the Town Center Comprehensive Plan Map designation. The TC Zone is a Planned Development Zone, subject to applicable Planned Development regulations (see Section 4.140 and 4.118). Where conflicts occur between these standards and other Development Code regulations or other ordinances, the provisions of this Chapter shall apply.

The purposes of the TC Zone are to:

- A. Implement the Town Center policies and implementation measures of the Comprehensive Plan.
- B. Implement the Wilsonville Town Center Plan recommendations for the Town Center Comprehensive Plan Map designation.
- C. Create a vibrant, walkable destination that inspires people to socialize, shop, live, and work.
- D. Support future development that transforms Town Center into the heart of Wilsonville.
- E. Foster active parks, civic spaces, and amenities that provide year-round, compelling experiences.
- F. Create a development pattern where Wilsonville residents and visitors come for shopping, dining, culture, and entertainment.

Sub-districts. The TC Zone includes four sub-districts (Figure 1):

- a. *Main Street.* A walkable and lively main street with a mix of active uses and three- to four-story buildings through the heart of Town Center along Parkway Avenue, which would extend south past Town Center Park to Wilsonville Road.
- b. *Neighborhood-Mixed Use.* Development would be primarily small-scale mixed-use, two- to three-story development, with neighborhood-serving commercial businesses or townhomes adjacent to Town Center Loop East and the existing residential neighborhoods. Neighborhood-mixed use provides a transition from single-family neighborhoods east of Town Center Loop East to the central portions of Town Center.
- c. *Mixed Use.* A variety of two- to four-story buildings throughout Town Center would provide the mix of residential, commercial and office uses the community is looking to have in Town Center. Moderate activity near Wilsonville Road would be commercially focused while the areas near Town Center Park would include more residential and mixed-use buildings.
- d. *Commercial-Mixed Use.* Allowing taller buildings, up to five stories, along I-5 and near the future bike/pedestrian bridge landing, would improve Town Center's visibility, help create a sense of place, and support the increased level of activity and economic vibrancy desired by community members, including additional employment opportunities, entertainment, and hospitality services. As proposed, residential uses in this area would be required to be buffered from I-5 by non-residential buildings.

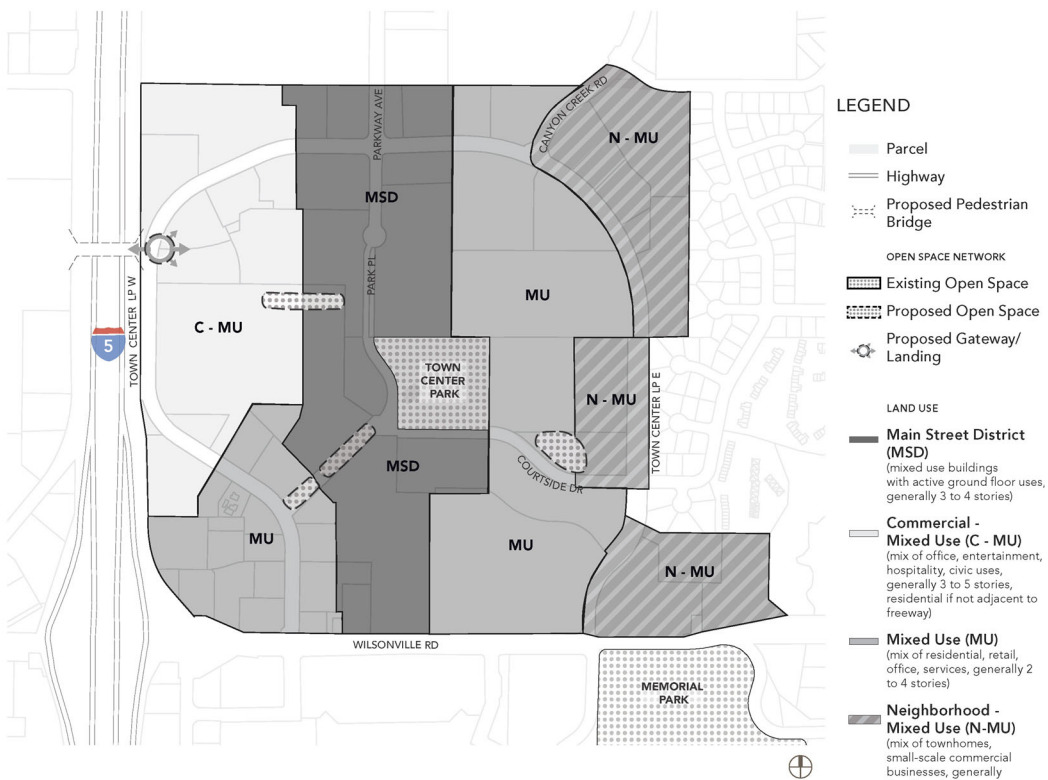
If a development site includes more than one sub-district, and the development of different portions of the parcel under different sub-districts is not feasible due to site size or other site constraints not related to proposed uses, the applicant may follow the standards for either sub-district within 50 feet of the sub-district boundary. The selection and application of the sub-district standards must provide for compatibility with any existing or approved development designed pursuant to the TC Zone standards and result in building orientation consistent with the building and street frontage requirements in Subsection 4.132(.06)B.

(.02) *Uses permitted anywhere in the TC Zone:*

- A. Open space.

- B. Multiple-family Dwelling Units, except in areas immediately adjacent to I-5 as noted in Subsection [4.132](.03)A. below within the Commercial-Mixed Use District.
- C. Public or private parks, playgrounds, recreational and community buildings and uses.
- D. Commercial recreation.
- E. Religious institutions.
- F. Retail sales and service of retail products, under a footprint of 30,000 square feet per use.
- G. Office, including medical facilities.
- H. Personal and professional services.
- I. Child and/or day care.
- J. Food service (e.g. restaurants, food carts, food cart pods).
- K. Beverage service (e.g. cafes, brewpubs, bars).
- L. Any of the above in mixed-use buildings.

Figure 1. Town Center Sub-Districts



(.03) *Permitted and Prohibited uses in specific sub-districts.* Figure 1, Land Use Sub-Districts, illustrates subareas of the Town Center where certain regulations apply. Below are use-related regulations for the sub-districts.

A. *Commercial-Mixed Use (C-MU):*

1. Additional permitted uses—Commercial recreation with outdoor facilities (e.g. cart track); single-user commercial or retail (e.g. grocery store or retail establishment) may exceed 30,000 square feet if located on more than one story of a multi-story building; cinemas.
 2. Multiple-family dwelling units are prohibited immediately adjacent to I-5. Multiple-family development must be buffered from I-5 by non-residential building(s).
 3. Uses with drive-through facilities—New uses with drive-through facilities (e.g. fast food, banks, car wash) are permitted in the C-MU sub-district, provided that they meet design and development standards for the TC Zone. Existing drive-through uses and facilities may be continued consistent with Section 4.189.
- B. *Main Street (MS):*
1. Uses with drive-through facilities - New uses with drive-through facilities (e.g. fast food, banks, car wash) are prohibited. Existing drive-through uses and facilities may be continued consistent with Section 4.189. In the MS sub-district, a change in use is prohibited for new drive-through uses.
- C. *Mixed Use (MU):*
1. Additional permitted uses—Single-user commercial or retail (e.g. grocery store or retail establishment) may exceed 30,000 square feet if located on more than one story of a multi-story building.
 2. Uses with drive-through facilities—New uses with drive-through facilities (e.g. fast food, banks, car wash) are permitted in the MU sub-district, provided that they meet design and development standards for the TC Zone. Existing drive-through uses and facilities may be continued consistent with Section 4.189.
- D. *Neighborhood Mixed Use (N-MU):*
1. Uses with drive-through facilities—New uses with drive-through facilities (e.g. fast food, banks, car wash), are prohibited. Existing drive-through uses and facilities may be continued consistent with Section 4.189. In the N-MU sub-district, a change in use is permitted if redeveloping an existing drive-through use with another drive-through use, consistent with the other standards of Section 4.189.

(.04) *Consistency with Street Network and Multi-modal Network:*

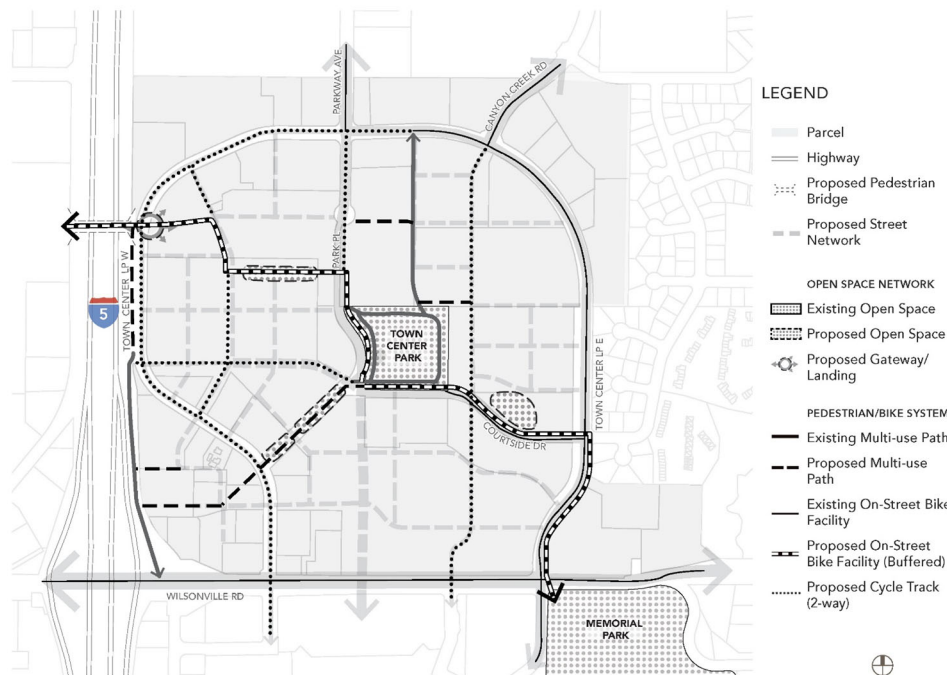
- A. All development will be consistent with the Street Network and Multi-modal Network, shown in Figures 2 and 3. Street and multi-modal facility locations are approximate and will be finalized as part of the development review process. The purpose of these plans are to support the creation of a highly connected and walkable Town Center where there are options for travel. The Development Review Board (DRB) may approve variations from Figures 2 and/or 3, if:
1. Existing development restricts the connection from being developed;
 2. Existing natural resources and/or open space would be adversely affected by construction of the facility and mitigation of those impacts is not feasible.
- B. If a street or other multimodal connection varies from Figures 2 and/or 3, equivalent connectivity and multi-modal travel options shall be provided as determined in a Transportation Impact Analysis prepared per Section 4.140 and approved by the City Engineer.
- C. All development shall provide transportation facilities consistent with the cross-sections in the Wilsonville Town Center Plan and applicable provisions of the Wilsonville Transportation System Plan subject to variations approved by the City Engineer.

- D. All franchise utilities shall be located underground within the public sidewalk.

Figure 2. Street Network



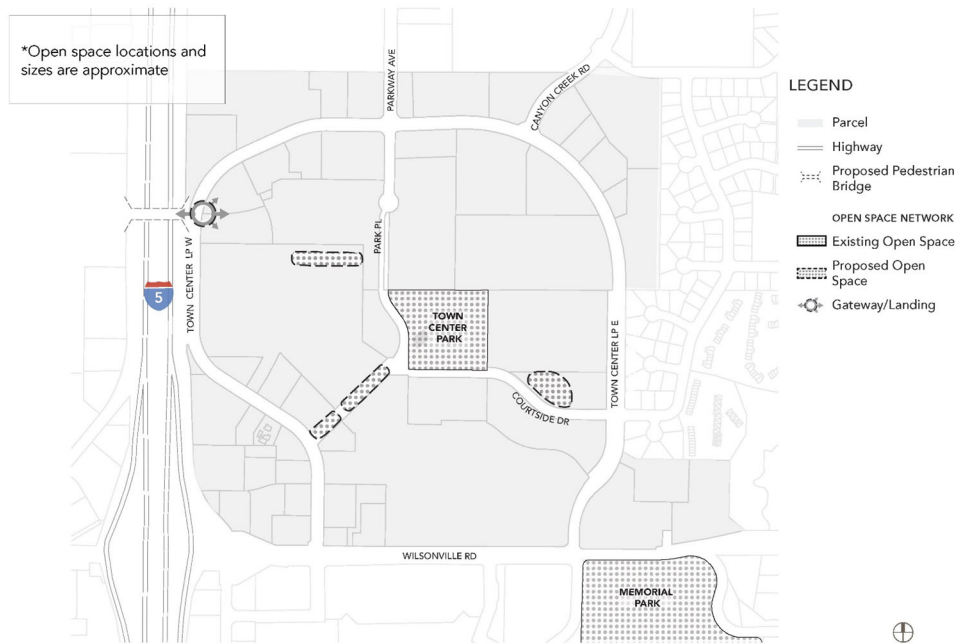
Figure 3. Multimodal Network



(.05) Consistency with Open Space Network:

- A. All development will be consistent with the Open Space Network, shown in Figure 4. The open space sizes and locations on Figure 4 are approximate and will be finalized as part of the development review process. The purpose of the plan is to create open spaces that are linked and serve as attractive amenities for Town Center. The Development Review Board may approve variations from Figure 4 if needed to accommodate existing development or physical constraints, and/or, preserve natural resources and open space. If an open space is varied, equivalent open space and open space linkage shall be provided.
- B. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

Figure 4. Open Space Network



(.06) Design and Development Standards:

- A. *Purpose and Intent.* The purpose of the design standards is to:
1. Provide high quality design in new development and redevelopment that promotes a sense of community identity and implements the Wilsonville Town Center Vision.
 2. Provide a well-defined pedestrian, bicycle and vehicular network, good connections to adjacent land uses and direct connections to transit stops.
 3. Provide quality and usable open space, increase street tree canopy, and create transitions between land uses.
 4. Provide sustainable development through the adaptive reuse of existing buildings and increase the use of low-impact development best practices.
 5. All development shall follow these standards except as permitted in Subsection 4.132(.06) D.
- B. *Building/Street Frontage Requirements.* Building and street frontage requirements in this section are intended to create an active pedestrian environment through sidewalk-facing ground floors and entryways with protection from the elements for pedestrians.

Table 1. Building/Frontage Design Standards.					
Street type	Main Street	Local Roads	Collectors	Arterial	Multi-Use Paths
Objective	Provides pedestrian-oriented and active building	Provides local access to adjacent development with	Provides capacity to accommodate multimodal transportation	Provides connectivity to regional system focused on	Provides bicycle, and pedestrian connectivity travel within

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	frontage on street.	pedestrian design focus. Local roads should also provide access to parking and service entrances.	access and connectivity to regional connections.	moving people. Access from adjacent multimodal networks is focused at signalized intersections.	Town Center and connections to larger bike/ped system.
Sidewalks	Required. Separated from curb by planting strip, tree wells, or rain gardens.	Required. Separated from curb by planting strip, tree wells, or rain gardens.	Required. Separated from curb by planting strip, tree wells, or rain gardens.	Required. Separated from curb by planting strip, tree wells, or rain gardens.	N/A
Sidewalk width (curb to building) [1]	12 feet, plus optional setbacks. 10 feet fronting Town Center Park.	12—14 feet, depending on local street option.	12—13.5 feet (per TSP).	13.5—16.5 feet (per TSP).	Varies—minimum 12 feet.
Landscaping type	Street trees and plantings, including rain gardens, rooftop gardens, plazas.	Street trees and plantings, including rain gardens, rooftop gardens, plazas.	See Section 4.176.	See Section 4.176.	See Section 4.176.
On-street parking	Parallel or diagonal parking required. Parklets and bicycle parking permitted in street [2].	Dependent on local road design (see cross section options). Parallel parking on both sides, or diagonal parking on one side, depending on ROW availability	Optional	Prohibited	N/A

		and street cross-section.			
Number of lanes	Two	Two	Two	Three to five	N/A
Bicycle facilities	See Figure 3. One-way buffered bike lanes required north of Town Center Park. Two-way cycle track adjacent to Town Center Park and on Courtside Drive from Park Place to Town Center Loop East.	Varies by local street option.	Buffered, one-way, except where two-way cycle track is recommended (see Figure 3).	Buffered, one way.	N/A
Minimum % of building along street frontage (see Figures 5.A through 5.D for typical site designs)	Minimum 70% of buildings facing main street. Buildings to be placed at corners with primary building access at or within 20 feet of the corner.	Minimum 50% of building facing a local street. Buildings to be placed at corners.	Minimum 50%	Minimum 50%	N/A
Location of parking	On street, behind building (surface or structured, above or below grade)), or at shared central location.	On street when allowed, behind or to the side of building. Off street parking is not permitted along main street frontage. Off-street parking prohibited at	To the back or side of building. Off-street parking prohibited at corners of public streets.	To the back or side of building. Off-street parking prohibited at corners of public streets.	N/A

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		corners of public streets.			
Parking access	Parking access provided via local street, alley, or midblock crossing. Alleys must be located more than 100 feet from another road or access point. Shared access is encouraged. Parking access is restricted on north/south main street unless no other access is feasible.	Parking access provided via local access street or alley.	Parking access provided via local street.	Not permitted. Access to be provided at signalized intersections and interior circulation system.	N/A
Driveway spacing standards	100 ft. min	100 ft. min	100 ft. min	N/A	N/A
Block length	Maximum block length is 400 ft. The maximum distance to a pedestrian mid-block crossing shall be 250 ft. Maximum mid-block crossing width up to 20 ft.	Maximum block length is 400 ft. The maximum distance to a pedestrian mid-block crossing shall be 250 ft. to provide pedestrian and parking access. Maximum mid-block crossing width up to 30 ft.	N/A	N/A	N/A

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Typical vehicle speed	20—25 mph	20—25 mph	25—30 mph	25—35 mph	N/A
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- [1] Sidewalk width includes landscaping area. Tree wells shall include root barriers, the use of structural soils, soil cells, or other means to minimize impacts to sidewalks or roadway from root intrusion.
- [2] A maximum of two parklets are permitted per block, per side of street.

Figure 5.A. Building Placement and Location of Parking, Main Street Intersection (typical)

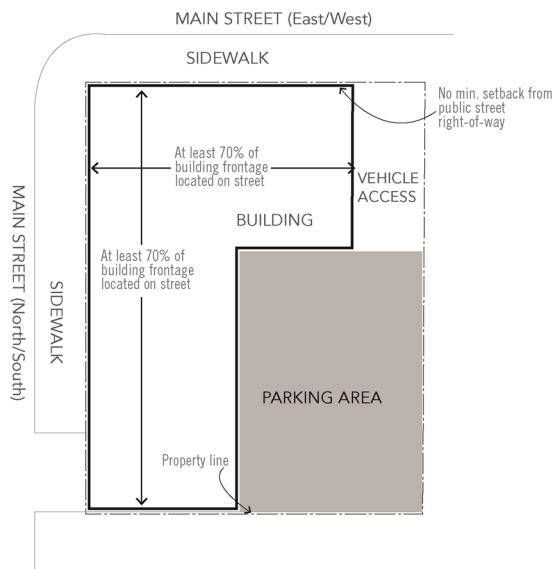


Figure 5.B. Building Placement and Location of Parking, Main Street/Local Street Intersection (typical)

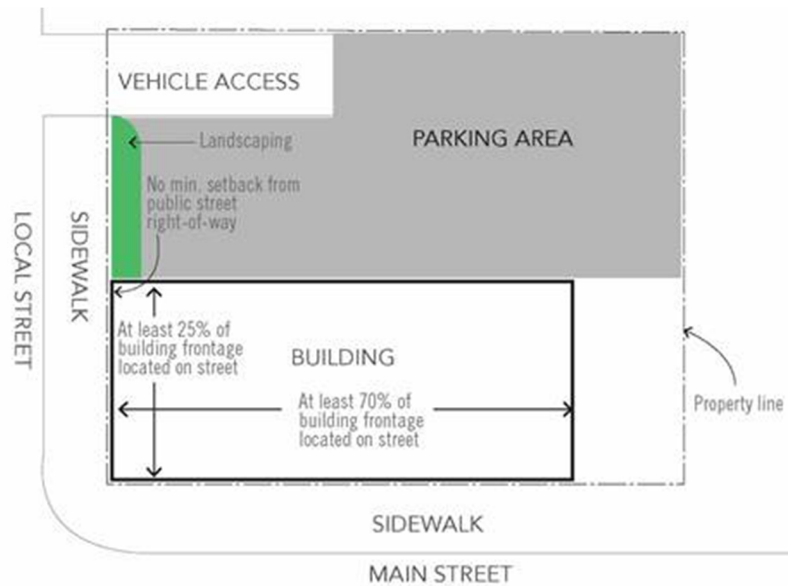


Figure 5.C. Building Placement and Location of Parking, Local Street/Local Street Intersection (typical)

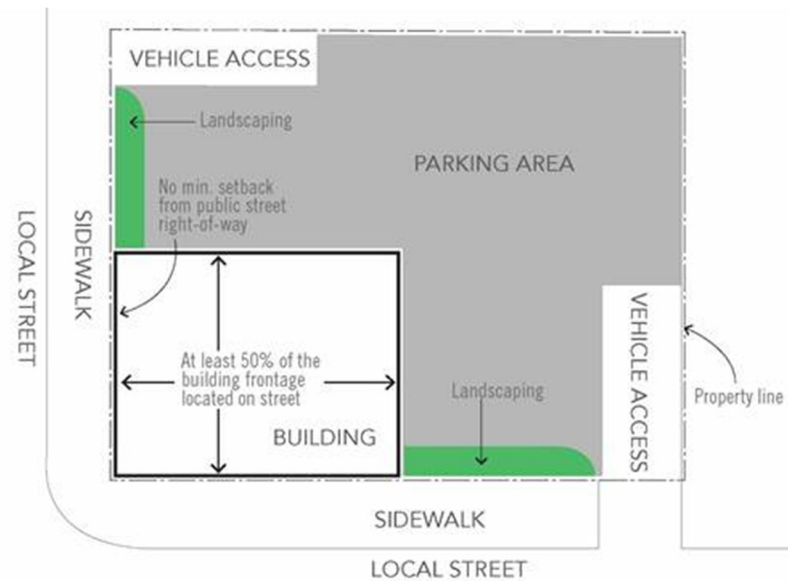
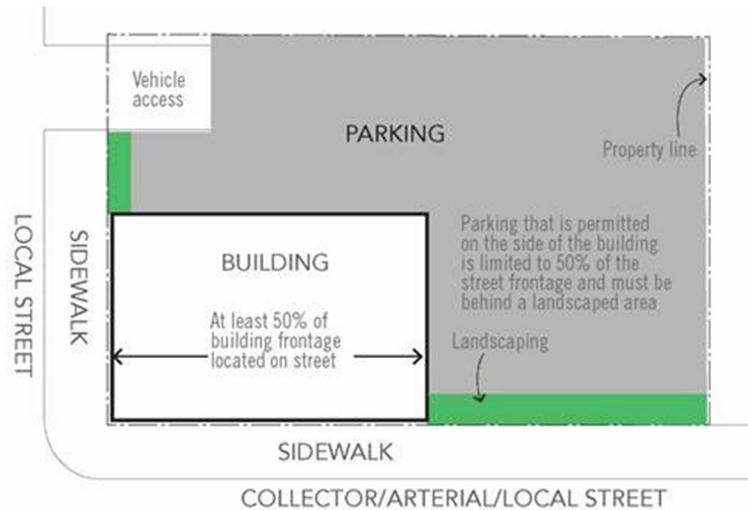


Figure 5.D. Building Placement and Location of Parking, Arterial/Collector/Local Street frontage (typical)



- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park	N/A	N/A	N/A

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	Place/Courtside Drive intersection.			
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. **Waivers to Development Standards.** Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of Section 4.118 (.03) if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.

5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

E. **Building Placement.** Buildings shall meet the following standards:

1. Main Streets and Local Streets. Where parcels are bounded by a main street and perpendicular street, buildings shall be located at the street intersection. For parcels with frontage only on one street or if a building is already located at the street intersection, the new building shall be located immediately adjacent to existing building to create a continuous building façade with adjacent buildings. Street frontage requirements for main street are a minimum of 70 percent of the lot frontage. Off-street parking shall be located behind buildings fronting main street, either on surface or tuck under lot, parking structure, or at a central off-site parking facility located within the TC boundary.
2. If a parcel fronts two or more different street design classifications, the primary building entrance shall front the following in order of priority: main street, local street, collector street.
3. Minimum building frontage requirements for a local street shall be 25 percent if the development also fronts main street.
4. Minimum building frontage requirements for a local street shall be 50 percent if the development fronts another local street.
5. For parcels that do not front a main street or a local street, the minimum building frontage shall occupy a minimum 50 percent of the lot frontage.
6. The Development Review Board may approve variations from building placement standards if existing development, physical constraints, or site circulation and access are infeasible. If the Development Review Board determines that a variation from building placement standards is required, building placement should be prioritized as follows:
 - a. If the development is adjacent to main street, the primary frontage of the building shall remain on main street with variation from this standard occurring on a side street.
 - b. If the development is adjacent to the main streets (e.g. Park Place and Courtside Drive) the primary frontage shall be on Park Place with the variation occurring on Courtside Drive.
 - c. If the development is adjacent to two local streets, the primary frontage shall be on the north/south local street with the variation occurring on east/west local street.

- F. *Building Setbacks.* The minimum building setback from public street rights-of-way shall be zero feet; the maximum building setback shall be 20 feet for MSD and N-MU districts. The maximum setback shall be ten feet for all other districts. No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.
- G. *Front Yard Setback Design.* Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.
- H. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials. Building entrances at a corner adjacent to a public street intersection are encouraged.
- I. *Parking Location and Landscape Design:*
1. Parking for buildings adjacent to public street rights-of-way must be located to the side or rear of newly constructed buildings, except for buildings fronting main street, where parking must be located behind the building, either surface, tuck under or structured (above or below grade). For locations where parking may be located to the side of the building, parking is limited to 50 percent of the street frontage and must be behind a landscaped area per Section 4.176.
 2. Within off-street parking lots, all parking spaces, except for those designated for ADA accessible space or deliveries, shall be shared spaces. Designation for individual uses is not permitted.
 3. Within off-street parking lots, time limitations may be placed on parking spaces to encourage parking turnover. This includes time limitations to pickup and drop off of goods from area businesses (e.g. drycleaner, bank ATM etc.).
- J. *Parking Garages and Off-street Parking Access.* Parking garages must meet all building standards identified within this section. Off street access to a parking lot or garage should be located to minimize conflicts with pedestrians and must be provided from an alley or local street.
- K. *Plaza Areas.* The following plaza design standards are intended to enhance the overall site layout and ensure that plaza areas are designed as an accessible amenity.
1. Plaza space shall be required when a mixed-use or commercial development or redevelopment involves a gross site area greater than two acres. When a plaza is required as a percentage of the overall required open space the plaza space shall incorporate at least three of the following elements:
 - a. One seating space is provided for every 250 square feet of plaza area and/or public space. The seating space requirement may be met by providing benches, chairs, and/or seat-walls. Areas actively used for public outdoor cafes are exempted from the calculation in the seating area requirement. Remaining plaza areas must meet the seating requirement.
 - b. Structures such as pergolas, canopies, awnings, arcades, or other similar elements to provide shade and rain coverage. Structures should provide coverage for year-round use of the plaza.
 - c. Notwithstanding trees required to satisfy the open space requirement, additional trees are provided at a rate of one tree per 800 square feet of plaza or public space area.
 - d. Water features.

- e. Public art. Public art that is proposed or provided must satisfy all of the following requirements:
 - i. The art must be designed and produced by a professional artist;
 - ii. The art must relate in terms of scale, material, form and content to immediate and adjacent buildings and architecture, landscaping or other settings so as to complement the site and its surroundings;
 - iii. The art must demonstrate excellence in craftsmanship, originality in conception, and integrity of materials. Interactive art is encouraged;
 - iv. Minimal maintenance must be adequate for preserving the long-term integrity and enjoyment of the art, as evidenced by a maintenance plan submitted with the public art proposal;
 - v. Art in private construction projects must be maintained by the property owner in a manner acceptable to the City in accordance with a maintenance plan submitted with the art proposal;
 - vi. The art must meet all applicable building code requirements.
 - vii. The art must be accompanied by an identifying plaque that features the artist's name, artwork title and date of completion. This plaque must be made of a durable material and be installed permanently near the art.
- f. Activity areas including but not limited to outdoor cafes, retail spaces, and/or programmed spaces that accommodate entertainment, meetings, educational activities, and play areas.
- g. Pedestrian-scale wayfinding.
- 2. Plaza areas shall be visible and accessible from adjacent streets or pedestrian areas. A minimum of 75 percent of the plaza frontage shall provide direct unobstructed access from adjacent streets.
- 3. Stormwater management facilities shall be integrated into the plaza design and used as an amenity to the greatest extent possible.
- 4. No less than 20 percent or more than 60 percent of the plaza area shall be utilized for planted landscaping, including stormwater detention areas. All other areas shall be composed of hardscaping.
- 5. The minimum size of a plaza shall be 2,000 square feet.
- 6. Litter receptacles shall be provided at a minimum of four cubic feet of capacity per 800 square feet of open plaza space.
- L. *Drive Through Facilities.* A drive-through facility shall be subject to the following standards:
 - 1. Shall only be permitted if the building also includes indoor seating.
 - 2. Shall not be permitted on parcels with frontage on a main street.
 - 3. All traffic queuing using the drive through facilities shall be accommodated on site and shall not conflict with bicycle and pedestrian mobility adjacent to the site.
 - 4. A drive-through lane shall not be located in the area between a building and a public street and the drive-through windows shall not face a public street.
 - 5. In addition to standards for drive throughs, buildings with drive-through facilities shall also meet standards for primary building access (Subsection 4.132(.06)M.2.h.).

6. Drive-through facilities shall be clearly marked with signage to avoid conflict with on site and adjacent pedestrian and bicycle facilities.

Figure 6. Drive Through Facilities in Town Center, if not enclosed in a structure (typical)



M. Building Design Standards:

1. General Provisions:

- a. The first-floor façade of all buildings, including structured parking facilities, shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.
- b. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.
- c. Architectural features and treatments shall not be limited to a single façade. All visible sides of a building from the street, whether viewed from public or private property, shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.
- d. Green building techniques are encouraged, which could include the use of green roofs, gray water and water harvesting, and/or LEED certification of buildings.

2. Design Standards:

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- [a.] All buildings, including parking garages, shall comply with the following design standards. Building facade windows are required on all street-facing facades (see Figure 7), as follows:

Ground Story: Mixed Use and Non-Residential	60% of facade
Upper Stories: Mixed Use	30% of facade
Ground Story: Residential Only	30% of facade

- i. Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.
- ii. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.
- iii. *Ground floor windows.* All street-facing elevations within the building setback (zero to 20 feet) along public streets shall include a minimum of 60 percent of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area and for glass doorway openings to ground level. Up to 50 percent of the ground floor window requirement may be met on an adjoining elevation as long as the entire requirement is located at a building corner.
- iv. Street-facing facades that contain vehicle parking, such as a parking structure, do not have to provide windows but shall provide facade openings that meet the minimum required window area. If required facade openings do not contain glass, they may contain architectural elements that are no more than 30 percent sight-obscuring.

b. *Building Facades:*

- i. Facades that face a public street shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure 8). No building facade shall extend for more than 250 feet without a pedestrian connection between or through the building (see Figure 11).
- ii. Buildings more than three stories are required to step back six feet from the building facade at the beginning of the fourth story.

Figure 7. Window Placement and Percentage of Facade

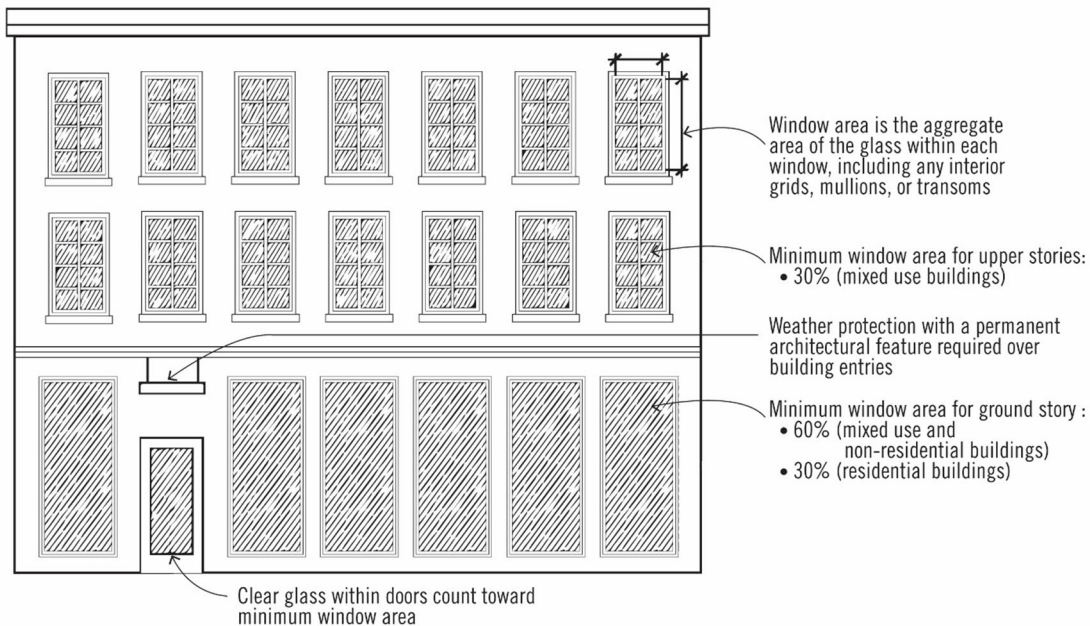
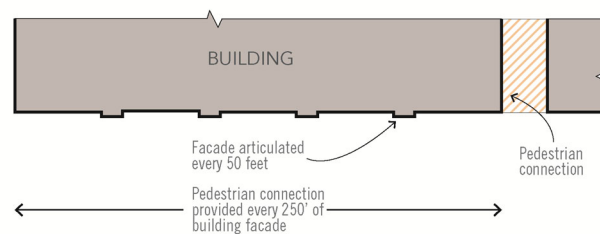
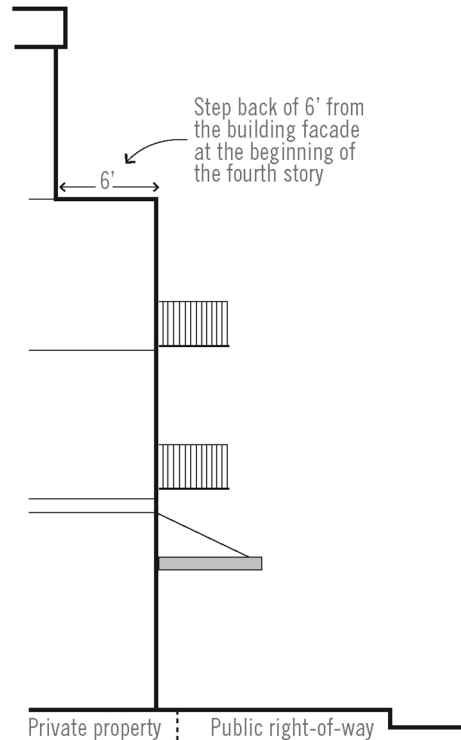


Figure 8. Building Facade Articulation and Stepbacks





c. *Weather Protection (for non-residential and mixed-use buildings):*

- i. A projecting facade element (awning, canopy, arcade, or marquee) is required on the street-facing facade. Within the MSD sub-district, weather protection shall be provided across the entire length of the building frontage.
- ii. All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.
- iii. Weather protection shall be maintained and in good condition.
- iv. Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk.
- v. The projecting facade element shall not extend into amenity zone or conflict with street lights. If the projecting facade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.
- vi. Awnings shall match the width of storefronts or window openings.
- vii. Internally lit awnings are not permitted.
- viii. Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.

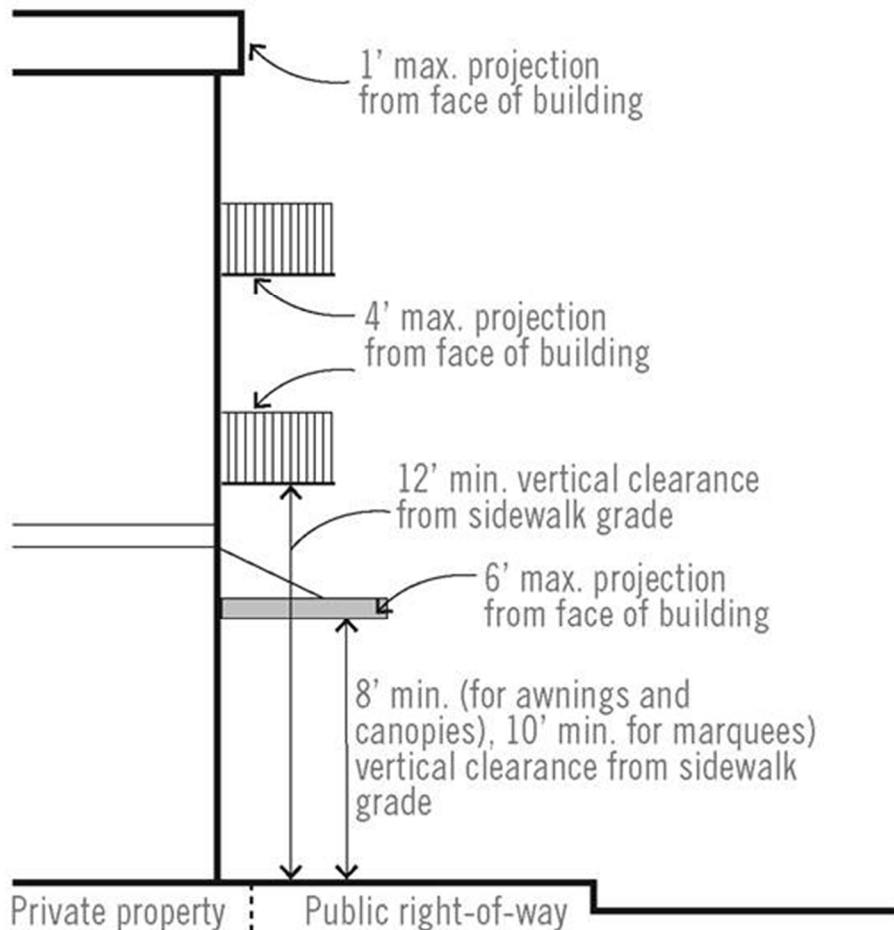
d. *Building Materials.* Plane concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block where

the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

- e. *Roofs and roof lines.* Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.
- f. *Rooftop features/equipment screening:*
 - i. The following rooftop equipment does not require screening:
 - Solar panels, wind generators, and green roof features;
 - Equipment under two feet in height.
 - ii. Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.
 - iii. Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.
 - iv. All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view and from views from adjacent buildings.
 - v. On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.
 - vi. Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.
 - vii. Required screening shall not be included in the building's maximum height calculation.
- g. *General Screening.* Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.
- h. *Primary Entry.*
 - i. *For commercial/institutional/mixed-use buildings:*
 - At least one entry door is required for each business with a ground floor frontage.
 - Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
 - All primary ground-floor common entries shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entries shall not be oriented to the interior or to a parking lot.
 - Courtyards, plazas and similar entry features may be utilized to satisfy the building entrance requirement when these features are designed to connect the adjacent street edge to the main building entrance.

-
- ii. *For residential buildings:*
 - *Entry door.* The primary public entrance to each building unit shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
 - All primary ground-floor common entries of multifamily buildings or individual unit entries of attached residential units that front the street shall be oriented to the street or public right-of-way, not to the interior or to a parking lot.
 - i. *Building projections.* Building projections are allowed as follows (see Figure 9):
 - i. Architectural elements such as eaves, cornices and cornices may project up to one foot from the face of the building.
 - ii. Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical clearance of 12 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.
 - iii. See also Subsection 4.132(.06)M.2.C. for standards related to weather protection.

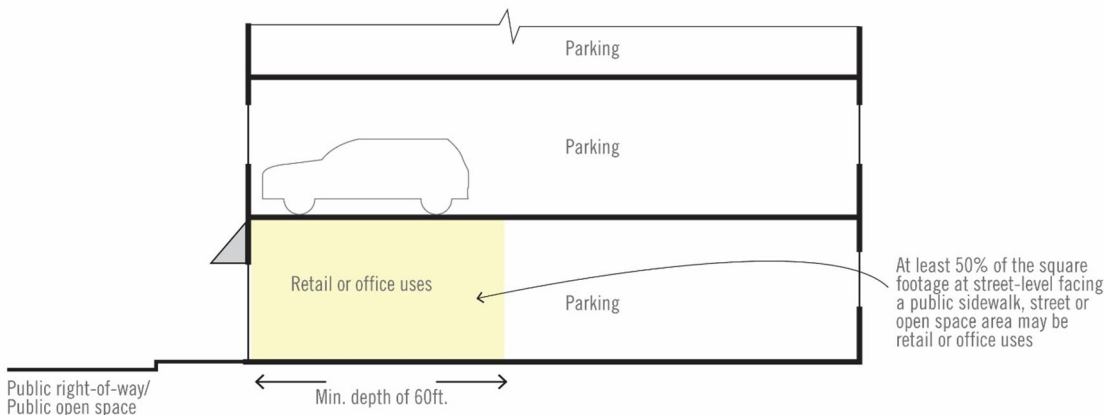
Figure 9. Building Projections



- N. *Off Street Parking and Loading.* Parking standards are identified in Section 4.155.
- O. *Parking within a Building or Structure:*
 - 1. Parking structures shall be designed to allow reuse of the building for non-parking uses, such as office or residential uses.
 - 2. The ground floor façade of a structured parking facility that abuts a public sidewalk, street, or open space and that is not occupied by entrances, exits, or waiting areas shall be designed and constructed with a minimum unfinished floor to ceiling height of 15 feet in order to allow occupancy by uses other than parking that are permitted in the underlying district (see Figure 10).
 - 3. Parking structures located in the MSD and adjacent to a public street shall contain retail or office uses on the first floor fronting the street or be wrapped with development of equal or greater height than the parking structure. At least 50 percent of a street-level floor facing a public sidewalk, street, or open space area shall contain retail or office uses to a minimum depth of 60 feet.

4. Facade openings that face a public street or open space shall be vertically and horizontally aligned and all floors fronting on those facades shall be level, not inclined.
5. The first floor facade of a parking structure located adjacent to a public street shall include at least three architectural elements such as arcades, windows, awnings, overhangs, screens, grills, louvers or other similar non-opaque features.
6. Parking structures shall be designed so that motorized vehicles parked on all levels of the structure are screened to a minimum height of 42 inches.
7. Where the upper floors of above-ground parking structures are visible from a public street, such surfaces shall include architectural or vegetative finishes.
8. Within a surface parking lot or structure, the bicycle spaces, carpool, vanpool, shared car, or electric vehicle charging spaces should be placed in preferred locations relative to the street, the building entrances, and the primary pedestrian routes within and around the project site.

Figure 10. Parking Structure-Ground Floor Design

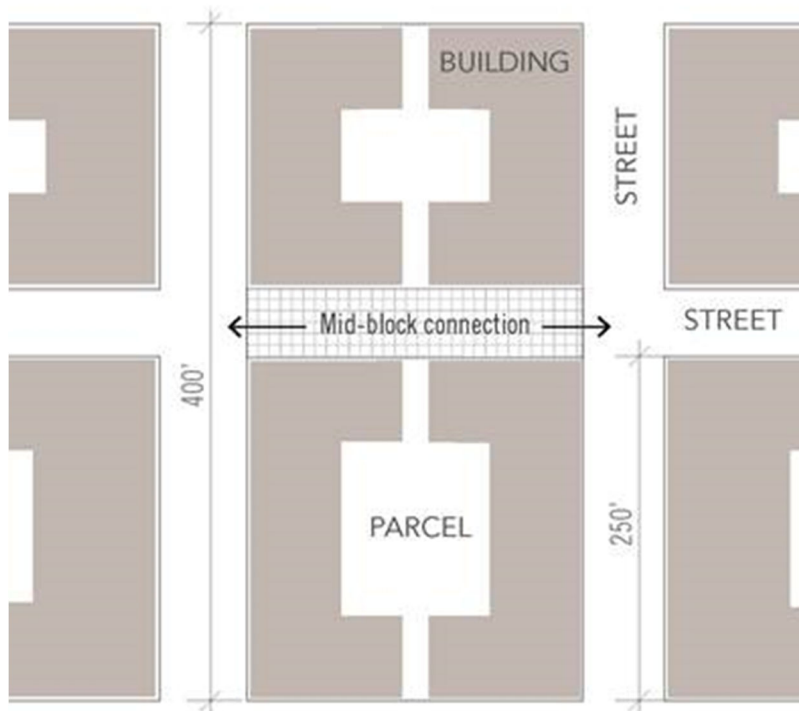


P. Street Connectivity:

1. **Purpose.** The purpose of these standards and procedures is to create safe, comfortable, and attractive streetscapes for pedestrians, improve connectivity for all modes of travel, and remove barriers for small-scale incremental development.
2. **General Provisions.** This section contains the standards and procedures for improvements to public transportation facilities for all property located in the Wilsonville Town Center Boundary, including specific standards for vehicle, pedestrian, bicycle, and transit facilities. The terms "transportation facilities" and "transportation improvements" generally include those facilities, or improvements to those facilities, that accommodate all modes of travel that are usually located in public rights-of-way, also commonly referred to as streets. "Frontage improvements" are transportation improvements immediately adjacent to a proposed development's street frontage. "Off-site improvements" are transportation improvements not adjacent to a proposed development's street frontage.
3. **Transportation Facility Standards:**
 - a. **Intersection design and spacing:**

- i. Transportation facilities shall be designed and constructed in conformance to the applicable section of the City Development Code and to the City's Public Works Standards.
 - ii. Street intersections shall have curb extensions to reduce pedestrian crossing distances unless there are other standards that apply, such as areas with flush curbs.
 - iii. New street intersections, including alleys, are subject to approval by the City Engineer.
- b. *Transportation network connectivity:*
- i. Minimum required transportation improvements are identified in the Wilsonville Town Center Plan. Alleys are encouraged but not required. Private streets are prohibited.
 - ii. Bicycle and pedestrian connections are required where the addition of a connection would link the end of a permanent turnaround to an adjacent street or provide a midblock connection through a long block. A mid-block connection is required where at least one block face is 400 feet or more in length (see Figure 11). A required connection must go through the interior of the block and connect the block face to its opposite block face. The mid-block crossing shall be demarcated with paving, signage, or design that clearly demarcates the crossing is designated for pedestrian and bicycle crossings.

Figure 11. Mid-Block Pedestrian and Bicycle Connections



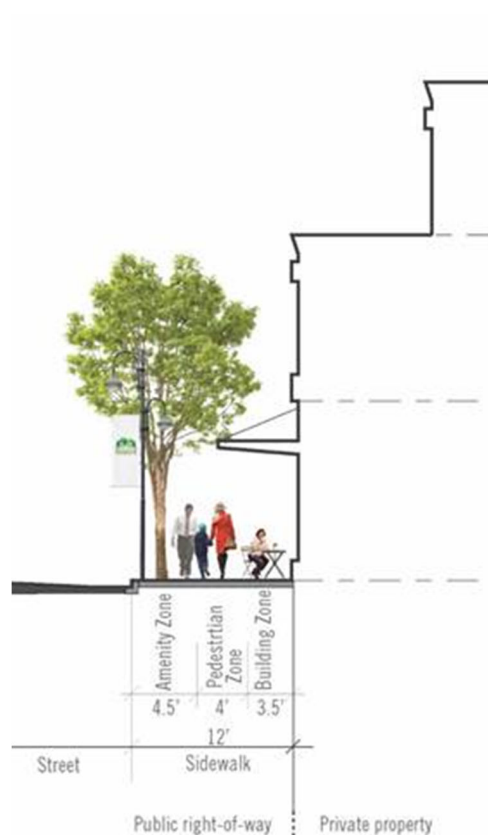
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- iii. Streets shall be extended to the boundary lines of the proposed development where necessary to give access to or allow for future development of adjoining properties.
 - Any required or proposed new streets through or along the boundary of the proposed development shall be accompanied by a future street plan. The future street plan shall show that it is feasible to extend all required or proposed new streets onto adjoining properties to the satisfaction of the City Engineer.
 - Temporary turnarounds shall be constructed for street stubs in excess of 150 feet in length. Drainage facilities shall be constructed to properly manage stormwater runoff from temporary turnarounds.
 - Street stubs to adjoining properties shall not be considered permanent turnarounds, unless required and designed as permanent turnarounds, since they are intended to continue as through streets when adjoining properties develop.
 - Reserve strips may be required in order to ensure the eventual continuation or completion of a street.
- iv. Permanent dead end streets are not allowed except where no opportunity exists for creating a through street connection. Dead end streets shall meet all fire code access requirements and shall only be used where topographical constraints, protected natural resource areas, existing development patterns, or strict adherence to other City requirements precludes a future street connection. The lack of present ownership or control over abutting property shall not be grounds for a dead end street.
- v. *Street design.* All streets are subject to the standards illustrated in the Wilsonville Town Center Plan.
- vi. Street trees shall be required along all street frontages. The minimum number of required street trees shall be determined by dividing the length (in feet) of the proposed development's street frontage by 30 feet. When the result is a fraction, the number of street trees required shall be the nearest whole number.
- x. Sidewalks shall have a minimum unobstructed width of six feet for pedestrian through travel. Permanent structures or utilities within the required pedestrian through-travel area are restricted unless approved by the City Engineer. Sidewalk area outside of the required through-travel area may be used for landscaping, pedestrian amenities such as permanent street furniture, bicycle parking, trash cans, and drinking fountains.
- xi. Temporary placement of customer seating, merchandise display, temporary A-frame signs or other uses by businesses adjacent to the street shall be placed within the amenity or building zone in front of the business (see Figure 12). The building zone may be extended into the pedestrian zone in front of the building if a minimum of four feet is provided for the pedestrian through area. Placement of any temporary uses requires a temporary right-of-way use permit and approval by the City Engineer.
- xii. Temporary signs, such as A-Frames, are permitted within Town Center provided the temporary sign meets the following standards:

- One temporary sign is allowed per public entrance to buildings.
 - Temporary signs may be up to 12 square feet in area. Only one side of a portable sign will be counted. The vertical dimension of the sign including support structure may be no greater than 42 inches.
 - Signs may be placed in front of the building only during business hours.
 - Electrical signs and changing image sign features are prohibited.
- xi. Off street paths shall meet the City's path standards identified in the Transportation system plan, unless noted otherwise in the Wilsonville Town Center Plan. The location and type of facility shall be consistent the trail and open space, and street cross section illustrated in the Wilsonville Town Center Plan. Trail widths may be reduced where constrained by existing development, protected natural resource areas, or topography as determined by the City Engineer.

Figure 12. Sidewalk Furnishing and Pedestrian Through Zones



(Ord. No. 835, 6-5-2019)

Section 4.118. Standards Applying to all Planned Development Zones.

(.01) *Height Guidelines.* In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
- B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.
- C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.
- D. In no case shall the height of duplexes, triplexes, fourplexes, or townhouses be limited to less than the maximum height allowed for detached single-family dwellings in the same zone. In addition, in no case shall the height of triplexes, fourplexes, or townhouses be limited to less than 25 feet.

(.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

- 1. Minimum lot area;
- 2. Lot width and frontage;
- 3. Height and yard requirements;
- 4. Lot coverage;
- 5. Lot depth;
- 6. Street widths;
- 7. Sidewalk requirements;
- 8. Height of buildings other than signs;
- 9. Parking space configuration and drive aisle design;
- 10. Minimum number of loading spaces;
- 11. Shade tree islands in parking lots, provided that alternative shading is provided;
- 12. Fence height;
- 13. Architectural design standards, including residential design standards;
- 14. Transit facilities;
- 15. On-site pedestrian access and circulation standards;
- 16. Solar access standards, as provided in section 4.137;
- 17. Open space in the Frog Pond West Neighborhood in the Residential Neighborhood zone; and;
- 18. Lot orientation.

- B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:
1. Open space requirements in residential areas, except that the Board may waive or reduce open space requirements in the Frog Pond West Neighborhood in the Residential Neighborhood zone. Waivers in compliance with [Section] 4.127(.09)(B)(2)(d);
 2. Minimum density standards and housing variety standards in residential zones. The required minimum density may be reduced by the Board in the Residential Neighborhood zone in compliance with [Section] 4.127(.06) B; and
 3. Minimum landscape, buffering, and screening standards.
- C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:
1. Maximum number of parking spaces;
 2. Standards for mitigation of trees that are removed;
 3. Standards for mitigation of wetlands that are filled or damaged; and
 4. Trails or pathways shown in the Parks and Recreation Master Plan.
- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and
- E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following, except that no additional requirements or restrictions can conflict with established clear and objective standards for residential development or be grounds for denying a residential development proposal when the applicant has selected the clear and objective path for approval:
1. Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.
 2. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.
 3. The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street or private drive.
 4. Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.
 5. Location and size of off-street loading areas and docks.
 6. Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.
 7. Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation which would have an adverse effect on the present or potential development on surrounding properties.
 8. Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.

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9. A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.
 10. Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.
 11. Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to 110 percent of the cost of the landscaping and installation may be required.
 12. A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.
- (.04) The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.
- (.05) The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:
- A. *Recreational Facilities:* The Director, Board, or Council, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development consistent with adopted Park standards and Parks and Recreation Master Plan.
 - B. *Open Space Area:* Whenever private and/or common open space area is provided, the City shall require that an association of owners or tenants be established which shall adopt such Articles of Incorporation, By-Laws or other appropriate agreement, and shall adopt and impose such Declaration of Covenants and Restrictions on such open space areas and/or common areas that are acceptable to the Development Review Board. Said association shall be formed and continued for the purpose of maintaining such open space area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain said open space area for the purposes intended. The period of existence of such association shall be not less than 20 years and it shall continue thereafter and until a majority vote of the members shall terminate it, and the City Council formally votes to accept such termination.
 - C. *Easements:* Easements necessary to the orderly extension of public utilities, and the protection of open space, may be required as a condition of approval. When required, such easements must meet the requirements of the City Attorney prior to recordation.
- (.06) Nothing in this Code shall prevent the owner of a site that is less than two acres in size from filing an application to rezone and develop the site as a Planned Development. Smaller properties may or may not be suitable for such development, depending upon their particular sizes, shapes, locations, and the nature of the proposed development, but Planned Developments shall be encouraged at any appropriate location.
- (.07) *Density Transfers.* In order to protect significant open space or resource areas, the Development Review Board may authorize the transfer of development densities from one portion of a proposed development to another. Such transfers may go to adjoining properties, provided that those properties are considered to be part of the total development under consideration as a unit.

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- (.08) *Wetland Mitigation and other mitigation for lost or damaged resources.* The Development Review Board may, after considering the testimony of experts in the field, allow for the replacement of resource areas with newly created or enhanced resource areas. The Board may specify the ratio of lost to created and/or enhanced areas after making findings based on information in the record. As much as possible, mitigation areas shall replicate the beneficial values of the lost or damaged resource areas.
- (.09) *Habitat-Friendly Development Practices.* To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:
- A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;
 - B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§ 1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§ 300f et seq., and including conditions or plans required by such permit;
 - C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and
 - D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.

(Ord. No. 674, 11-16-2009; Ord. No. 682, 9-9-2010; Ord. No. 719, 6-17-2013; Ord. No. 806, 7-17-2017; Ord. No. 892, § 2(Exh. A), 12-2-2024; Ord. No. 899, § 2(Exh. A), 8-4-2025)

ATTACHMENT 4

1. August 8, 2018 Planning Commission Work Session
 - a. Staff Report with outreach summaries, draft Plan Maps and cross-sections, and draft Code and design guidelines (draft Code on pp: 65-80):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/12621/iii.a.town_center_plan_bateschell_45_minutes.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12621/wpc_aug_8_2018_final.pdf
 - c. Video: https://www.youtube.com/watch?v=455CF_bKG7M
 - i. 2:16:03-2:27:28
2. October 10, 2018 Planning Commission Work Session
 - a. Staff Report with draft Comp Plan, Development Code, Feasibility Analysis, and Traffic Analysis (draft Code on pp. 115-155):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/12641/iii.a.town_center_plan.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12641/oct_10_2018_final.pdf
 - c. Video
<https://www.youtube.com/watch?v=OUfR0b1Itcl&list=PLtMnfUI4sX9PJ9Xa3XOTJ4aZSC1waZa9c&index=85>:
 - i. 1:29:07-1:33:15
3. November 14, 2018 Planning Commission Work Session
 - a. Staff Report with draft Implementation Strategies and draft Development Code (draft Code on pp: 24-49):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/12651/iii.a.town_center_plan.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12651/nov_14_2018_final.pdf
 - c. Video <https://www.youtube.com/watch?v=Nt0UDSiD4TU>:
 - i. 1:47:17-2:41:50
4. January 9, 2019 Planning Commission Work Session (**this is the key work session where a waiver option was discussed**)
 - a. Draft Comp Plan and Code language (draft Code on pp. 109-152):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning/page/5101/appendix_a.tc_comprehensive_plan_and_development_code_amendments.pdf

- b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12671/wpc_jan_9_2019_final.pdf
 - c. Video <https://www.youtube.com/watch?v=uPLEhCdV3mE>:
 - i. 1:36:08-2:23:04
5. February 4, 2019 City Council Work Session
- a. Packet with draft Code language (draft Code on pp. 118-145; waiver language on page 130):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/packets/27681/2.4.19_council_packet.pdf
 - b. Video <https://www.youtube.com/watch?v=o9SFFARk5hQ&feature=youtu.be>:
 - i. 54:43-55:43;
 - ii. 1:01:28-1:04:42 (discussion about public art in waiver language);
 - iii. 1:36:45-1:43:18 (floorplate discussion)
6. March 19, 2019 Planning Commission Public Hearing
- a. Staff Report:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/88931/ii.a._town_center_plan_90_minutes.pdf
 - i. Appendix A to Staff Report with draft Comprehensive Plan update and draft Code (draft waiver language on pp. 123-124):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/130200/appendix_a._comprehensive_plan_and_development_code_amendments_v4.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/88931/wpc_march_13_2019_final.pdf
 - c. Video <https://www.youtube.com/watch?v=osW7bhkI0oY>:
 - i. 25:28-26:56;
 - ii. 29:42-37:00;
 - iii. 55:38-2:01:11
7. April 15, 2019 City Council Public Hearing
- a. Council packet (errata sheet with minor revisions to waiver language on p. 42 of packet):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/packets/27741/4.15.19_council_packet.pdf
 - b. Comp Plan and Development Code (Code on pp. 109-181, waiver language on pp. 123-124):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/27741/wilsonville_town_center_plan_-_appendix_a._comprehensive_plan_and_development_code_amendments_v4.2.pdf

Option 1

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

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(Supp. No. 6)

Option 1

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
 - [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
 - [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
 - [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
 - [5] This standard does not apply to residential only buildings.
 - [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.
- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers within the MU and C-MU sub-districts to: (a) increase the size of the ground floor of a building floorplate; (b) decrease and/or the number of stories of a building; or (c) increase the number of stories of a building by one story within the MU and C-MU sub-districts, so long as the applicant meets the requirements inconsistent with the provisions of Section 4.118 (.03) and-if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories of a building is in addition to the allowed bonus floor identified in Table 2, Note 4. Notwithstanding Section 4.118(.03), waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver under Section 4.118(.03) absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

Option 1

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....

OPTION 2

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

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(Supp. No. 6)

OPTION 2

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
 - [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
 - [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
 - [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
 - [5] This standard does not apply to residential only buildings.
 - [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.
- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.
- The Development Review Board (DRB) may approve waivers within the MU and C-MU sub-districts to: (a) increase the size of the ground floor of a building floorplate; (b) decrease and/or the number of stories of a building; or (c) increase the number of stories of a building by one story within the MU and C-MU sub-districts, so long as the applicant meets the requirements inconsistent with the provisions of Section 4.118 (.03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.118(.03), waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver under Section 4.118(.03) absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

OPTION 2

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....

OPTION 3

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

OPTION 3

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
 - [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
 - [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
 - [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
 - [5] This standard does not apply to residential only buildings.
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- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers within the MU and C-MU sub-districts to: (a) increase the size of the ground floor of a building floorplate; or (b) decrease and/or the number of stories of a building. Within the MU sub-district, the DRB may also approve a waiver to increase the number of stories of a building by one story within the MU and C-MU sub-districts. Any waiver sought under this subsection D must meet the requirements inconsistent with the provisions of Section 4.118 (.03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories of a building is in addition to the allowed bonus floor identified in Table 2, Note 4. Notwithstanding Section 4.118(.03), waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver under Section 4.118(.03) absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

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1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

OPTION 3

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

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OPTION 4

Section 4.132. Town Center Zone.

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(.06) *Design and Development Standards:*

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Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
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Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

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5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

OPTION 4

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....



Chart of Town Center Building Height Waiver Alternative Options 1-4

Options	Allow Additional Story [^] in MU?*	Allow Additional Story in CMU?	Allow Additional Story AND Bonus Story for Aff Hsg?
Option 1	Yes (max = 5 stories)	Yes (max = 6 stories)	Yes (max = 6 & 7 stories)
Option 2	Yes (max = 5 stories)	Yes (max = 6 stories)	No
Option 3	Yes (max = 5 stories)	No (max = 5 stories)	Yes (max = 6 stories)
Option 4	Yes (max = 5 stories)	No (max = 5 stories)	No

* For each Option, an additional consideration could be to limit the waiver to just the areas west of the Main Street District so that developments in MU adjacent to N-MU (2-3 story building height subdistrict) cannot seek the waiver to increase building height.

[^] Section 4.001.306 Story: That portion of a building included between a floor and the ceiling next above it, exclusive of a basement.

Town Center Building Height Waiver

City Council
Work Session
May 18, 2026





Agenda

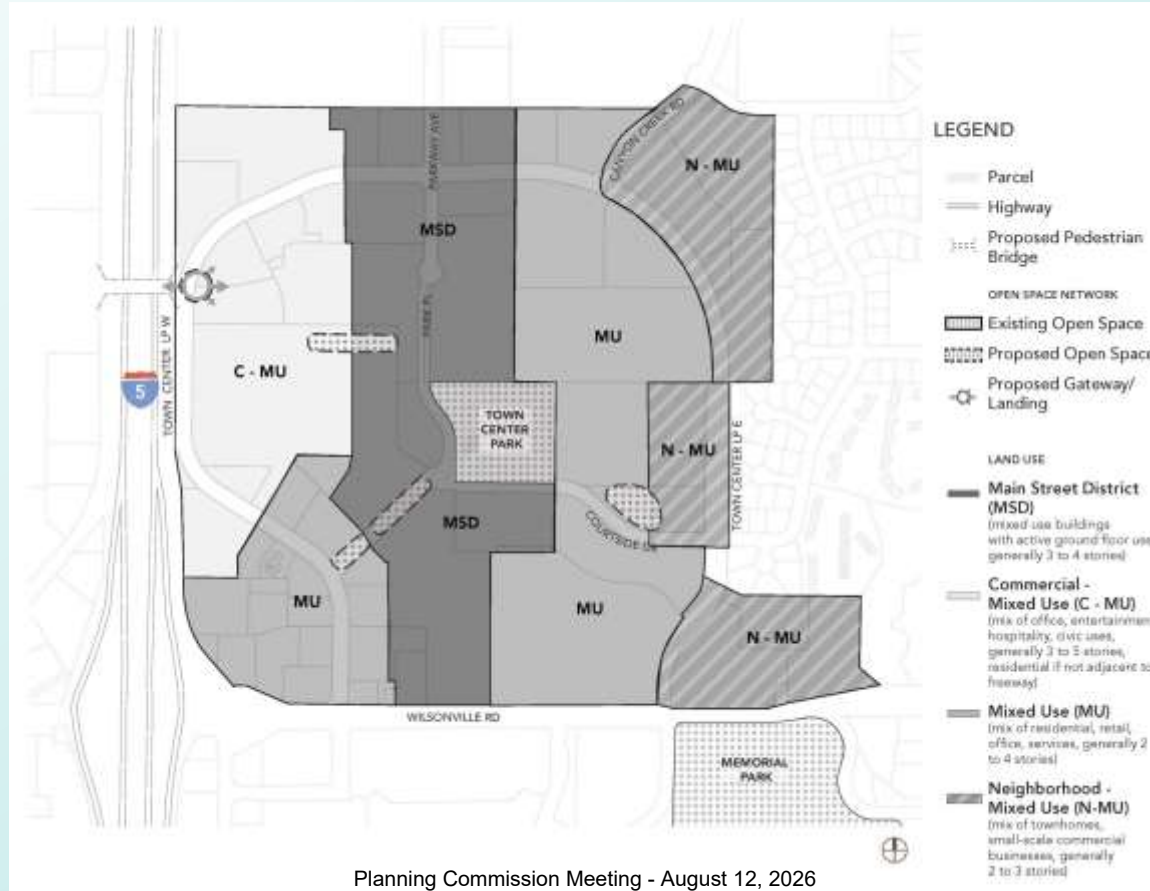
- Project Overview
- Building Height Waiver Origination
- Building Height Waiver Provision
- Task Force Feedback
- Planning Commission Input
- Questions for Council



Project Overview

- Review current Town Center building height waiver provision
- Consider alternatives
- Recommendations to City Council for Council consideration

Town Center Building Height Waiver – The Subdistricts





Town Center Building Height Waiver - History

- Several discussions re: floorplate for retail uses
 - Planning Commission and Council considered options from 30,000 sf to 50,000 sf for permitted use
 - Commissioners expressed concerns of limiting potential developments, including single-story anchor tenants or larger developments over multiple stories
- Planning Commission reviewed options at its January 9, 2019 meeting



Town Center Building Height Waiver – History (cont.)

Floor Plate Options

	Additional Standards	Sub-District (Floor Plate sq. ft.)			
		MS	MU	N-MU	C-MU
Option 1 (Proposed)		30K/use			30K/floor
<u>Pro</u> : Supports smaller-scale development in two story or larger buildings. Larger uses located in C-MU subdistrict. <u>Con</u> : May restrict some anchor uses.					
Option 2		30K/use	30K/floor		
<u>Pro</u> : More flexibility for larger user. Maintains smaller-scale development in two story or larger buildings. <u>Con</u> : May restrict a few anchor uses.					
Option 3		30K/use	50K/floor*	30K/use*	50K/floor
<u>Pro</u> : Supports user that needs larger footprint in C-MU and MU zones. Larger footprints are often single-story. *Should single-story buildings be allowed in MU and N-MU? Have additional standards? <u>Con</u> : Building mass larger, may be difficult to park if not structured or incorporated into building.					
Option X (could be added to any other Option)	X	In MU and C-MU allow waiver process to exceed max sq. ft. per floor if additional criteria are met.			
<u>Pro</u> : Most flexibility. Maintains smaller-scale development in MS and N-MU sub-districts. <u>Con</u> : Residential less likely. Less efficient use of land. Additional requirements needed such as: includes public plaza space, incorporates green building design, LEED building certification.					

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Planning Commission Meeting - August 12, 2026



Town Center Building Height Waiver – History (cont.)

- Planning Commission reviewed Code language at its March 13, 2019 meeting
- Planning Commission agreed to the waiver language but requested updates to the menu options
 - Create two menus, one option must be selected from each



Summary of Town Center Building Height Waiver History

- Clear direction from Planning Commission for minimum/maximum stories and floorplates
- But wanted flexibility for anchor tenants and innovative ideas through a waiver process
- Planning Commissioners did not want to discourage new development that was consistent with the vision on the Town Center Plan
- Key meetings to listen to: Jan 9, 2019 PC Work Session and March 13, 2019 PC Hearing



Town Center Building Height Waiver – Permitted Heights

Table 2. Town Center Development Standards [1]

	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the	N/A	N/A	N/A



Town Center Building Height Waiver – Permitted Heights

- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.



Town Center Building Height Waiver – The Provision

- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of Section 4.118 (.03) if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:



Options Considered by Task Force

Options	Allow Additional Story^ in MU?*	Allow Additional Story in CMU?	Allow Additional Story AND Bonus Story for Aff Hsg?
Option 1	Yes (max = 5 stories)	Yes (max = 6 stories)	Yes (max = 6 & 7 stories)
Option 2	Yes (max = 5 stories)	Yes (max = 6 stories)	No
Option 3	Yes (max = 5 stories)	No (max = 5 stories)	Yes (max = 6 stories)
Option 4	Yes (max = 5 stories)	No (max = 5 stories)	No

* For each Option, consider limiting the waiver to just areas west of MSD

- New Option 5:
 - West of MSD, only waiver to increase building height
 - East of MSD, only waiver to decrease building height
 - Either bonus floor or waiver, not both



Task Force Feedback

- 7 stories is too much
- Only one additional story (bonus floor OR waiver)
- East of MSD (near residential neighborhood), some supported no building height increase
- Some expressed that Option 4 is too limiting
- Menu items should be further refined and updated



Planning Commission Input

- Supportive of a more limited waiver
- Supportive of gradient decrease of building heights from I-5 to residential area
- Menu items should be revisited
- Whether a “pause” is possible



Questions for Council

1. Considering the waiver provision and the affordable housing provision, how should the Task Force consider the interplay of those provisions in establishing a building height cap?
2. What should the Task Force consider as to the MU subdistrict west of MSD versus the MU subdistrict east of the MSD regarding the building height waiver?
3. Should the Task Force consider revising the waiver to eliminate increases in building height?
4. Should the menu items in the waiver provision be revisited at this time? If so, what suggestions do you have for modifying existing items or adding items?



Additional Questions for Council

1. What additional follow-up is needed for you to better understand the proposal for potential revisions to the waiver provision?
2. Are there other options or revisions that the Task Force should consider?



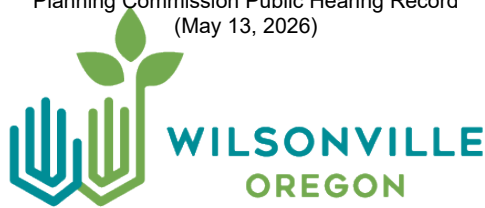
Next Steps

- Task Force Meeting #3 – May 19th
- Additional Planning Commission/City Council Work Sessions – Summer
- Planning Commission and City Council Public Hearings – Summer/Fall



Options	C-MU	MU (west)	MU (east)
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)

Item C.



ACTION MINUTES

May 18, 2026, at 5:30 PM

Wilsonville City Hall & Remote Video Conferencing

PRESENT:

Mayor O'Neil
Councilor President Berry
Councilor Cunningham
Councilor Shevlin
Councilor Scull

STAFF PRESENT:

Amanda Guile-Hinman, City Attorney
Amy Maag, Development Projects Engineering Manager
Andrea Villagrana, Human Resource Manager
Bill Evans, Communications & Marketing Manager
Jeanna Troha, City Manager
Kerry Rappold, Natural Resources Manager
Kimberly Veliz, City Recorder
Miranda Bateschell, Planning Director
Everett Wild, Government Affairs Manager
Zoe Mombert, Assistant to the City Manager

WORK SESSION [5:30 PM]

REVIEW OF AGENDA AND ITEMS ON CONSENT

There were none.

COUNCILORS' CONCERNS

There were none.

PRE-COUNCIL WORK SESSION

1. Community Enhancement Program Grant Report - Wilsonville Field Guide & Wildlife

Council heard a presentation about the Wilsonville Field Guide and Wildlife project which was funded by the Community Enhancement Program grant.

2. Tourism Development Strategy

Council was informed of Resolution No. 3253 which if approved would adopt the FY 2026/27 Five-Year Action Plan and Annual One-Year Implementation Plan for the Wilsonville Tourism Development Strategy.

3. Town Center Building Height Waiver Provision Project

City Council reviewed Development Code provisions on Town Center building height waivers, considered Task Force input, and provided feedback and questions for further review.

ADJOURN [7:23 PM]

CITY COUNCIL MEETING [7:31 PM]

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Motion to approve the following order of the agenda.

The order of the agenda was approved 5-0.

MAYOR'S BUSINESS

4. Upcoming Meetings (*Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>*)

The Mayor provided a report on past and upcoming meetings and events.

COMMUNICATIONS

5. Tualatin Valley Fire & Rescue's State of the District

Chief Smario presented the Tualatin Valley Fire & Rescue (TVF&R) 2026 State of the District Address.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

Councilors provided comments, announced prior and anticipated meetings and events.

CONSENT AGENDA

6. **Resolution No. 3253**

A Resolution Of The City Of Wilsonville Adopting The FY 2026/27 Five-Year Action Plan And Annual One-Year Implementation Plan For The Wilsonville Tourism Development Strategy.

7. **Resolution No. 3267**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Jacobs Engineering Group Inc. To Provide Engineering Consulting Services For The Wastewater Treatment Plant Aeration Basin Expansion Project (Capital Improvement Project #2113).

8. Minutes of the May 4, 2026 City Council Meeting.

The Consent Agenda was approved 5-0.

NEW BUSINESS

There were none.

CONTINUING BUSINESS

There were none.

PUBLIC HEARING

There were none.

CITY MANAGER'S BUSINESS

There were none.

LEGAL BUSINESS

There were none.

ADJOURN [8:53 PM]



PLANNING COMMISSION

WEDNESDAY, MAY 13, 2026

WORK SESSION

3. Town Center Building Height Waiver (Guile-Hinman)(30 Minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: May 13, 2026		Subject: Town Center Building Height Waiver Provision Project	
		Staff Member: Amanda Guile-Hinman, City Attorney Miranda Bateschell, Planning Director	
		Department: Legal, Community Development	
Action Required		Advisory Board/Commission Recommendation	
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable	
		Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
☒ Council Goals/Priorities: Goal 4: Communications & Engagement	☐ Adopted Master Plan(s):	☐ Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Examine Development Code provisions concerning waivers to building height currently provided in the Town Center Zone (Wilsonville Code 4.132 (.06)D and 4.118(.03)A.8), review input from Town Center Building Height Waiver Task Force ("Task Force"), and provide feedback and/or questions for the Task Force to further consider.

EXECUTIVE SUMMARY:

This staff report provides an overview of the City project to review the waiver provision in WC 4.132(.06)(D), which offers applicants an opportunity to seek a waiver within two of the subdistricts of the Wilsonville Town Center relating to building ground floor floorplate and/or building height. Additionally, this staff report reviews the work of the Town Center Building Height Waiver Task Force thus far, which has explored various options to revise the waiver provision. Staff seeks input from the Planning Commission to provide back to the Task Force as it focuses on particular revisions to the waiver. Staff will provide the Planning Commission's feedback and questions to the Task Force for its consideration at its May 19, 2026 meeting.

I. BACKGROUND

A. Establishing the Task Force – Resolution No. 3244

Resolution No. 3244 (attached hereto as **Attachment 1**) establishes the Wilsonville City Council's desire to review Town Center building height waiver provisions in the Wilsonville Code and to establish a limited duration task force to help recommend updates to the waiver provisions.

At its [February 19, 2026 work session](#), Council received background factual and legal information regarding the Wilsonville Town Center and related Town Center Plan and then deliberated on four (4) questions:

1. Is Council interested in exploring updates to the building height waiver language applicable to the Wilsonville Town Center?
2. If yes to Question 1, is Council seeking to consider such updates within this year (i.e., a process timeline that is completed by October 2026)?
3. If yes to Question 1, is Council interested in a limited duration task force being formed to help evaluate updates to the building height waiver language?
4. If yes to Question 3, are there certain categories of stakeholder groups that Council wants represented on such a task force?

Council answered in the affirmative to questions 1-3, and, for question 4, Councilmembers indicated a desire to include some of the original Town Center Task Force and broad and diverse representation.

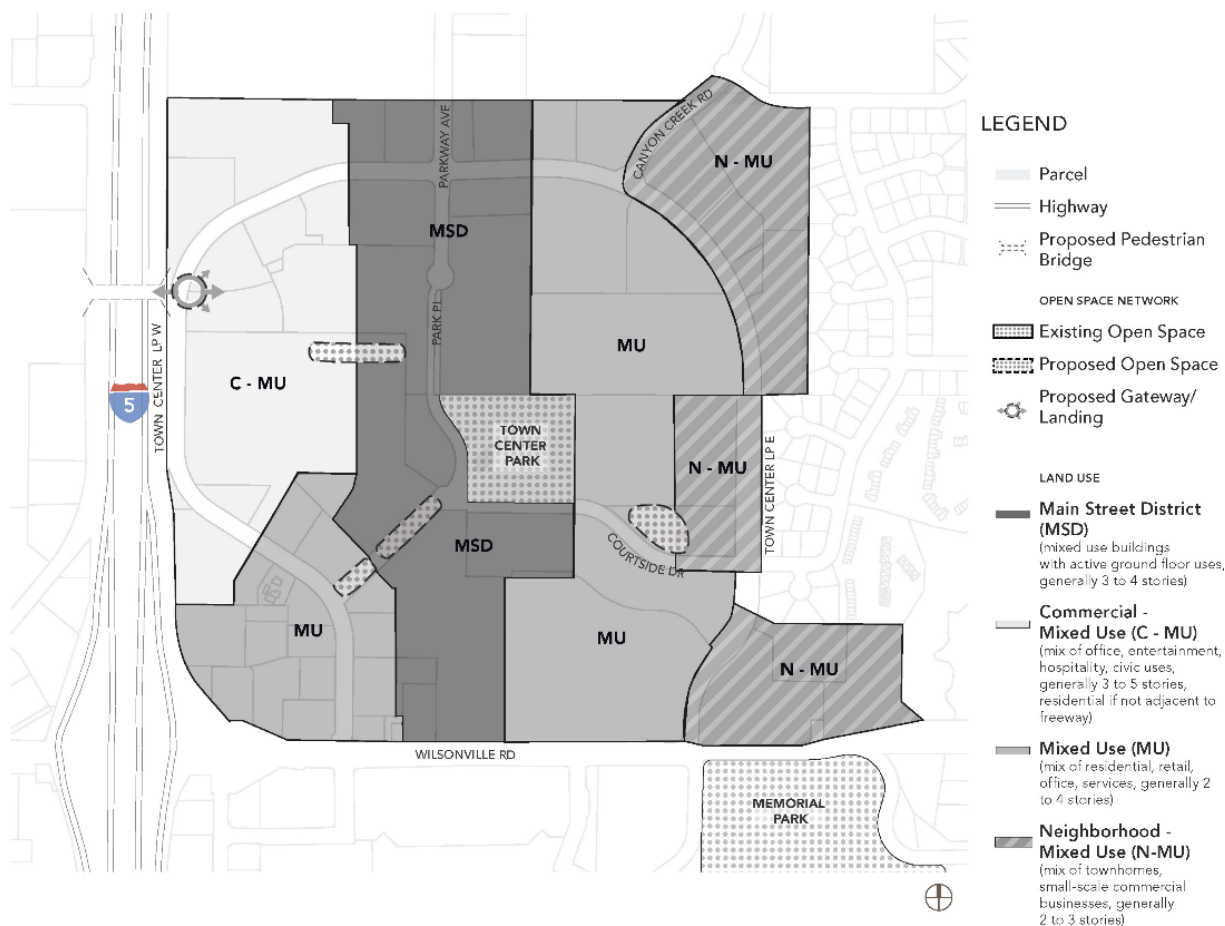
At its [March 2, 2026 meeting](#), the Wilsonville City Council adopted Resolution No. 3244 (**Attachment 1**) to consider amendments to the Wilsonville Code that affect potential building heights for redevelopment in the Wilsonville Town Center. In particular, Resolution No. 3244 provides a process for Council to consider modification to building height waiver language within the Wilsonville Code that allows increased building height in the Wilsonville Town Center. The Resolution also called for establishing a limited duration task force to review options of possible updates to the building height waiver language in the Wilsonville Code.

B. Town Center Plan Overview

The Wilsonville Town Center Plan presents a blueprint that will guide future development in Town Center through strategic actions (new projects, policies, programs or partnerships) in order to achieve the Wilsonville community's vision for Town Center. The City webpage with Town Center Plan information is available [here](#). The Town Center project team worked with the community at over one hundred meetings and events from 2017 through 2019, and through dozens of surveys and polls to formulate the various elements of the Plan. The community is passionate about the future of Town Center and has voiced a vision and plan for the next stage in Town Center's evolution.

The Town Center Plan guides development in Town Center to create the heart of Wilsonville – a vibrant, walkable destination that inspires people to come together and socialize, shop, live, and work. The Town Center Plan identifies parks, civic spaces, and amenities to provide year-round, compelling experiences. To promote the heart of Wilsonville, the Town Center Plan has several components, including updates to the City Code to provide for mixed-use development, an “Emerald Chain” open space/park concept, multi-modal infrastructure to encourage bicycle and pedestrian accessibility, and economic development strategies. The Town Center Plan identified implementation measures, including parking strategies to ensure efficient and convenient parking for visitors, workers, and residents, infrastructure investments, economic development strategies, and regulatory actions (including adoption of updates to the Wilsonville Code).

Of particular importance to this Task Force's work, the Town Center Plan and related regulatory actions created four (4) subdistricts within the Town Center: Commercial Mixed-Use (C-MU), Mixed-Use (MU), Main Street District (MSD), and Neighborhood Mixed-Use (N-MU). The Main Street District represents the central hub of the Town Center. The other subdistricts transition from allowances for taller buildings adjacent to I-5 to smaller buildings adjacent to the residential area east of Town Center Loop East. Below is a map of the subdistricts, which is found in the Wilsonville Code:



Since the Town Center Plan adoption in 2019, the City commenced work on the implementation measures including adopting updates to the City Transportation System Plan (2020) and the Town Center Streetscape Plan (2021), designing the Town Center Gateway Plaza (2021), undertaking an infrastructure funding plan (2022), conducting a vertical housing development zone (VHDZ) study and adopting the VHDZ (2022), creating a Town Center street naming policy and handbook (2024), and completing an urban renewal feasibility study (2024), which study is currently being updated at the direction of the City Council.

C. 2025 Town Center Outreach

In Fall 2025, in response to City Council Goal No. 4: Communications and Engagement, the City created a *Let's Talk, Wilsonville!* questionnaire for the community and conducted three focus groups to better understand community members' excitement and concerns regarding the Wilsonville Town Center, the Town Center Plan, and urban renewal as a financing tool for Town Center infrastructure/development. A summary report from the City's consultants was provided at the December 1, 2025 Council meeting, which report can be found [here](#) and video of the presentation can be found [here](#), starting at the 3-hour mark. In that outreach, community members expressed concerns regarding the potential height of future buildings in Town Center and the possibility for them to feel too much like they belong in a big city. From this feedback,

staff proposed to the City Council to consider re-examining the building height waiver provisions for Town Center in the Wilsonville Code.

II. BUILDING HEIGHT WAIVER PROVISION

The current Town Center building height waiver provision in the Wilsonville Code is provided as **Attachment 2** to this staff report and the general waiver provision (referenced in the Town Center building height waiver provision) is provided as **Attachment 3** to this staff report. The provisions relevant to this project are highlighted. In particular, the current waiver provision in WC 4.132 allows buildings in C-MU and MU to waive building height requirements (meaning development can seek a waiver to only be one-story tall or seek a waiver to increase building height) and floorplate limitations (the square-footage of the floor area) if they meet the general waiver requirements in WC 4.118 and also select one item from each of Menu One and Menu Two to enhance the development. The building height waiver is not allowed in the Main Street District subdistrict or the Neighborhood Mixed-Use subdistrict.

Staff reviewed prior Planning Commission and City Council work sessions and meetings where discussions regarding floorplate and building height occurred. At the direction from Planning Commission, both Planning Commission and City Council considered drafts of the waiver provision. The Planning Commission's intent with the waiver provision was to provide flexibility for future development in Town Center. For the Planning Commission's information, these work sessions and meetings discussions can be found in **Attachment 4** to this staff report.

III. TASK FORCE MEETINGS

Upon the establishment of the Task Force, it has met twice to begin work on this project. At the first meeting, held on April 15, 2026, City staff provided a high-level overview of the Town Center Plan and how the waiver provision was created and refined and also discussed the work that the Task Force would be undertaking. Information of the April 15, 2026 Task Force meeting is available [here](#).

At its second meeting on April 21, 2026, the Task Force reviewed drafts of different options for revising the waiver provision. **Attachment 5** is the packet of options and descriptive chart provided to the Task Force. Staff provide the following high-level overview of each Option.

- **Option 1:** Stays true to original language/intent where the waiver provides flexibility and the affordable housing bonus story is still available, but the language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.
- **Option 2:** Stays true to original language/intent where the waiver provides flexibility, but flexibility may involve a choice of either the bonus story for affordable housing or a waiver for an additional story, to prohibit any building from being 7 stories. Language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.

- **Option 3:** Reflects adherence to community's preference during the Town Center planning process for buildings of 3-5 stories, while maintaining flexibility and incentive for affordable housing, since those projects are harder to pencil. Stays true to an intentional choice at time of Plan. Language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.
- **Option 4:** Reflects adherence to community's preference during the Town Center planning process for buildings of 3-5 stories. Limits flexibility in C-MU and incentive for affordable housing. Language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.

An additional consideration for each Option was whether to limit the waiver in the MU subdistrict to only the areas west of the MSD subdistrict so that developments in the MU subdistrict adjacent to the N-MU subdistrict cannot seek the waiver to increase building height. Staff included this additional consideration for the Task Force to determine whether it furthers the vision for the planned land use in Town Center, with larger buildings nearer I-5 (the C-MU subdistrict), stepping down to the smaller buildings near the residential area to the east (the N-MU subdistrict).

The Task Force was divided into three groups of three to discuss each of the Options and asked the following prompts for each Option:

1. Discuss whether the Option meets the vision and/or components of the Town Center Plan.
 - a. In what ways does it strengthen the Plan vision?
 - b. Are there any concerns with the Option?
2. In what ways is this Option consistent or inconsistent with the original intent of the waiver provision (WC 4.132(.06)D.) to increase flexibility for development?
3. What additional follow-up is needed to better understand the practical implications of the Option?
4. Are there other options that should be considered?

After the small group discussions, the Task Force reconvened and reported on their feedback. Each small group's report-out is summarized below:

- Group 1: consensus was that Option 1 was too tall and not what the public can handle. The group looked at Option 2 with the asterisks (the limitation of increasing the building height east of the Main Street District). The group also discussed an "Option 5" of not allowing any building height waiver, but the challenge of having one building already approved for the additional story makes it difficult to have that building as a "unicorn" in Town Center.

- Group 2: one person liked Option 1 for its flexibility and not being too restrictive, but 2 others in the group thought Option 3 was best. They also liked the asterisks. They noted that if the City moved forward with Option 1, they should consider an escalation of the menu items, where a building with 2 additional stories would need to do more than one item from each menu. This group also discussed the menu items and “raising the bar” on them. The group discussed that some of the menu items would be easy to get and so should be revisited. The group like height being towards I-5.
- Group 3: the area of consensus was that, if there is more density, it should be closer to I-5, however, one member wanted to see an option of no increased building height waiver and only allow a bonus floor for affordable housing. Of the options presented, Option 2 was the most popular. Another “Option 5” was discussed in this group where west of the Main Street District (toward I-5), development could only seek a waiver to increase building height and not decrease building height, and east of the Main Street District (toward the residential area), development could only seek a waiver to decrease building height and not increase building height. This “Option 5” received some general support from members of the two other small groups.

Some other themes emerged from the feedback:

- Task Force members generally found 7 stories to be too tall and inconsistent with the vision of the Town Center Plan.
- Members liked the idea of the “asterisks” as part of the update to the waiver provision, where the area of the MU subdistrict east of the Main Street District (the area closer to Town Center Loop East and the residential area) would not be eligible for a waiver to increase building height.
- Several members found Option 4 too limiting.
- Several members favored Option 3, but the general group also discussed a the new “Option 5” from Group 3 where the MU subdistrict west of the Main Street District would only be eligible for a waiver to increase building height (but not decrease to one story) and the MU subdistrict east of the Main Street District would only be eligible for a waiver to decrease building height.
- The Task Force also had discussion around the two menus that are part of the waiver provision. Task Force members are interested in further examining the menus and whether they should be updated to require more of developers who seek a waiver.
 - Staff noted that if the waiver menu items are further refined, an additional Task Force meeting may be necessary.

More information from the April 21, 2026 Task Force meeting can be found [here](#).

With this background and initial feedback from the Task Force, staff seeks input from the Planning Commission to provide back to the Task Force as it continues to consider updates to the building height waiver provision. Questions for the Planning Commission:

1. In contemplating a cap to limit building height to no more than six (6) stories (considering the waiver provision and the bonus floor for affordable housing provision), what do you want the Task Force to consider? Would you support this cap?
2. As the Task Force considers prohibiting properties in the MU subdistrict east of the Main Street District from seeking a waiver to increase building height, what should the Task Force consider? What is your feedback on this proposal?
3. Should the menu items in the waiver provision be revisited at this time? If so, what suggestions do you have for modifying existing items or adding items that either provide a community benefit or mitigate the additional scale of the building granted through the waiver (increased height, single-story height, or increased single-user footprint)?
4. What additional follow-up is needed for you to better understand the proposal for potential revisions to the waiver provision?
5. Are there other options or revisions that the Task Force should consider?

IV. PROJECT TIMELINE

Staff anticipates the following timeline to complete the work:

- April 15, 2026: First Task Force Meeting
- April 21, 2026: Second Task Force Meeting
- May 13, 2026: First Planning Commission Work Session
- May 18, 2026: First City Council Work Session
- May 19, 2026: Third Task Force Meeting
- Summer 2026: Additional Planning Commission and City Council Work Sessions
- Summer/Fall 2026: Planning Commission and City Council Public Hearings

ATTACHMENTS:

1. Resolution No. 3244
2. WC 4.132
3. WC 4.118
4. Review of Planning Commission and City Council discussions on waiver language
5. Packet of Options for Task Force April 21, 2026 meeting

ATTACHMENT 1

RESOLUTION NO. 3244

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING A REVIEW OF BUILDING HEIGHT WAIVER PROVISIONS IN THE WILSONVILLE CODE APPLICABLE TO TOWN CENTER.

WHEREAS, in May 2019, after a multi-year planning process, the City Council adopted Ordinance No. 835, establishing a new Town Center Plan for the redevelopment of the Wilsonville Town Center (the “Town Center Plan”), as well as amendments to the City Comprehensive Plan Text and Map, the Development Code, and the City Zoning Map relating to Town Center; and

WHEREAS, in Spring 2025, the City Council adopted its 2025-2027 Council Goals, which included Goal No. 4 focusing on communications and engagement; and

WHEREAS, the first outcome of Goal No. 4 seeks to provide information to the community to understand the Town Center Plan, Urban Renewal, and other funding sources for infrastructure to help inform future Council direction; and

WHEREAS, to achieve the first outcome, Strategy 4.2 states that, if there are specific areas of interest concerning the Town Center/Urban Renewal to review, to develop a strategy for the review with specific policy recommendations; and

WHEREAS, on December 1, 2025, consultants for the City provided information the City Council of community feedback concerning Town Center; and

WHEREAS, while community members generally were excited about local amenities, some of the concerns that were raised included concerns about losing a “small-town feel” and the building height of future development in the Town Center; and

WHEREAS, in response to this feedback, at its February 19, 2026 work session, the City Council deliberated whether to explore updates to the building height waiver provision applicable to the Town Center.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Wilsonville Code Review. The City Council hereby authorizes a review of building height waiver provisions in the Wilsonville Code applicable to the Town Center.

Section 2. Limited Duration Task Force. For this review, staff will establish a limited duration task force comprised of Wilsonville residents and business community members, including, but not limited to: (1) some original Town Center Task Force members; (2) business

owners within Town Center; (3) at least one member of the Development Review Board (as the body that must review waiver applications); (4) at least one member of the Planning Commission (as the body that must recommend to City Council revisions to the Development Code); (5) a Parks and Recreation Advisory Board member (as the body that recommends policies concerning park land within Town Center); and (6) additional community members not previously engaged in the Town Center public outreach.

Section 3. Timeline. This review process should generally follow the following timeline: (1) Task Force meetings in Spring 2026; (2) Planning Commission and City Council work session in Spring/Summer 2026; and (3) required public hearings in Summer/Fall 2026.

Section 4. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 2nd day of March, 2026, and filed with the Wilsonville City Recorder this date.

Signed by:

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Shawn O'Neil, Mayor

ATTEST:

DocuSigned by:

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Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Mayor O'Neil	YES
Council President Berry	YES
Councilor Cunningham	YES
Councilor Scull	YES
Councilor Shevlin	YES

Section 4.132. Town Center Zone.

(.01) The Town Center (TC) Zone applies to lands within the Town Center Comprehensive Plan Map designation. The TC Zone is a Planned Development Zone, subject to applicable Planned Development regulations (see Section 4.140 and 4.118). Where conflicts occur between these standards and other Development Code regulations or other ordinances, the provisions of this Chapter shall apply.

The purposes of the TC Zone are to:

- A. Implement the Town Center policies and implementation measures of the Comprehensive Plan.
- B. Implement the Wilsonville Town Center Plan recommendations for the Town Center Comprehensive Plan Map designation.
- C. Create a vibrant, walkable destination that inspires people to socialize, shop, live, and work.
- D. Support future development that transforms Town Center into the heart of Wilsonville.
- E. Foster active parks, civic spaces, and amenities that provide year-round, compelling experiences.
- F. Create a development pattern where Wilsonville residents and visitors come for shopping, dining, culture, and entertainment.

Sub-districts. The TC Zone includes four sub-districts (Figure 1):

- a. *Main Street.* A walkable and lively main street with a mix of active uses and three- to four-story buildings through the heart of Town Center along Parkway Avenue, which would extend south past Town Center Park to Wilsonville Road.
- b. *Neighborhood-Mixed Use.* Development would be primarily small-scale mixed-use, two- to three-story development, with neighborhood-serving commercial businesses or townhomes adjacent to Town Center Loop East and the existing residential neighborhoods. Neighborhood-mixed use provides a transition from single-family neighborhoods east of Town Center Loop East to the central portions of Town Center.
- c. *Mixed Use.* A variety of two- to four-story buildings throughout Town Center would provide the mix of residential, commercial and office uses the community is looking to have in Town Center. Moderate activity near Wilsonville Road would be commercially focused while the areas near Town Center Park would include more residential and mixed-use buildings.
- d. *Commercial-Mixed Use.* Allowing taller buildings, up to five stories, along I-5 and near the future bike/pedestrian bridge landing, would improve Town Center's visibility, help create a sense of place, and support the increased level of activity and economic vibrancy desired by community members, including additional employment opportunities, entertainment, and hospitality services. As proposed, residential uses in this area would be required to be buffered from I-5 by non-residential buildings.

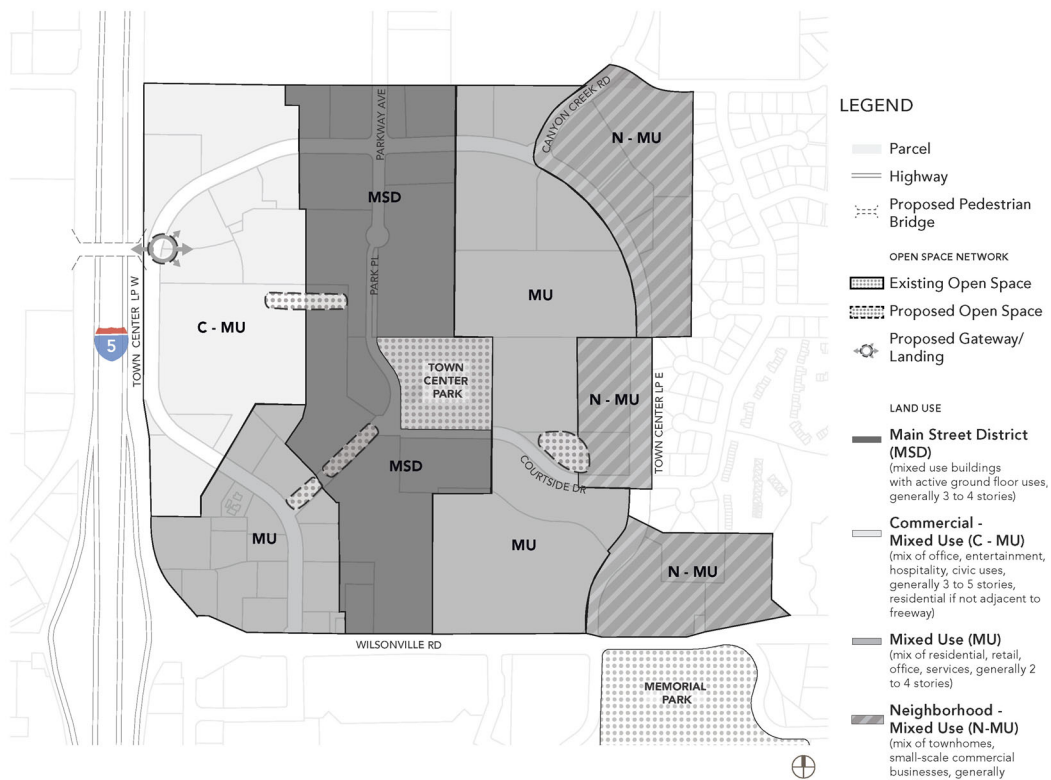
If a development site includes more than one sub-district, and the development of different portions of the parcel under different sub-districts is not feasible due to site size or other site constraints not related to proposed uses, the applicant may follow the standards for either sub-district within 50 feet of the sub-district boundary. The selection and application of the sub-district standards must provide for compatibility with any existing or approved development designed pursuant to the TC Zone standards and result in building orientation consistent with the building and street frontage requirements in Subsection 4.132(.06)B.

(.02) *Uses permitted anywhere in the TC Zone:*

- A. Open space.

- B. Multiple-family Dwelling Units, except in areas immediately adjacent to I-5 as noted in Subsection [4.132](.03)A. below within the Commercial-Mixed Use District.
- C. Public or private parks, playgrounds, recreational and community buildings and uses.
- D. Commercial recreation.
- E. Religious institutions.
- F. Retail sales and service of retail products, under a footprint of 30,000 square feet per use.
- G. Office, including medical facilities.
- H. Personal and professional services.
- I. Child and/or day care.
- J. Food service (e.g. restaurants, food carts, food cart pods).
- K. Beverage service (e.g. cafes, brewpubs, bars).
- L. Any of the above in mixed-use buildings.

Figure 1. Town Center Sub-Districts



(.03) *Permitted and Prohibited uses in specific sub-districts.* Figure 1, Land Use Sub-Districts, illustrates subareas of the Town Center where certain regulations apply. Below are use-related regulations for the sub-districts.

A. *Commercial-Mixed Use (C-MU):*

1. Additional permitted uses—Commercial recreation with outdoor facilities (e.g. cart track); single-user commercial or retail (e.g. grocery store or retail establishment) may exceed 30,000 square feet if located on more than one story of a multi-story building; cinemas.
 2. Multiple-family dwelling units are prohibited immediately adjacent to I-5. Multiple-family development must be buffered from I-5 by non-residential building(s).
 3. Uses with drive-through facilities—New uses with drive-through facilities (e.g. fast food, banks, car wash) are permitted in the C-MU sub-district, provided that they meet design and development standards for the TC Zone. Existing drive-through uses and facilities may be continued consistent with Section 4.189.
- B. *Main Street (MS):*
1. Uses with drive-through facilities - New uses with drive-through facilities (e.g. fast food, banks, car wash) are prohibited. Existing drive-through uses and facilities may be continued consistent with Section 4.189. In the MS sub-district, a change in use is prohibited for new drive-through uses.
- C. *Mixed Use (MU):*
1. Additional permitted uses—Single-user commercial or retail (e.g. grocery store or retail establishment) may exceed 30,000 square feet if located on more than one story of a multi-story building.
 2. Uses with drive-through facilities—New uses with drive-through facilities (e.g. fast food, banks, car wash) are permitted in the MU sub-district, provided that they meet design and development standards for the TC Zone. Existing drive-through uses and facilities may be continued consistent with Section 4.189.
- D. *Neighborhood Mixed Use (N-MU):*
1. Uses with drive-through facilities—New uses with drive-through facilities (e.g. fast food, banks, car wash), are prohibited. Existing drive-through uses and facilities may be continued consistent with Section 4.189. In the N-MU sub-district, a change in use is permitted if redeveloping an existing drive-through use with another drive-through use, consistent with the other standards of Section 4.189.

(.04) *Consistency with Street Network and Multi-modal Network:*

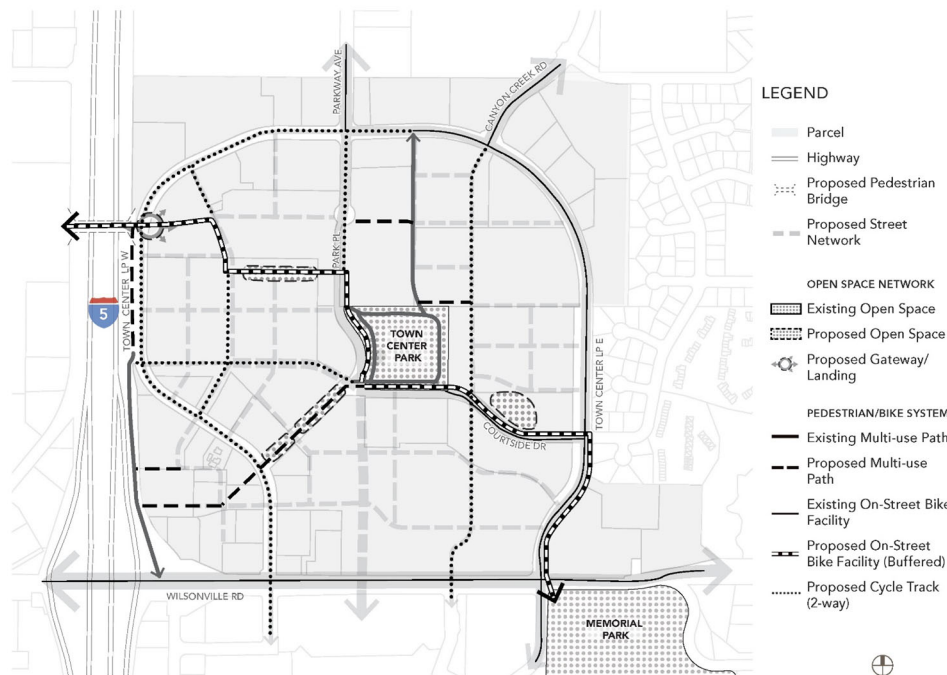
- A. All development will be consistent with the Street Network and Multi-modal Network, shown in Figures 2 and 3. Street and multi-modal facility locations are approximate and will be finalized as part of the development review process. The purpose of these plans are to support the creation of a highly connected and walkable Town Center where there are options for travel. The Development Review Board (DRB) may approve variations from Figures 2 and/or 3, if:
1. Existing development restricts the connection from being developed;
 2. Existing natural resources and/or open space would be adversely affected by construction of the facility and mitigation of those impacts is not feasible.
- B. If a street or other multimodal connection varies from Figures 2 and/or 3, equivalent connectivity and multi-modal travel options shall be provided as determined in a Transportation Impact Analysis prepared per Section 4.140 and approved by the City Engineer.
- C. All development shall provide transportation facilities consistent with the cross-sections in the Wilsonville Town Center Plan and applicable provisions of the Wilsonville Transportation System Plan subject to variations approved by the City Engineer.

- D. All franchise utilities shall be located underground within the public sidewalk.

Figure 2. Street Network



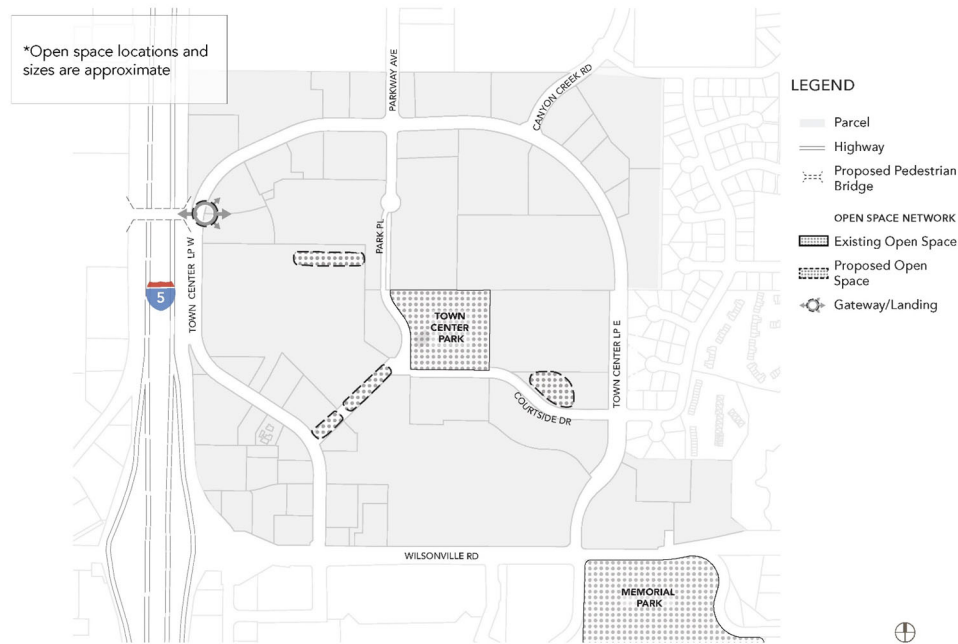
Figure 3. Multimodal Network



(.05) Consistency with Open Space Network:

- A. All development will be consistent with the Open Space Network, shown in Figure 4. The open space sizes and locations on Figure 4 are approximate and will be finalized as part of the development review process. The purpose of the plan is to create open spaces that are linked and serve as attractive amenities for Town Center. The Development Review Board may approve variations from Figure 4 if needed to accommodate existing development or physical constraints, and/or, preserve natural resources and open space. If an open space is varied, equivalent open space and open space linkage shall be provided.
- B. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

Figure 4. Open Space Network



(.06) Design and Development Standards:

- A. *Purpose and Intent.* The purpose of the design standards is to:
1. Provide high quality design in new development and redevelopment that promotes a sense of community identity and implements the Wilsonville Town Center Vision.
 2. Provide a well-defined pedestrian, bicycle and vehicular network, good connections to adjacent land uses and direct connections to transit stops.
 3. Provide quality and usable open space, increase street tree canopy, and create transitions between land uses.
 4. Provide sustainable development through the adaptive reuse of existing buildings and increase the use of low-impact development best practices.
 5. All development shall follow these standards except as permitted in Subsection 4.132(.06) D.
- B. *Building/Street Frontage Requirements.* Building and street frontage requirements in this section are intended to create an active pedestrian environment through sidewalk-facing ground floors and entryways with protection from the elements for pedestrians.

Table 1. Building/Frontage Design Standards.					
Street type	Main Street	Local Roads	Collectors	Arterial	Multi-Use Paths
Objective	Provides pedestrian-oriented and active building	Provides local access to adjacent development with	Provides capacity to accommodate multimodal transportation	Provides connectivity to regional system focused on	Provides bicycle, and pedestrian connectivity travel within

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	frontage on street.	pedestrian design focus. Local roads should also provide access to parking and service entrances.	access and connectivity to regional connections.	moving people. Access from adjacent multimodal networks is focused at signalized intersections.	Town Center and connections to larger bike/ped system.
Sidewalks	Required. Separated from curb by planting strip, tree wells, or rain gardens.	Required. Separated from curb by planting strip, tree wells, or rain gardens.	Required. Separated from curb by planting strip, tree wells, or rain gardens.	Required. Separated from curb by planting strip, tree wells, or rain gardens.	N/A
Sidewalk width (curb to building) [1]	12 feet, plus optional setbacks. 10 feet fronting Town Center Park.	12—14 feet, depending on local street option.	12—13.5 feet (per TSP).	13.5—16.5 feet (per TSP).	Varies—minimum 12 feet.
Landscaping type	Street trees and plantings, including rain gardens, rooftop gardens, plazas.	Street trees and plantings, including rain gardens, rooftop gardens, plazas.	See Section 4.176.	See Section 4.176.	See Section 4.176.
On-street parking	Parallel or diagonal parking required. Parklets and bicycle parking permitted in street [2].	Dependent on local road design (see cross section options). Parallel parking on both sides, or diagonal parking on one side, depending on ROW availability	Optional	Prohibited	N/A

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		and street cross-section.			
Number of lanes	Two	Two	Two	Three to five	N/A
Bicycle facilities	See Figure 3. One-way buffered bike lanes required north of Town Center Park. Two-way cycle track adjacent to Town Center Park and on Courtside Drive from Park Place to Town Center Loop East.	Varies by local street option.	Buffered, one-way, except where two-way cycle track is recommended (see Figure 3).	Buffered, one way.	N/A
Minimum % of building along street frontage (see Figures 5.A through 5.D for typical site designs)	Minimum 70% of buildings facing main street. Buildings to be placed at corners with primary building access at or within 20 feet of the corner.	Minimum 50% of building facing a local street. Buildings to be placed at corners.	Minimum 50%	Minimum 50%	N/A
Location of parking	On street, behind building (surface or structured, above or below grade)), or at shared central location.	On street when allowed, behind or to the side of building. Off street parking is not permitted along main street frontage. Off-street parking prohibited at	To the back or side of building. Off-street parking prohibited at corners of public streets.	To the back or side of building. Off-street parking prohibited at corners of public streets.	N/A

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		corners of public streets.			
Parking access	Parking access provided via local street, alley, or midblock crossing. Alleys must be located more than 100 feet from another road or access point. Shared access is encouraged. Parking access is restricted on north/south main street unless no other access is feasible.	Parking access provided via local access street or alley.	Parking access provided via local street.	Not permitted. Access to be provided at signalized intersections and interior circulation system.	N/A
Driveway spacing standards	100 ft. min	100 ft. min	100 ft. min	N/A	N/A
Block length	Maximum block length is 400 ft. The maximum distance to a pedestrian mid-block crossing shall be 250 ft. Maximum mid-block crossing width up to 20 ft.	Maximum block length is 400 ft. The maximum distance to a pedestrian mid-block crossing shall be 250 ft. to provide pedestrian and parking access. Maximum mid-block crossing width up to 30 ft.	N/A	N/A	N/A

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Typical vehicle speed	20—25 mph	20—25 mph	25—30 mph	25—35 mph	N/A
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- [1] Sidewalk width includes landscaping area. Tree wells shall include root barriers, the use of structural soils, soil cells, or other means to minimize impacts to sidewalks or roadway from root intrusion.
- [2] A maximum of two parklets are permitted per block, per side of street.

Figure 5.A. Building Placement and Location of Parking, Main Street Intersection (typical)

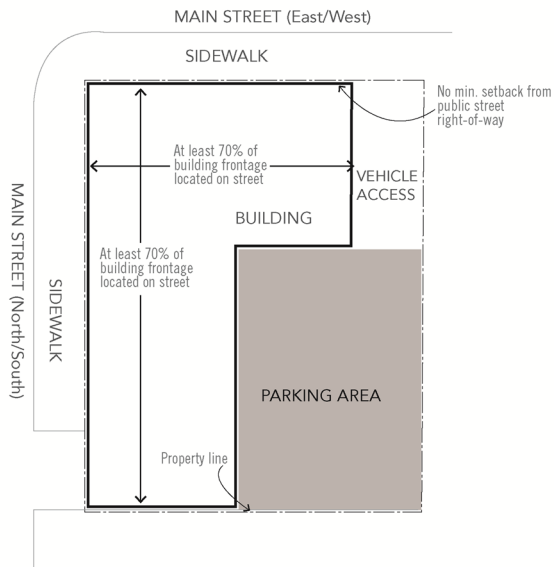


Figure 5.B. Building Placement and Location of Parking, Main Street/Local Street Intersection (typical)

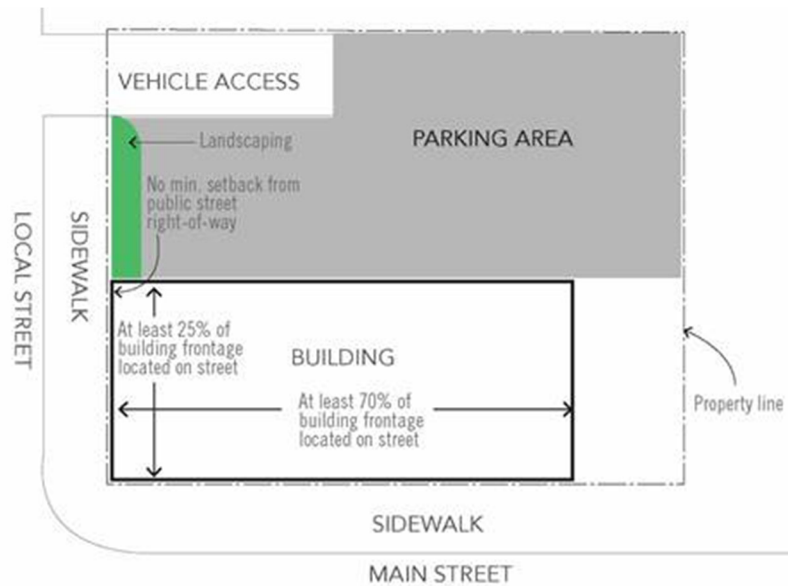


Figure 5.C. Building Placement and Location of Parking, Local Street/Local Street Intersection (typical)

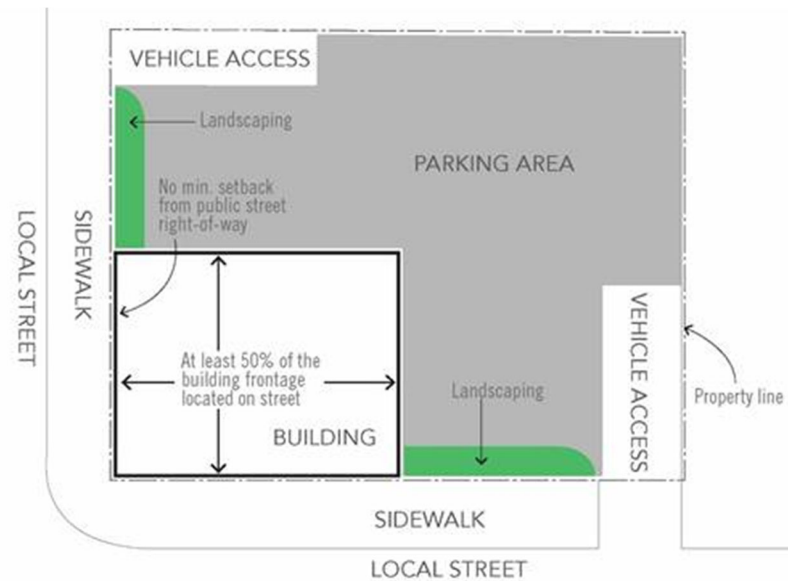
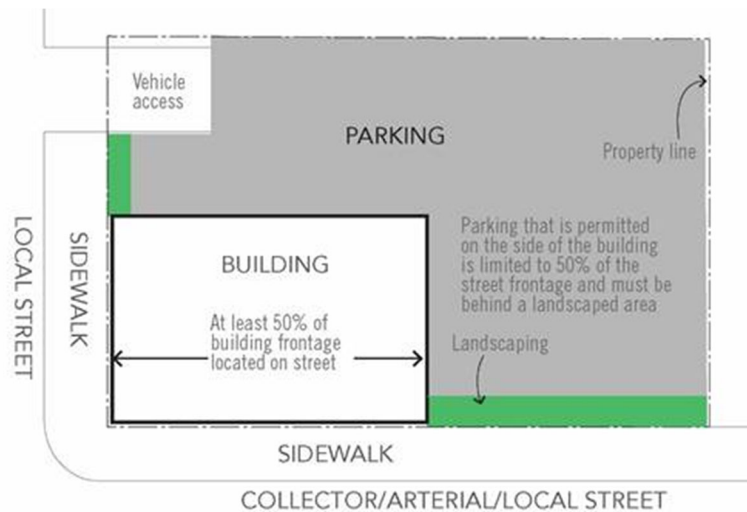


Figure 5.D. Building Placement and Location of Parking, Arterial/Collector/Local Street frontage (typical)



- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park	N/A	N/A	N/A

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	Place/Courtside Drive intersection.			
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. **Waivers to Development Standards.** Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of Section 4.118 (.03) if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.

5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

E. **Building Placement.** Buildings shall meet the following standards:

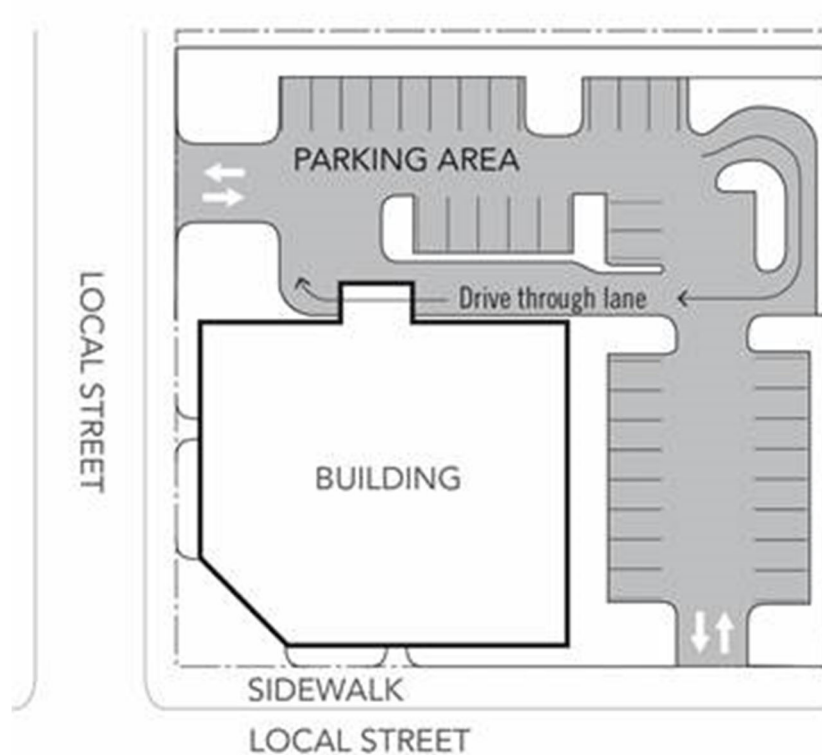
1. Main Streets and Local Streets. Where parcels are bounded by a main street and perpendicular street, buildings shall be located at the street intersection. For parcels with frontage only on one street or if a building is already located at the street intersection, the new building shall be located immediately adjacent to existing building to create a continuous building façade with adjacent buildings. Street frontage requirements for main street are a minimum of 70 percent of the lot frontage. Off-street parking shall be located behind buildings fronting main street, either on surface or tuck under lot, parking structure, or at a central off-site parking facility located within the TC boundary.
2. If a parcel fronts two or more different street design classifications, the primary building entrance shall front the following in order of priority: main street, local street, collector street.
3. Minimum building frontage requirements for a local street shall be 25 percent if the development also fronts main street.
4. Minimum building frontage requirements for a local street shall be 50 percent if the development fronts another local street.
5. For parcels that do not front a main street or a local street, the minimum building frontage shall occupy a minimum 50 percent of the lot frontage.
6. The Development Review Board may approve variations from building placement standards if existing development, physical constraints, or site circulation and access are infeasible. If the Development Review Board determines that a variation from building placement standards is required, building placement should be prioritized as follows:
 - a. If the development is adjacent to main street, the primary frontage of the building shall remain on main street with variation from this standard occurring on a side street.
 - b. If the development is adjacent to the main streets (e.g. Park Place and Courtside Drive) the primary frontage shall be on Park Place with the variation occurring on Courtside Drive.
 - c. If the development is adjacent to two local streets, the primary frontage shall be on the north/south local street with the variation occurring on east/west local street.

- F. *Building Setbacks.* The minimum building setback from public street rights-of-way shall be zero feet; the maximum building setback shall be 20 feet for MSD and N-MU districts. The maximum setback shall be ten feet for all other districts. No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.
- G. *Front Yard Setback Design.* Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.
- H. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials. Building entrances at a corner adjacent to a public street intersection are encouraged.
- I. *Parking Location and Landscape Design:*
1. Parking for buildings adjacent to public street rights-of-way must be located to the side or rear of newly constructed buildings, except for buildings fronting main street, where parking must be located behind the building, either surface, tuck under or structured (above or below grade). For locations where parking may be located to the side of the building, parking is limited to 50 percent of the street frontage and must be behind a landscaped area per Section 4.176.
 2. Within off-street parking lots, all parking spaces, except for those designated for ADA accessible space or deliveries, shall be shared spaces. Designation for individual uses is not permitted.
 3. Within off-street parking lots, time limitations may be placed on parking spaces to encourage parking turnover. This includes time limitations to pickup and drop off of goods from area businesses (e.g. drycleaner, bank ATM etc.).
- J. *Parking Garages and Off-street Parking Access.* Parking garages must meet all building standards identified within this section. Off street access to a parking lot or garage should be located to minimize conflicts with pedestrians and must be provided from an alley or local street.
- K. *Plaza Areas.* The following plaza design standards are intended to enhance the overall site layout and ensure that plaza areas are designed as an accessible amenity.
1. Plaza space shall be required when a mixed-use or commercial development or redevelopment involves a gross site area greater than two acres. When a plaza is required as a percentage of the overall required open space the plaza space shall incorporate at least three of the following elements:
 - a. One seating space is provided for every 250 square feet of plaza area and/or public space. The seating space requirement may be met by providing benches, chairs, and/or seat-walls. Areas actively used for public outdoor cafes are exempted from the calculation in the seating area requirement. Remaining plaza areas must meet the seating requirement.
 - b. Structures such as pergolas, canopies, awnings, arcades, or other similar elements to provide shade and rain coverage. Structures should provide coverage for year-round use of the plaza.
 - c. Notwithstanding trees required to satisfy the open space requirement, additional trees are provided at a rate of one tree per 800 square feet of plaza or public space area.
 - d. Water features.

- e. Public art. Public art that is proposed or provided must satisfy all of the following requirements:
 - i. The art must be designed and produced by a professional artist;
 - ii. The art must relate in terms of scale, material, form and content to immediate and adjacent buildings and architecture, landscaping or other settings so as to complement the site and its surroundings;
 - iii. The art must demonstrate excellence in craftsmanship, originality in conception, and integrity of materials. Interactive art is encouraged;
 - iv. Minimal maintenance must be adequate for preserving the long-term integrity and enjoyment of the art, as evidenced by a maintenance plan submitted with the public art proposal;
 - v. Art in private construction projects must be maintained by the property owner in a manner acceptable to the City in accordance with a maintenance plan submitted with the art proposal;
 - vi. The art must meet all applicable building code requirements.
 - vii. The art must be accompanied by an identifying plaque that features the artist's name, artwork title and date of completion. This plaque must be made of a durable material and be installed permanently near the art.
- f. Activity areas including but not limited to outdoor cafes, retail spaces, and/or programmed spaces that accommodate entertainment, meetings, educational activities, and play areas.
- g. Pedestrian-scale wayfinding.
- 2. Plaza areas shall be visible and accessible from adjacent streets or pedestrian areas. A minimum of 75 percent of the plaza frontage shall provide direct unobstructed access from adjacent streets.
- 3. Stormwater management facilities shall be integrated into the plaza design and used as an amenity to the greatest extent possible.
- 4. No less than 20 percent or more than 60 percent of the plaza area shall be utilized for planted landscaping, including stormwater detention areas. All other areas shall be composed of hardscaping.
- 5. The minimum size of a plaza shall be 2,000 square feet.
- 6. Litter receptacles shall be provided at a minimum of four cubic feet of capacity per 800 square feet of open plaza space.
- L. *Drive Through Facilities.* A drive-through facility shall be subject to the following standards:
 - 1. Shall only be permitted if the building also includes indoor seating.
 - 2. Shall not be permitted on parcels with frontage on a main street.
 - 3. All traffic queuing using the drive through facilities shall be accommodated on site and shall not conflict with bicycle and pedestrian mobility adjacent to the site.
 - 4. A drive-through lane shall not be located in the area between a building and a public street and the drive-through windows shall not face a public street.
 - 5. In addition to standards for drive throughs, buildings with drive-through facilities shall also meet standards for primary building access (Subsection 4.132(.06)M.2.h.).

6. Drive-through facilities shall be clearly marked with signage to avoid conflict with on site and adjacent pedestrian and bicycle facilities.

Figure 6. Drive Through Facilities in Town Center, if not enclosed in a structure (typical)



M. Building Design Standards:

1. General Provisions:

- a. The first-floor façade of all buildings, including structured parking facilities, shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.
- b. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.
- c. Architectural features and treatments shall not be limited to a single façade. All visible sides of a building from the street, whether viewed from public or private property, shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.
- d. Green building techniques are encouraged, which could include the use of green roofs, gray water and water harvesting, and/or LEED certification of buildings.

2. Design Standards:

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- [a.] All buildings, including parking garages, shall comply with the following design standards. Building facade windows are required on all street-facing facades (see Figure 7), as follows:

Ground Story: Mixed Use and Non-Residential	60% of facade
Upper Stories: Mixed Use	30% of facade
Ground Story: Residential Only	30% of facade

- i. Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.
- ii. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.
- iii. *Ground floor windows.* All street-facing elevations within the building setback (zero to 20 feet) along public streets shall include a minimum of 60 percent of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area and for glass doorway openings to ground level. Up to 50 percent of the ground floor window requirement may be met on an adjoining elevation as long as the entire requirement is located at a building corner.
- iv. Street-facing facades that contain vehicle parking, such as a parking structure, do not have to provide windows but shall provide facade openings that meet the minimum required window area. If required facade openings do not contain glass, they may contain architectural elements that are no more than 30 percent sight-obscuring.

b. *Building Facades:*

- i. Facades that face a public street shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure 8). No building facade shall extend for more than 250 feet without a pedestrian connection between or through the building (see Figure 11).
- ii. Buildings more than three stories are required to step back six feet from the building facade at the beginning of the fourth story.

Figure 7. Window Placement and Percentage of Facade

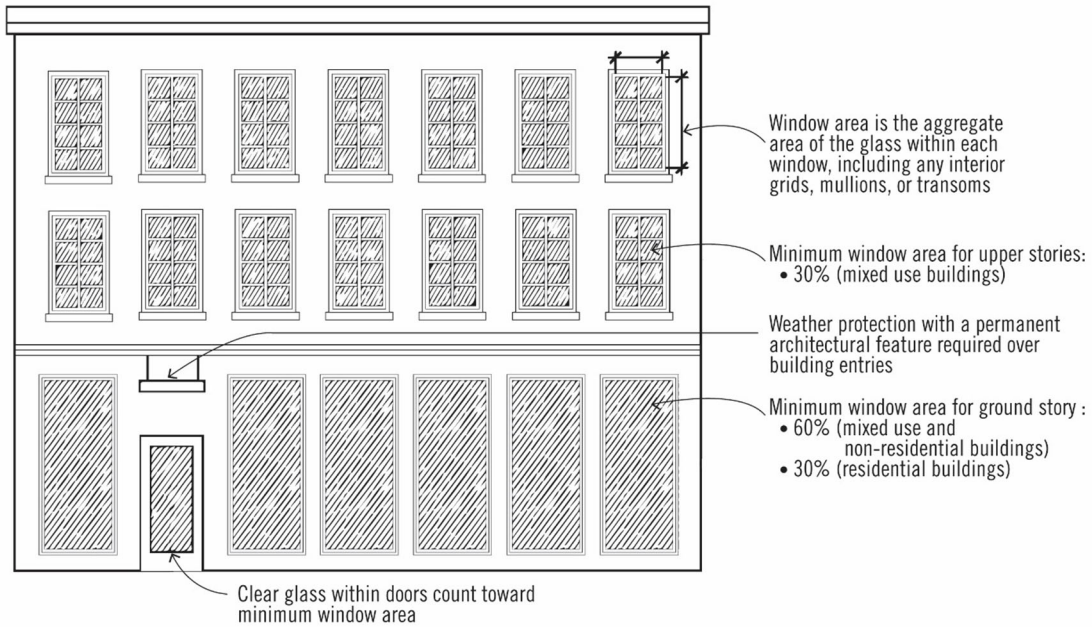
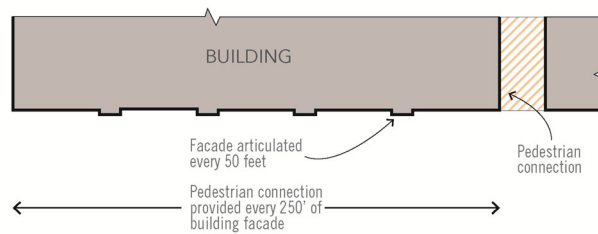
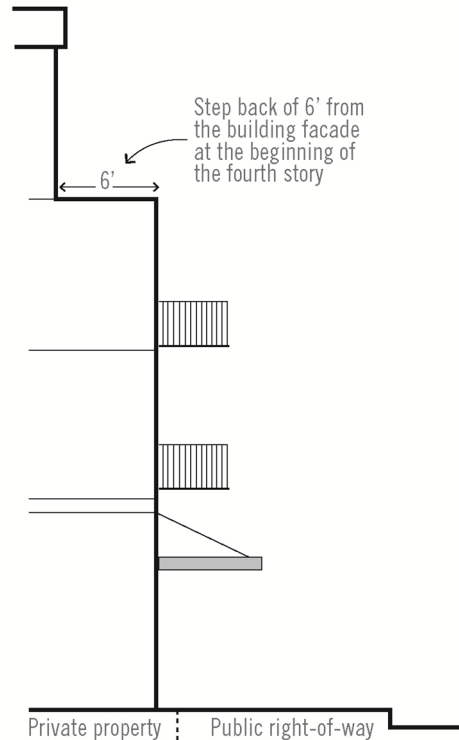


Figure 8. Building Facade Articulation and Stepbacks





c. *Weather Protection (for non-residential and mixed-use buildings):*

- i. A projecting facade element (awning, canopy, arcade, or marquee) is required on the street-facing facade. Within the MSD sub-district, weather protection shall be provided across the entire length of the building frontage.
- ii. All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.
- iii. Weather protection shall be maintained and in good condition.
- iv. Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk.
- v. The projecting facade element shall not extend into amenity zone or conflict with street lights. If the projecting facade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.
- vi. Awnings shall match the width of storefronts or window openings.
- vii. Internally lit awnings are not permitted.
- viii. Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.

d. *Building Materials.* Plane concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block where

the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

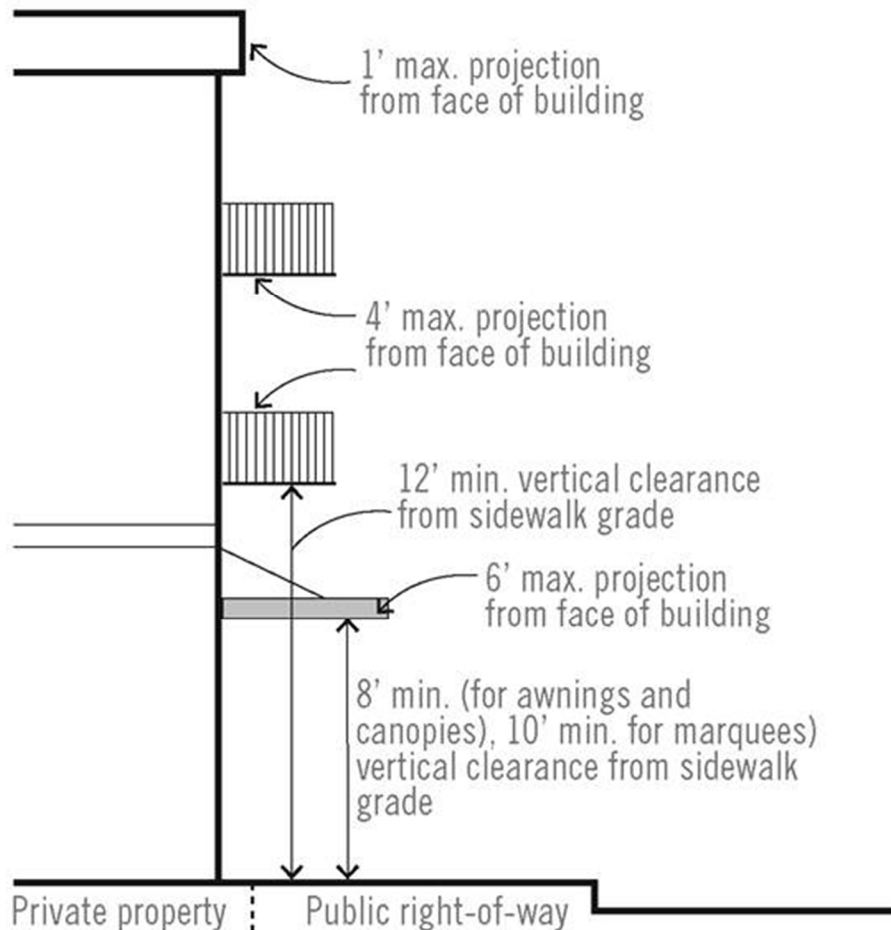
- e. *Roofs and roof lines.* Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.
- f. *Rooftop features/equipment screening:*
 - i. The following rooftop equipment does not require screening:
 - Solar panels, wind generators, and green roof features;
 - Equipment under two feet in height.
 - ii. Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.
 - iii. Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.
 - iv. All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view and from views from adjacent buildings.
 - v. On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.
 - vi. Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.
 - vii. Required screening shall not be included in the building's maximum height calculation.
- g. *General Screening.* Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.
- h. *Primary Entry.*
 - i. *For commercial/institutional/mixed-use buildings:*
 - At least one entry door is required for each business with a ground floor frontage.
 - Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
 - All primary ground-floor common entries shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entries shall not be oriented to the interior or to a parking lot.
 - Courtyards, plazas and similar entry features may be utilized to satisfy the building entrance requirement when these features are designed to connect the adjacent street edge to the main building entrance.

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- ii. *For residential buildings:*
 - *Entry door.* The primary public entrance to each building unit shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
 - All primary ground-floor common entries of multifamily buildings or individual unit entries of attached residential units that front the street shall be oriented to the street or public right-of-way, not to the interior or to a parking lot.
- i. *Building projections.* Building projections are allowed as follows (see Figure 9):
 - i. Architectural elements such as eaves, cornices and cornices may project up to one foot from the face of the building.
 - ii. Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical clearance of 12 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.
 - iii. See also Subsection 4.132(.06)M.2.C. for standards related to weather protection.

Figure 9. Building Projections



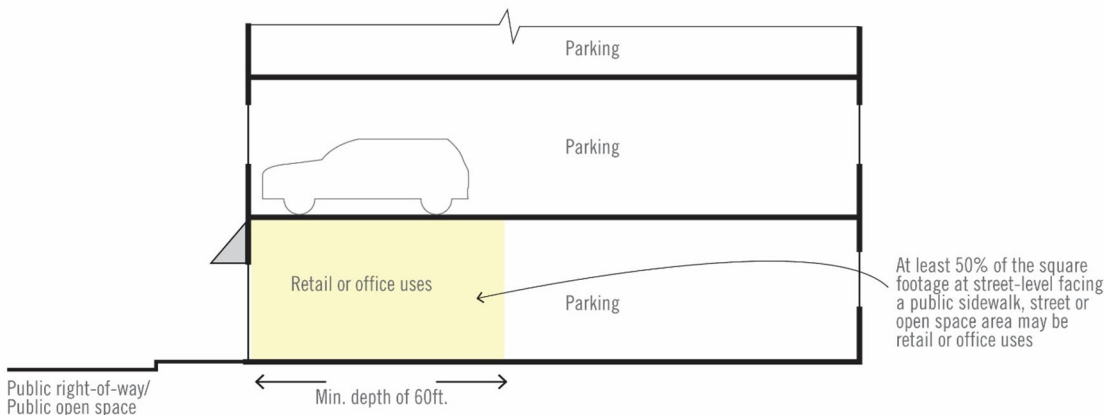
- N. *Off Street Parking and Loading.* Parking standards are identified in Section 4.155.
- O. *Parking within a Building or Structure:*
 - 1. Parking structures shall be designed to allow reuse of the building for non-parking uses, such as office or residential uses.
 - 2. The ground floor façade of a structured parking facility that abuts a public sidewalk, street, or open space and that is not occupied by entrances, exits, or waiting areas shall be designed and constructed with a minimum unfinished floor to ceiling height of 15 feet in order to allow occupancy by uses other than parking that are permitted in the underlying district (see Figure 10).
 - 3. Parking structures located in the MSD and adjacent to a public street shall contain retail or office uses on the first floor fronting the street or be wrapped with development of equal or greater height than the parking structure. At least 50 percent of a street-level floor facing a public sidewalk, street, or open space area shall contain retail or office uses to a minimum depth of 60 feet.

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4. Facade openings that face a public street or open space shall be vertically and horizontally aligned and all floors fronting on those facades shall be level, not inclined.
5. The first floor facade of a parking structure located adjacent to a public street shall include at least three architectural elements such as arcades, windows, awnings, overhangs, screens, grills, louvers or other similar non-opaque features.
6. Parking structures shall be designed so that motorized vehicles parked on all levels of the structure are screened to a minimum height of 42 inches.
7. Where the upper floors of above-ground parking structures are visible from a public street, such surfaces shall include architectural or vegetative finishes.
8. Within a surface parking lot or structure, the bicycle spaces, carpool, vanpool, shared car, or electric vehicle charging spaces should be placed in preferred locations relative to the street, the building entrances, and the primary pedestrian routes within and around the project site.

Figure 10. Parking Structure-Ground Floor Design

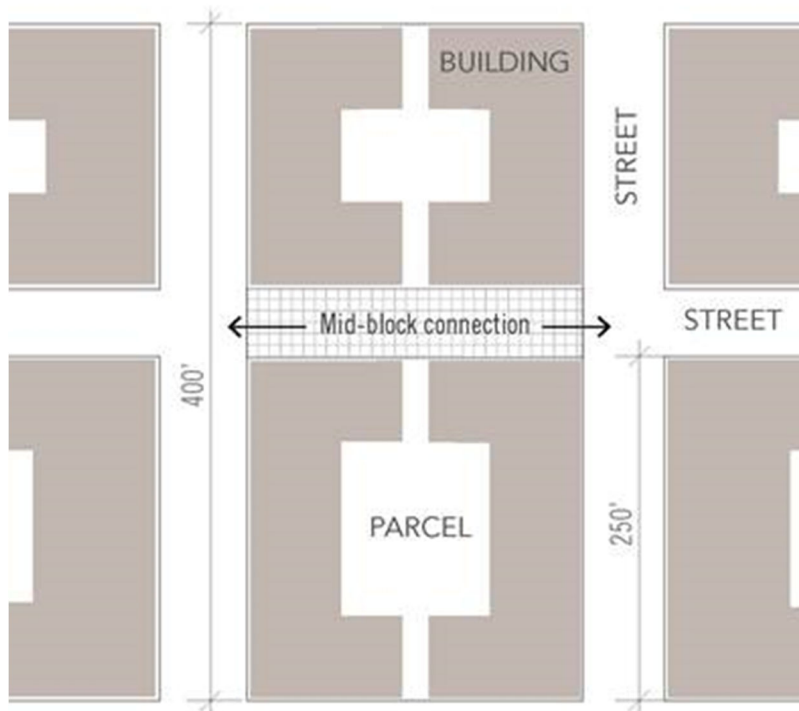


P. Street Connectivity:

1. **Purpose.** The purpose of these standards and procedures is to create safe, comfortable, and attractive streetscapes for pedestrians, improve connectivity for all modes of travel, and remove barriers for small-scale incremental development.
2. **General Provisions.** This section contains the standards and procedures for improvements to public transportation facilities for all property located in the Wilsonville Town Center Boundary, including specific standards for vehicle, pedestrian, bicycle, and transit facilities. The terms "transportation facilities" and "transportation improvements" generally include those facilities, or improvements to those facilities, that accommodate all modes of travel that are usually located in public rights-of-way, also commonly referred to as streets. "Frontage improvements" are transportation improvements immediately adjacent to a proposed development's street frontage. "Off-site improvements" are transportation improvements not adjacent to a proposed development's street frontage.
3. **Transportation Facility Standards:**
 - a. **Intersection design and spacing:**

- i. Transportation facilities shall be designed and constructed in conformance to the applicable section of the City Development Code and to the City's Public Works Standards.
 - ii. Street intersections shall have curb extensions to reduce pedestrian crossing distances unless there are other standards that apply, such as areas with flush curbs.
 - iii. New street intersections, including alleys, are subject to approval by the City Engineer.
- b. *Transportation network connectivity:*
- i. Minimum required transportation improvements are identified in the Wilsonville Town Center Plan. Alleys are encouraged but not required. Private streets are prohibited.
 - ii. Bicycle and pedestrian connections are required where the addition of a connection would link the end of a permanent turnaround to an adjacent street or provide a midblock connection through a long block. A mid-block connection is required where at least one block face is 400 feet or more in length (see Figure 11). A required connection must go through the interior of the block and connect the block face to its opposite block face. The mid-block crossing shall be demarcated with paving, signage, or design that clearly demarcates the crossing is designated for pedestrian and bicycle crossings.

Figure 11. Mid-Block Pedestrian and Bicycle Connections



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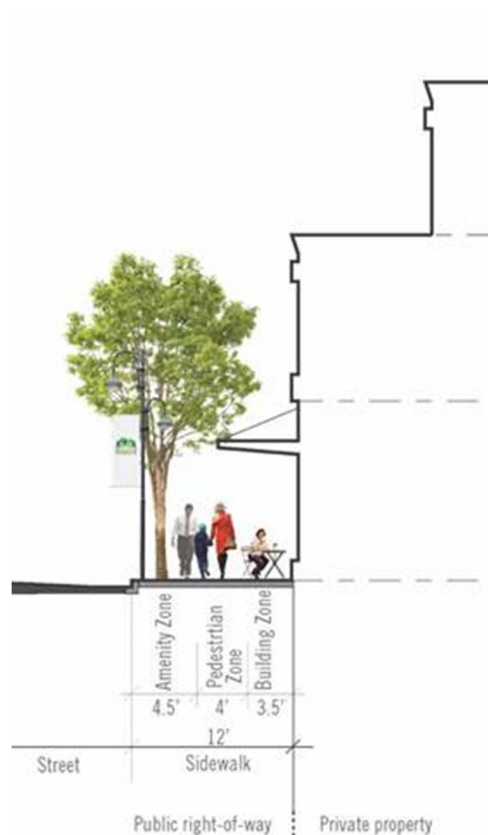
- iii. Streets shall be extended to the boundary lines of the proposed development where necessary to give access to or allow for future development of adjoining properties.
 - Any required or proposed new streets through or along the boundary of the proposed development shall be accompanied by a future street plan. The future street plan shall show that it is feasible to extend all required or proposed new streets onto adjoining properties to the satisfaction of the City Engineer.
 - Temporary turnarounds shall be constructed for street stubs in excess of 150 feet in length. Drainage facilities shall be constructed to properly manage stormwater runoff from temporary turnarounds.
 - Street stubs to adjoining properties shall not be considered permanent turnarounds, unless required and designed as permanent turnarounds, since they are intended to continue as through streets when adjoining properties develop.
 - Reserve strips may be required in order to ensure the eventual continuation or completion of a street.
- iv. Permanent dead end streets are not allowed except where no opportunity exists for creating a through street connection. Dead end streets shall meet all fire code access requirements and shall only be used where topographical constraints, protected natural resource areas, existing development patterns, or strict adherence to other City requirements precludes a future street connection. The lack of present ownership or control over abutting property shall not be grounds for a dead end street.
- v. *Street design.* All streets are subject to the standards illustrated in the Wilsonville Town Center Plan.
- vi. Street trees shall be required along all street frontages. The minimum number of required street trees shall be determined by dividing the length (in feet) of the proposed development's street frontage by 30 feet. When the result is a fraction, the number of street trees required shall be the nearest whole number.
- x. Sidewalks shall have a minimum unobstructed width of six feet for pedestrian through travel. Permanent structures or utilities within the required pedestrian through-travel area are restricted unless approved by the City Engineer. Sidewalk area outside of the required through-travel area may be used for landscaping, pedestrian amenities such as permanent street furniture, bicycle parking, trash cans, and drinking fountains.
- xi. Temporary placement of customer seating, merchandise display, temporary A-frame signs or other uses by businesses adjacent to the street shall be placed within the amenity or building zone in front of the business (see Figure 12). The building zone may be extended into the pedestrian zone in front of the building if a minimum of four feet is provided for the pedestrian through area. Placement of any temporary uses requires a temporary right-of-way use permit and approval by the City Engineer.
- xii. Temporary signs, such as A-Frames, are permitted within Town Center provided the temporary sign meets the following standards:

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- One temporary sign is allowed per public entrance to buildings.
 - Temporary signs may be up to 12 square feet in area. Only one side of a portable sign will be counted. The vertical dimension of the sign including support structure may be no greater than 42 inches.
 - Signs may be placed in front of the building only during business hours.
 - Electrical signs and changing image sign features are prohibited.
- xi. Off street paths shall meet the City's path standards identified in the Transportation system plan, unless noted otherwise in the Wilsonville Town Center Plan. The location and type of facility shall be consistent the trail and open space, and street cross section illustrated in the Wilsonville Town Center Plan. Trail widths may be reduced where constrained by existing development, protected natural resource areas, or topography as determined by the City Engineer.

Figure 12. Sidewalk Furnishing and Pedestrian Through Zones



(Ord. No. 835, 6-5-2019)

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Section 4.118. Standards Applying to all Planned Development Zones.

(.01) *Height Guidelines.* In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
- B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.
- C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.
- D. In no case shall the height of duplexes, triplexes, fourplexes, or townhouses be limited to less than the maximum height allowed for detached single-family dwellings in the same zone. In addition, in no case shall the height of triplexes, fourplexes, or townhouses be limited to less than 25 feet.

(.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

- 1. Minimum lot area;
- 2. Lot width and frontage;
- 3. Height and yard requirements;
- 4. Lot coverage;
- 5. Lot depth;
- 6. Street widths;
- 7. Sidewalk requirements;
- 8. Height of buildings other than signs;
- 9. Parking space configuration and drive aisle design;
- 10. Minimum number of loading spaces;
- 11. Shade tree islands in parking lots, provided that alternative shading is provided;
- 12. Fence height;
- 13. Architectural design standards, including residential design standards;
- 14. Transit facilities;
- 15. On-site pedestrian access and circulation standards;
- 16. Solar access standards, as provided in section 4.137;
- 17. Open space in the Frog Pond West Neighborhood in the Residential Neighborhood zone; and;
- 18. Lot orientation.

- B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:
1. Open space requirements in residential areas, except that the Board may waive or reduce open space requirements in the Frog Pond West Neighborhood in the Residential Neighborhood zone. Waivers in compliance with [Section] 4.127(.09)(B)(2)(d);
 2. Minimum density standards and housing variety standards in residential zones. The required minimum density may be reduced by the Board in the Residential Neighborhood zone in compliance with [Section] 4.127(.06) B; and
 3. Minimum landscape, buffering, and screening standards.
- C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:
1. Maximum number of parking spaces;
 2. Standards for mitigation of trees that are removed;
 3. Standards for mitigation of wetlands that are filled or damaged; and
 4. Trails or pathways shown in the Parks and Recreation Master Plan.
- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and
- E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following, except that no additional requirements or restrictions can conflict with established clear and objective standards for residential development or be grounds for denying a residential development proposal when the applicant has selected the clear and objective path for approval:
1. Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.
 2. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.
 3. The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street or private drive.
 4. Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.
 5. Location and size of off-street loading areas and docks.
 6. Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.
 7. Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation which would have an adverse effect on the present or potential development on surrounding properties.
 8. Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.

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9. A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.
 10. Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.
 11. Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to 110 percent of the cost of the landscaping and installation may be required.
 12. A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.
- (.04) The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.
- (.05) The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:
- A. *Recreational Facilities:* The Director, Board, or Council, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development consistent with adopted Park standards and Parks and Recreation Master Plan.
 - B. *Open Space Area:* Whenever private and/or common open space area is provided, the City shall require that an association of owners or tenants be established which shall adopt such Articles of Incorporation, By-Laws or other appropriate agreement, and shall adopt and impose such Declaration of Covenants and Restrictions on such open space areas and/or common areas that are acceptable to the Development Review Board. Said association shall be formed and continued for the purpose of maintaining such open space area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain said open space area for the purposes intended. The period of existence of such association shall be not less than 20 years and it shall continue thereafter and until a majority vote of the members shall terminate it, and the City Council formally votes to accept such termination.
 - C. *Easements:* Easements necessary to the orderly extension of public utilities, and the protection of open space, may be required as a condition of approval. When required, such easements must meet the requirements of the City Attorney prior to recordation.
- (.06) Nothing in this Code shall prevent the owner of a site that is less than two acres in size from filing an application to rezone and develop the site as a Planned Development. Smaller properties may or may not be suitable for such development, depending upon their particular sizes, shapes, locations, and the nature of the proposed development, but Planned Developments shall be encouraged at any appropriate location.
- (.07) *Density Transfers.* In order to protect significant open space or resource areas, the Development Review Board may authorize the transfer of development densities from one portion of a proposed development to another. Such transfers may go to adjoining properties, provided that those properties are considered to be part of the total development under consideration as a unit.

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- (.08) *Wetland Mitigation and other mitigation for lost or damaged resources.* The Development Review Board may, after considering the testimony of experts in the field, allow for the replacement of resource areas with newly created or enhanced resource areas. The Board may specify the ratio of lost to created and/or enhanced areas after making findings based on information in the record. As much as possible, mitigation areas shall replicate the beneficial values of the lost or damaged resource areas.
- (.09) *Habitat-Friendly Development Practices.* To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:
- A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;
 - B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§ 1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§ 300f et seq., and including conditions or plans required by such permit;
 - C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and
 - D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.

(Ord. No. 674, 11-16-2009; Ord. No. 682, 9-9-2010; Ord. No. 719, 6-17-2013; Ord. No. 806, 7-17-2017; Ord. No. 892, § 2(Exh. A), 12-2-2024; Ord. No. 899, § 2(Exh. A), 8-4-2025)

ATTACHMENT 4

1. August 8, 2018 Planning Commission Work Session
 - a. Staff Report with outreach summaries, draft Plan Maps and cross-sections, and draft Code and design guidelines (draft Code on pp: 65-80):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/12621/iii.a.town_center_plan_bateschell_45_m_inutes.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12621/wpc_aug_8_2018_final.pdf
 - c. Video: https://www.youtube.com/watch?v=455CF_bKG7M
 - i. 2:16:03-2:27:28
2. October 10, 2018 Planning Commission Work Session
 - a. Staff Report with draft Comp Plan, Development Code, Feasibility Analysis, and Traffic Analysis (draft Code on pp. 115-155):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/12641/iii.a.town_center_plan.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12641/oct_10_2018_final.pdf
 - c. Video
<https://www.youtube.com/watch?v=OUfR0b1Itcl&list=PLtMnfUI4sX9PJ9Xa3XOTJ4aZSC1waZa9c&index=85>:
 - i. 1:29:07-1:33:15
3. November 14, 2018 Planning Commission Work Session
 - a. Staff Report with draft Implementation Strategies and draft Development Code (draft Code on pp: 24-49):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/12651/iii.a.town_center_plan.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12651/nov_14_2018_final.pdf
 - c. Video <https://www.youtube.com/watch?v=Nt0UDSiD4TU>:
 - i. 1:47:17-2:41:50
4. January 9, 2019 Planning Commission Work Session (**this is the key work session where a waiver option was discussed**)
 - a. Draft Comp Plan and Code language (draft Code on pp. 109-152):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning/page/5101/appendix_a.tc_comprehensive_plan_and_development_code_amendments.pdf

- b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12671/wpc_jan_9_2019_final.pdf
 - c. Video <https://www.youtube.com/watch?v=uPLEhCdV3mE>:
 - i. 1:36:08-2:23:04
5. February 4, 2019 City Council Work Session
- a. Packet with draft Code language (draft Code on pp. 118-145; waiver language on page 130):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/packets/27681/2.4.19_council_packet.pdf
 - b. Video <https://www.youtube.com/watch?v=o9SFFARk5hQ&feature=youtu.be>:
 - i. 54:43-55:43;
 - ii. 1:01:28-1:04:42 (discussion about public art in waiver language);
 - iii. 1:36:45-1:43:18 (floorplate discussion)
6. March 19, 2019 Planning Commission Public Hearing
- a. Staff Report:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/88931/ii.a._town_center_plan_90_minutes.pdf
 - i. Appendix A to Staff Report with draft Comprehensive Plan update and draft Code (draft waiver language on pp. 123-124):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/130200/appendix_a._comprehensive_plan_and_development_code_amendments_v4.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/88931/wpc_march_13_2019_final.pdf
 - c. Video <https://www.youtube.com/watch?v=osW7bhkI0oY>:
 - i. 25:28-26:56;
 - ii. 29:42-37:00;
 - iii. 55:38-2:01:11
7. April 15, 2019 City Council Public Hearing
- a. Council packet (errata sheet with minor revisions to waiver language on p. 42 of packet):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/packets/27741/4.15.19_council_packet.pdf
 - b. Comp Plan and Development Code (Code on pp. 109-181, waiver language on pp. 123-124):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/27741/wilsonville_town_center_plan_-_appendix_a._comprehensive_plan_and_development_code_amendments_v4.2.pdf

Option 1

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

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(Supp. No. 6)

Option 1

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
 - [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
 - [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
 - [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
 - [5] This standard does not apply to residential only buildings.
 - [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.
- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers within the MU and C-MU sub-districts to: (a) increase the size of the ground floor of a building floorplate; (b) decrease and/or the number of stories of a building; or (c) increase the number of stories of a building by one story within the MU and C-MU sub-districts, so long as the applicant meets the requirements inconsistent with the provisions of Section 4.118 (.03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories of a building is in addition to the allowed bonus floor identified in Table 2, Note 4. Notwithstanding Section 4.118(.03), waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver under Section 4.118(.03) absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

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(Supp. No. 6)

Option 1

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....

OPTION 2

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

OPTION 2

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
 - [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
 - [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
 - [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
 - [5] This standard does not apply to residential only buildings.
 - [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.
- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers within the MU and C-MU sub-districts to: (a) increase the size of the ground floor of a building floorplate; (b) decrease and/or the number of stories of a building; or (c) increase the number of stories of a building by one story within the MU and C-MU sub-districts, so long as the applicant meets the requirements inconsistent with the provisions of Section 4.118 (.03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.118(.03), waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver under Section 4.118(.03) absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

OPTION 2

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....

OPTION 3

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
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Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
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The Development Review Board (DRB) may approve waivers within the MU and C-MU sub-districts to: (a) increase the size of the ground floor of a building floorplate; or (b) decrease-and/or the number of stories of a building. Within the MU sub-district, the DRB may also approve a waiver to increase the number of stories of a building by one story within the MU and C-MU sub-districts. Any waiver sought under this subsection D must meet the requirements inconsistent with the provisions of Section 4.118 (.03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories of a building is in addition to the allowed bonus floor identified in Table 2, Note 4. Notwithstanding Section 4.118(.03), waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver under Section 4.118(.03) absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

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4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

OPTION 3

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

...

OPTION 4

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

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Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
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Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

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(Supp. No. 6)

OPTION 4

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
 - [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
 - [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
 - [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
 - [5] This standard does not apply to residential only buildings.
 - [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.
- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers within the MU and C-MU sub-districts to: (a) increase the size of the ground floor of a building floorplate; or (b) decrease-and/or the number of stories of a building. Within the MU sub-district, the DRB may also approve a waiver to increase the number of stories of a building by one story within the MU and C-MU sub-districts. Any waiver sought under this subsection D must meet the requirements inconsistent with the provisions of Section 4.118 (.03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.118(.03), waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver under Section 4.118(.03) absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

OPTION 4

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....



Chart of Town Center Building Height Waiver Alternative Options 1-4

Options	Allow Additional Story [^] in MU?*	Allow Additional Story in CMU?	Allow Additional Story AND Bonus Story for Aff Hsg?
Option 1	Yes (max = 5 stories)	Yes (max = 6 stories)	Yes (max = 6 & 7 stories)
Option 2	Yes (max = 5 stories)	Yes (max = 6 stories)	No
Option 3	Yes (max = 5 stories)	No (max = 5 stories)	Yes (max = 6 stories)
Option 4	Yes (max = 5 stories)	No (max = 5 stories)	No

* For each Option, an additional consideration could be to limit the waiver to just the areas west of the Main Street District so that developments in MU adjacent to N-MU (2-3 story building height subdistrict) cannot seek the waiver to increase building height.

[^] Section 4.001.306 Story: That portion of a building included between a floor and the ceiling next above it, exclusive of a basement.

Town Center Building Height Waiver

Planning Commission
Work Session
May 13, 2026





Agenda

- Project Overview
- Building Height Waiver Origination
- Building Height Waiver Provision
- Task Force Feedback
- Questions for Planning Commission

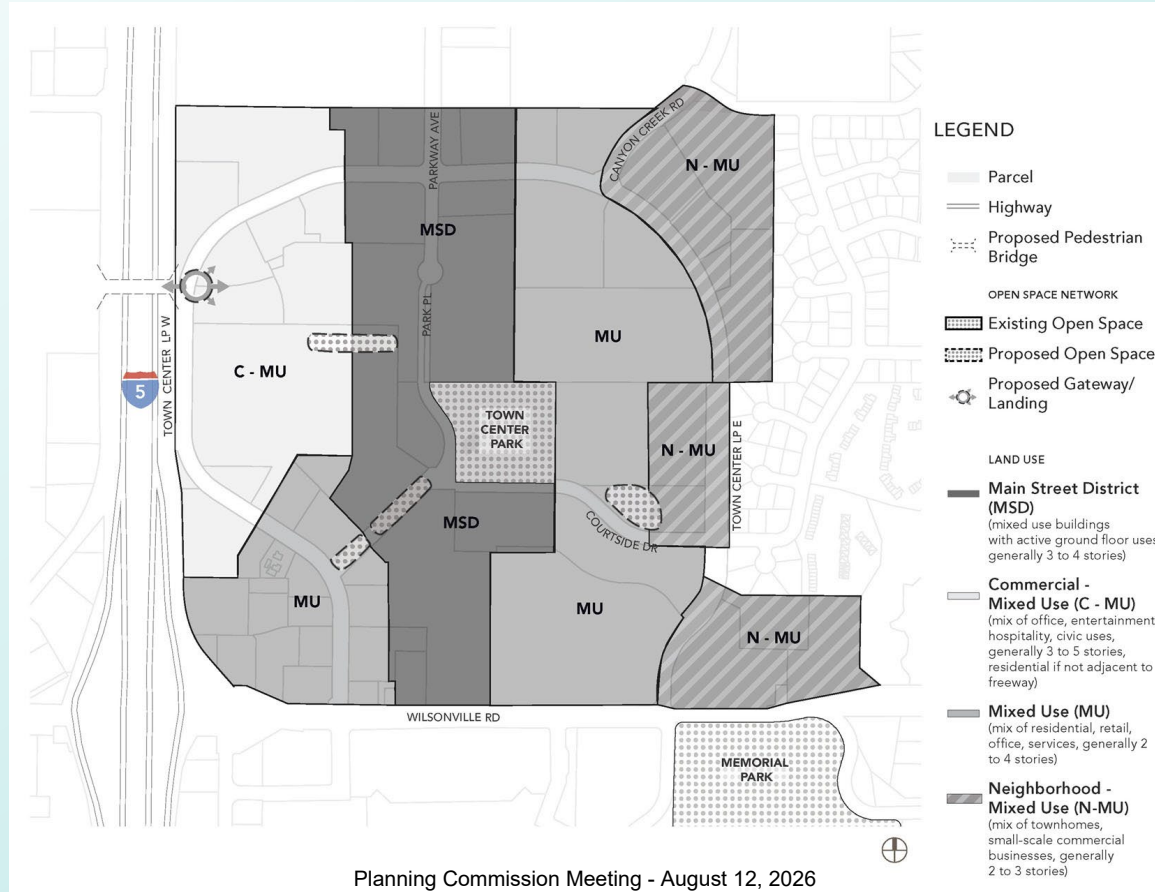


Project Overview

- Review current Town Center building height waiver provision
- Consider alternatives
- Make recommendation to City Council



Town Center Building Height Waiver – The Subdistricts





Town Center Building Height Waiver - History

- Several discussions re: floorplate for retail uses
 - Planning Commission and Council considered options from 30,000 sf to 50,000 sf for permitted use
 - Commissioners expressed concerns of limiting potential developments, including single-story anchor tenants or larger developments over multiple stories
- Planning Commission reviewed options at its January 9, 2019 meeting



Town Center Building Height Waiver – History (cont.)

Floor Plate Options

	Additional Standards	Sub-District (Floor Plate sq. ft.)			
		MS	MU	N-MU	C-MU
Option 1 (Proposed)		30K/use			30K/floor
Pro: Supports smaller-scale development in two story or larger buildings. Larger uses located in C-MU subdistrict. Con: May restrict some anchor uses.					
Option 2		30K/use	30K/floor		
Pro: More flexibility for larger user. Maintains smaller-scale development in two story or larger buildings. Con: May restrict a few anchor uses.					
Option 3		30K/use	50K/floor*	30K/use*	50K/floor
Pro: Supports user that needs larger footprint in C-MU and MU zones. Larger footprints are often single-story. *Should single-story buildings be allowed in MU and N-MU? Have additional standards? Con: Building mass larger, may be difficult to park if not structured or incorporated into building.					
Option X (could be added to any other Option)	X	In MU and C-MU allow waiver process to exceed max sq. ft. per floor if additional criteria are met.			
Pro: Most flexibility. Maintains smaller-scale development in MS and N-MU sub-districts. Con: Residential less likely. Less efficient use of land. Additional requirements needed such as: includes public plaza space, incorporates green building design, LEED building certification.					

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Planning Commission Meeting - August 12, 2026



Town Center Building Height Waiver – History (cont.)

- Planning Commission reviewed Code language at its March 13, 2019 meeting
- Planning Commission agreed to the waiver language but requested updates to the menu options
 - Create two menus, one option must be selected from each



Summary of Town Center Building Height Waiver History

- Clear direction from Planning Commission for minimum/maximum stories and floorplates
- But wanted flexibility for anchor tenants and innovative ideas through a waiver process
- Planning Commissioners did not want to discourage new development that was consistent with the vision on the Town Center Plan
- Key meetings to listen to: Jan 9, 2019 PC Work Session and March 13, 2019 PC Hearing



Town Center Building Height Waiver – Permitted Heights

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the	N/A	N/A	N/A



Town Center Building Height Waiver – Permitted Heights

- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.



Town Center Building Height Waiver – The Provision

- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of Section 4.118 (.03) if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:



Options Considered by Task Force

Options	Allow Additional Story^ in MU?*	Allow Additional Story in CMU?	Allow Additional Story AND Bonus Story for Aff Hsg?
Option 1	Yes (max = 5 stories)	Yes (max = 6 stories)	Yes (max = 6 & 7 stories)
Option 2	Yes (max = 5 stories)	Yes (max = 6 stories)	No
Option 3	Yes (max = 5 stories)	No (max = 5 stories)	Yes (max = 6 stories)
Option 4	Yes (max = 5 stories)	No (max = 5 stories)	No

- New Option 5:
 - West of MSD, only waiver to increase building height
 - East of MSD, only waiver to decrease building height
 - Either bonus floor or waiver, not both



Task Force Feedback

- 7 stories is too much
- Only one additional story (bonus floor OR waiver)
- East of MSD (near residential neighborhood), some supported no building height increase
- Option 4 too limiting
- Menu options should be further refined and updated



Questions for Planning Commission

1. What do you want the Task Force to consider when contemplating a cap to building heights? Would you support this cap?
2. What should the Task Force consider when reviewing possible prohibition of increased building heights in the MU subdistrict east of the MSD? What is your feedback on this proposal?
3. Should the menu items in the waiver provision be revisited at this time? If so, what suggestions do you have for modifying existing items or adding items?
4. What additional follow-up is needed for you to better understand the proposal for potential revisions to the waiver provision?
5. Are there other options or revisions that the Task Force should consider?



Next Steps

- City Council Work Session – May 18th
- Task Force Meeting #3 – May 19th
- Additional Planning Commission/City Council Work Sessions – Summer
- Planning Commission and City Council Public Hearings – Summer/Fall

*Draft PC Minutes were reviewed
and approved at the June 10, 2026
PC Meeting.*



**Wilsonville Planning Commission
Regular Meeting Minutes
May 13, 2026**

Wilsonville City Hall & Remote Video Conferencing
<https://www.ci.wilsonville.or.us/meetings/pc>

CALL TO ORDER - ROLL CALL

Chair Semenova called the meeting to order at 6:00 pm.

Present: Yana Semenova, Matt Constantine, Andrew Karr, Rob Candrian, and Jeff Zundel

Excused: Nicole Hendrix.

Staff Present: Miranda Bateschell, Amanda Guile-Hinman, Kim Rybold, and Mandi Simmons

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITIZEN INPUT

George Dunn, Wilsonville resident, spoke regarding the proposed removal of the Town Center height waiver, noting that housing costs are pushing younger residents out of the community they grew up in. Most of the conversations he hears about the waiver revolve around fears of turning into Portland, of building heights, change, and losing the town's culture. However, Wilsonville's culture is not derived from big box stores and empty parking lots, but from its residents. These fears distract the community from its real issues, including an aging population, a shrinking workforce, and the fact that those who keep the community vibrant can no longer live here. For years, many residents have treated Wilsonville like a gated community, but gated communities are expensive, both financially and socially. For Wilsonville to remain strong, housing is needed for young workers, young families, and even the aging parents they care for. Currently, he and his wife must drive more than an hour to provide healthcare transportation for her parents, and the family cannot afford to have them live in town. He asked the Planning Commission to not eliminate the height waiver, which was not a blank check as any project would still be required to go through community review. The Town Center Plan was a 40-year plan and the Planning Commission's decisions would shape the options available to people who are not yet born. By the time the Plan reaches completion, his infant son would be in his 40s, having possibly served a full term on the Planning Commission. If the concern was the pacing or scale of the project, he suggested implementing something like a 10-year moratorium to allow a pause for a decade, giving future generations the opportunity to review the plan based on their needs at that time. It would also give everyone time to breathe and take time with the issue, without removing a tool from future generations that might desperately be needed. He asked that the Commission not take away options from the people

who will inherit the city and urged them to plan for a Wilsonville that welcomes its youth back instead of pushing them away.

Adam Cunningham, Wilsonville resident, had read and reviewed all 1,611 pages of the Town Center Outreach Phases 1, 2, and 3, which were not included in the Planning Commission packet materials but should have been. All policymakers involved with Town Center should review the documents in detail because this is where the community's voice can be found, especially given how frequently the award-winning outreach document claims to support the formation of a community-driven plan. Given the three-minute speaking limit, he submitted a written summary of his observations for the record and had 36 pages of detailed notes available upon request. Within more than 1,600 pages of documentation, he found only six references to building heights above five stories. The first reference came from the initial task force meeting in March 2017, when an unidentified participant stated, "Development of taller buildings, even as tall as seven or ten stories, was seen as most appropriate along the freeway corridor." He questioned how this could have been known before any community feedback had been received. Two references in Phase 3 originated from Planning Commission meetings in 2018, neither of which was born of any detectable community input. The remaining three references came from surveys and a Question of the Month. The survey examples, which were actual community input, indicated disfavor by more than 50 percent. The Question of the Month demonstrated a clear preference for the other listed option of four- to six-story mixed-use buildings. Any other time a building of up to six stories was presented to citizens to gauge interest, only disinterest was found. If residents asked for six-story buildings, it was not documented in the City's award-winning outreach. By all appearances, most conversations in these documents centered on three to four stories, and respondents tended to shy away from high-rises. If the award-winning outreach truly accomplished what it purported to do by developing a plan based on a community-driven vision, City staff should be able to provide direct, specific citations from the outreach to support any policy guidance on additional building height. The 2025 Town Center Survey was another critically important document in the discussion. If the Planning Commission had not reviewed the survey results, they were not operating with all the information necessary to advance community-driven policy. Question 6 asked which downtowns residents would like to see Wilsonville emulate, and the top five answers, accounting for more than half of all responses, were Lake Oswego, West Linn, Sherwood, McMinnville, and Canby. He questioned whether anyone had seen a six-story building in any of those towns, particularly in their downtowns. If citizens did request six-story buildings, it should be easy to point to those specific requests. He urged the Planning Commission to be curious about how the City arrived at this point and to demand answers and accountability, adding that citizens deserve it.

Brad Williams noted his address and contact information were on file and shifted his intended remarks based on earlier testimony. His personal journey to home ownership in Wilsonville began with working at Mentor Graphics in 1998, living in an apartment across from the high school, and then moving through homes in West Linn, Beaverton, and Hubbard to build equity before eventually being able to live in Wilsonville. He purchased a brand new four-bedroom

house in Hubbard because a new home there was \$75,000 to \$100,000 less than in Wilsonville, even though he did not truly want to live outside the community. This was the necessary process many people go through to build equity unless they are considerably wealthy, which he clarified he is not. The Town Center Plan does not genuinely address affordability, as demonstrated by prices at Vuela, which many people mock online because even that development, intended as an answer to low-income housing, is unaffordable, with some apartments renting for more than his combined mortgage, taxes, and insurance. Increasing building height or the number of units will not make housing more affordable. Suburbs were created so people could get away from high density, overcrowding, and the crime that accompanies those conditions, and he was baffled that the City might recreate those issues in Wilsonville. Wilsonville is not affordable for everyone, but it has many qualities that make it worth the sacrifice of building equity elsewhere to eventually return and live here. The Town Center Plan drawings consistently depicted four-story buildings, and when people are shown a picture of what will be built, they expect that to be the final result. He did not understand why the project continued to get bigger despite the outreach and feedback and questioned whether the Town Center project was being driven by developers and realtors or by Wilsonville's citizens.

Dina Ochs stated that this was her first Planning Commission meeting. She grew up in Wilsonville, raised her family here, and had naively assumed community input was taken into account. After hearing that a city official remarked that nobody attended Planning Commission meetings, she made a point of being present, though she did not wish to be and felt she should not have to be present to ensure the community was heard. In May 2024, the Urban Renewal Advisory vote for Town Center failed. Although the vote related to the financing option, it should have been taken as a red flag regarding how people felt about the current Town Center Plan. Ms. Ochs had completed all the surveys and knew residents were never asked about building heights. The most recent City survey clearly showed housing at the bottom of residents' priorities, which did not mean the city should not have housing, only that it was not the foremost priority. Residents expressed a desire for something similar to Lake Oswego, West Linn, Canby, and other cities, none of which have five- to seven-story buildings. Instead, they feature bustling, vibrant communities with ample parking. She recently had dinner in Lake Oswego and found it charming, noting that the city maintained its culture while incorporating a fitting lifestyle. Seven-story buildings did not honor the Wilsonville community. She urged the Planning Commission to review the most recent survey results, which reflected what citizens want, and stated it was the Commission's responsibility to listen to the people, not advance an agenda.

Kate Johnson, Town Center Building Height Waiver Task Force member, stated she was present to raise concerns about critical talking points she said continue to be dismissed and had not been raised during Task Force meetings. The future of Town Center is being decided, and the community the Commission serves must guide the decision, not follow it. These decisions are permanent and will reshape the character of Wilsonville for generations. Those most affected deserve more than courtesy consultations, particularly during an affordable housing

crisis, and she questioned the connection. The City is moving too rapidly toward granting developers broad flexibility to construct six- and seven-story apartment buildings in Town Center, backed by public funding as the sole funding mechanism. These are not minor administrative adjustments, and the Commission should slow down and ensure the matter is handled correctly. The Town Center Building Height Waiver Task Force, the body charged with guiding the process, has serious structural problems that undermine its legitimacy. The Task Force's composition does not represent the community. Two members are not Wilsonville residents, and Town Center business owners were largely absent from the table. Community outreach conducted last fall produced clear feedback that was not included and does not appear to be driving the Task Force's work. The process lacks transparency, with key materials and links difficult to access or appearing to downplay what residents actually expressed. The outcome also appears predetermined because every option presented to the Task Force assumes height waivers will continue, while eliminating them was never offered as a choice. The questions being asked do not reflect community concerns, and small group discussions have steered away from the issues residents care most about. During her small group discussion, one Development Review Board (DRB) member remarked that the group had to consider what would appeal to developers. Most tellingly, at the first Task Force meeting, the City's Planning Director framed the Town Center Plan as an urbanization of Wilsonville but never defined the term. What the urbanization of Wilsonville means with respect to waivers should give every Wilsonville citizen pause and every Commissioner reason to ask difficult questions. She clarified they were not asking the Commission to stop development, but to demand a process that is fair, transparent, and genuinely accountable to Wilsonville citizens. The Commission was urged to require that the Task Force reflect the full community, that citizen feedback be meaningfully incorporated, and that all options, including elimination of height waivers, be placed on the table. The window to act is now, and the Commission should use its authority to ensure Wilsonville's future is shaped by its residents, not decided for them.

Doris Wehler stated she was a 60-year Wilsonville resident and had attended hundreds of city meetings, including early Planning Commission meetings, and had served on the original Town Center Task Force in 2018 and 2019. The original Task Force recommendation was for buildings as high as four stories. Somewhere between then and now, four stories had become five stories, as evidenced by the five-story apartment building planned for the former Shari's restaurant property. The Council was now considering seven stories. Key takeaways from the Town Center public engagement update included feedback that building height and design were too tall, too modern, and too much like a big city. Participants also expressed concerns about the amount of housing, traffic, loss of small-town feel, and the perception that crime is greater in high-density developments. She urged the Commission to consider what five-story versus seven-story buildings would look like in Town Center. For example, Vuela is a five-story building with four residential floors totaling approximately 30 apartments per floor. Based on the Council's current projection of 2,400 living units in Town Center, she calculated that the equivalent would be approximately 20 five-story apartment buildings. Allowing waivers for two additional stories could increase capacity to approximately 3,600 living units if the number of buildings remained the same. Allowing a waiver for each living floor across 20 buildings could

increase density to approximately 4,800 living units, with even greater density possible if the number of units per floor also increased. This was not what Wilsonville citizens wished to see. If the Town Center Plan was to have any hope of receiving public approval, height waivers for additional floors should not be granted. She also urged the Commission to remember that housing was identified as the least desired attribute of the Town Center Plan. The community wanted a re-envisioning of Town Center that it could support, and adding height waivers would effectively end any chance of that occurring.

Ned Walls concurred with comments made by Adam Cunningham. A Wilsonville resident for more than 29 years, he has coached youth and high school football in the community for 27 years and has spent decades getting to know Wilsonville families and residents. His central question was where the evidence exists that residents want buildings as tall as five stories or more throughout Town Center. The City's own outreach findings show that residents value Wilsonville's small-town feel, safety, natural settings, and sense of community, while also expressing concerns about increased density and buildings that feel too much like a big city. In his many years of talking with people, he has yet to hear anyone ask for the kind of dramatic change to Wilsonville's character being discussed. The options under consideration appear to assume height waivers will continue rather than asking whether residents want them at all. More importantly, the work of the Task Force does not appear aligned with feedback gathered during the previous fall's community outreach. Residents raised concerns, but the small group discussions appeared focused on questions that do not fully reflect those concerns. The issue is not simply whether one project receives a waiver, but that repeated waivers gradually shift expectations and weaken original height limits over time. What was intended as an exception eventually begins to become the standard. He has worked in law enforcement in Multnomah County for more than 27 years and, for the last nine years, has worked with many jurisdictions along the I-5 corridor. He said he has seen firsthand how the addition of light rail and apartment buildings can affect a community, noting Rockwood as an example. He has also seen what happens when communities increase density dramatically without fully understanding the long-term impacts. Taller buildings mean more units, more traffic, and more demand on infrastructure, and those changes cannot easily be reversed once they occur. He urged the Planning Commission to slow down before making changes that could permanently reshape Wilsonville and to ensure both the impacts and the community's wishes are fully understood. He questioned whether there is enough demand to fill that many additional units and whether residents have clearly stated this is the direction they want for Wilsonville. Growth is inevitable, but it should reflect the vision of the people who live here, not assumptions made without clear public support. He asked the Commission to gather more data, ensure the process is fully transparent, and directly ask residents if this is truly what they want for Wilsonville.

Elizabeth Peters, Town Center Building Height Waiver Task Force member, stated it was a privilege to be part of that group. During outreach conducted last fall, the City asked residents what they wanted in a Town Center. The process included focus groups and a survey completed by 555 people, which she described as a strong response for Wilsonville, and the outreach was conducted by professional consultants hired by the City. The feedback was clear. Residents

support local restaurants, retail, parks, and gathering spaces. Most of all, as others had already expressed, residents value Wilsonville's small-town character. The survey also showed clear concerns about density, with increased density ranked as the top concern. Housing variety and affordable housing ranked near the bottom as reasons to support the plan. After reviewing earlier Town Center outreach processes, she could not find evidence that residents were ever directly asked whether developers should be allowed to exceed the original building height limits in the Development Code, which she characterized as concerning. The City asked residents what they wanted, and residents answered clearly that they want a Town Center that fits Wilsonville's character. Residents do not want substantially taller buildings and increased density. Voters also rejected the Town Center Plan in 2024, and that outcome should matter. If the City moves forward without reflecting community priorities, it risks another rejection in the future. For these reasons, she did not support continued building height waivers for developers and concluded height waivers should be removed from the Town Center Development Code.

Justin Diaz noted he has lived in Wilsonville since 2018, and his wife has lived here since 2013. He agreed with Councilor Cunningham's earlier testimony and thanked previous speakers for voicing concerns he also shared. Additional concerns had been communicated to him by immediate neighbors, community members, and a few local businesses he patronizes, and he and his wife shared those concerns as well. They are not opposed to urban renewal, acknowledging it is a valuable, if not necessary, tool. However, they do not support high-density apartments or affordable housing, regardless of whether the structures are below five stories or above. They support a community recreation center, community pool, and new businesses, including retail stores and restaurants. He reiterated opposition to high-density apartments, citing the potential problems they might bring and referencing Portland as an example.

Rick Peters agreed with Councilor Cunningham and previous speakers. He continues to hear about incentives and flexibility for developers and asserted that developers should not drive the decisions. The priority voice in decisions and recommendations must be the people who live in Wilsonville. Wilsonville is a suburb, and he questioned why the City is pursuing urbanization when the community has clearly expressed that it values the city for its small-town feel. Tall buildings do not align with what the community desires, and building height waivers should be eliminated. This is precisely why he and his wife are voting yes on Measure 3-632, because the future of Wilsonville belongs in the hands of its residents.

Kristi Corno shared her personal experience and opinion after purchasing her first home, a three-story townhouse in Wilsonville, six years ago. What she loves most about the home is her front porch, where she sits regularly, along with a small back deck. She speaks about her front porch often enough that her friends and family know how much it matters to her. She objected to Vuela's design and five-story height. When driving past the building, she wonders where residents sit outside. Mental health is a significant county priority and something she takes seriously, and being outside and having the ability to sit outside on one's own property is important. She felt sympathy for Vuela residents because they do not have decks and appear trapped inside the building. Although she did not know how much influence the Planning

Commission had over building design, picturing many similar buildings in Town Center made her sad. While volunteering at the food bank located on the ground level of Vuela, she met a woman who had recently moved in and asked whether the City would build a small park nearby. The woman then pointed to the wildlife area across the street, which was owned by Metro and designated for wildlife, so she did not believe it would become a park. She acknowledged she may have been reading into the interaction but simply wanted the woman to have a place to sit outside. She could not stand that look or the trajectory she saw the City heading toward. With the former Shari's restaurant property, there would be two five-story buildings with no decks, which was enough for her. Her preference was for two to four stories, which is where she lives. She acknowledged the town does not belong solely to her but asked the Commission to be mindful of the people who will live in these buildings and what their quality of life will be.

John Ludlow stated he has lived in Wilsonville for 50 years and became deeply involved with the original Planning Commission in the early 1970s. When Wilsonville was formed, a group west of the city near Edmundson Road and Ladd Hill strongly opposed urbanization. Known as the Lavender Hill Mob, the group fought growth proposals, including two four-story buildings that still exist today as the AGC Center and Holiday Inn. The Planning Commission faced severe criticism over those projects, and later over the arrival of Tektronix, which opponents claimed would be the beginning of the end. At the time, there was little development in the area, and the four-story buildings were eventually approved. People insisted there should never be anything taller than four stories, and those structures were intended for commercial use, not residential use. There was never any consideration given to elevators or balconies in residential buildings because the buildings were designed for commercial purposes. The Planning Commission later developed the idea that Wilsonville did not want to resemble Beaverton. In his view, Wilsonville now does resemble Beaverton. The Commission ultimately concluded that four stories was an appropriate height limit, and that standard remained in place until the current wave of proposals. He suggested the current push comes from the Portland Metropolitan Association of Realtors and others advocating for what they call urbanization, which he defined as increased density. Wilsonville has already exceeded the 50 percent threshold between residences and apartments and has done more than enough for Metro and those who wish to "stack and pack." Four stories should remain the absolute limit.

Dwight Sims largely agreed with previous testimony but raised specific concerns about wording in the report summary he read before the meeting. Word choice can make a significant difference in perceptions and feelings. The report contained 515 pages, eight of which were devoted to the building height waiver issue. On page 452, the report stated that at its second meeting on April 21, 2026, the Task Force reviewed drafts of different options for revising the waiver provision. He pointed to the phrase "options for revising the waiver provision," noting this did not ask whether waivers should be allowed at all or whether four- to five-story buildings were compatible with Wilsonville's small-town character. This wording immediately ruled out the broader question of what kind of buildings Town Center should have. If revisions to building height waivers were the starting point, the only direction was literally upward.

Although the report mentioned Option 5, which did not allow any building height waiver, it framed a challenge around having one building, the former Shari's restaurant property, already approved for the additional story, calling it a unicorn in Town Center. He questioned whether avoiding that challenge meant the only option was to build all of them five stories tall or taller. Vuela had already been built to five stories and was not even in Town Center, raising the question of whether the ultimate plan was to eventually place five-story buildings throughout Wilsonville. He has read the *Spokesman* and the *Boones Ferry Messenger* faithfully since moving to the area in 2015 and attended Wilsonville Council meetings regularly for many years but did not recall seeing any public outreach on this question, a point Adam Cunningham and others had also raised. He questioned whether voters' rejection of urban renewal funding for the 2019 version of the Plan stemmed, at least partially, from opposition to placing more than 4,000 housing units in Town Center with buildings only four stories tall. Adding more stories was unlikely to increase voter support for any revised plan. He hoped to hear from the City soon that taller buildings anywhere in Wilsonville would not be on the table for consideration.

Valerie Boucher posed the question of why someone chooses to live in Wilsonville. When her husband retired, they had the opportunity to return to Oregon, where they had lived twice before. They began their search in Portland, decided against Portland, and continued moving farther from the metropolitan area until they found Wilsonville. She recalled leaving Wilsonville in the early 1990s, when it was a small spot on the map with a gas station, perhaps a store, and a house or two. Discovering Wilsonville again in 2020, they found a lovely small town situated in the middle of serene, bucolic countryside. They fell in love with Wilsonville, calling it the friendliest place they had ever lived, with some of the most wonderful people. When she speaks with neighbors about the town, they describe it the same way: beautiful, small suburbia. She became aware not long ago that the Town Center had a plan to place 1,600 living units above retail in the downtown area. The plan later resurfaced with numbers that had grown to more than 4,000 units, which she compared to dust in a house that is cleaned one day, accumulates overnight, and reappears the next day. They then learned there could be waivers to the height restrictions, with six or seven stories discussed this evening. She pictured a citadel in the middle of Town Center, with the only thing missing being a moat. If people desire urban living, Eugene is 100 miles south and Portland is 20 miles away. She urged, "Let Portland be Portland and Wilsonville be Wilsonville."

Eric Winters was called but had left due to a family emergency.

Kristin Roche, President, Wilsonville Meadows HOA, recounted telling a neighbor that she was going to the Planning Commission meeting to discuss five- to seven-story multi-unit buildings in Town Center and described the neighbor's reaction as incredulous. She asked if the Commissioners had spoken with their immediate neighbors about five- to seven-story buildings and what their reactions had been. She knew her neighbors in Wilsonville Meadows would be appalled; that was why she was present tonight, speaking on behalf of a majority of the 300-home neighborhood, including many original homeowners dating back to 1990. A few years ago, Adam Cunningham uncovered the feasibility study, adding she was disappointed that it

was not posted on the City's website alongside the many documents related to Town Center and community outreach process. The document most important to funding Town Center Plan should have been readily available with the other materials. This raised a red flag for her, and she noted the document still was not listed. She later asked Kim Rybold four questions regarding whether residents were ever asked about density levels, allowed to rank amenities, what the reaction was to a new urbanism model, and what surveys existed beyond the streetscape survey, which received 68 responses. To obtain those basic answers, she received an invoice for \$2,308, which she offered to provide. As an observer of the Task Force meetings on April 15 and April 23, 2026, she expected a more balanced discussion following the failed advisory vote. Instead, she believed the Task Force was weighted toward support for seven-story buildings, with only two members, Liz and Kate, providing critical perspectives. She also observed that no discussions occurred regarding the focus groups or survey feedback from the previous fall, despite having participated in a focus group herself. Not one participant in her focus group supported buildings taller than four stories. Reviewing all Town Center renderings shown to the public by City planners, she found that not a single building exceeded four stories. She did not believe it was right that the public was shown four-story buildings while discussions were taking place regarding five- to seven-story buildings. Greater transparency and honesty with the public were needed. She hoped that Option 5 would be selected, as Options 1 through 4 did not meet the expectations of the majority of the public.

Bob Milano stated he and his wife have lived in Villebois since 2016. Villebois is one of Wilsonville's earlier urban renewal districts, developed nearly 20 years ago on approximately 430 acres and approaching 2,700 units. The community includes single-family homes, townhomes, condominiums, apartment buildings, parks, and recreational areas, with approximately 18 homeowner associations. He proudly serves as president of one. Inadequate parking is the single greatest challenge throughout Villebois. His HOA includes 169 single-family residences, yet only five have a driveway. Most homes were marketed as having two-car garages, but in practice, the garages are too small to comfortably accommodate two modern vehicles. Most working families require more than one vehicle for commuting and daily life. Their CC&Rs require at least one vehicle to be parked inside the garage, and he believed other Villebois HOAs have similar rules. As a result, available street parking is already severely limited. Three brand-new, four-story Villebois apartment complexes will house approximately 143 new tenants. Those units were planned at a ratio of one parking space for every two units, meaning at least 70 or more tenants will not have a place to park, further burdening the streets. Most of those 143 units will likely have dual occupancy. The physical layout of Villebois is already well established, and the situation is unlikely to improve; it will remain the same or worsen. The Town Center feasibility study shows approximately the same number of housing units planned for a footprint one-quarter the size of Villebois, which he questioned as reasonable. Although the hope for the future is that people will work remotely, ride bicycles, walk, and use public transportation, he did not believe that reflects current reality. He encouraged the Planning Commission to carefully reconsider the density and number of housing units, which do not adequately account for the infrastructure and traffic patterns of today's economy.

- **Senior Planner Rybold** replied that the process was not different. When an area is eligible for annexation, findings were made based on what the area was being planned for and typically followed a planning process that predated the annexation. Coffee Creek was referenced because it was the only area in the city where annexation could proceed directly to City Council. When the Coffee Creek code that allowed for Administrative Review was adopted, discussion included that having Administrative Review for everything else did not do much good when a two-step hearing process was also required. The Code had worked well for the handful of annexation applications in Coffee Creek because there was a clear understanding of what the development and uses were supposed to be.
 - She confirmed that the annexation code only applied when an established plan exists for the area, noting the Code amendment was drafted to be consistent with an established plan.
- **Ms. Heather** added that anything annexed into the city would already be within the urban growth boundary and would typically be concept planned for the uses proposed, so the area would always have undergone a prior process.

Chair Semenova called for public testimony and confirmed with the Staff that no one in Council Chambers or attending via Zoom wanted to provide testimony. She then confirmed there were no further questions or discussion and closed the public hearing at 7:23 pm.

Commissioner Karr moved to adopt Resolution LP26-0002. Commissioner Candrian seconded the motion.

Commissioner Karr noted that in many cases, the Commission had little discretion on mandated items, and the State has required the City to take action. He supported making some of the processes easier and more streamlined, noting that reducing time, effort, and complexity contributes to making things more affordable for residents. He agreed with the changes that have been made.

Commissioner Zundel agreed, adding that even the amendments not mandated by the State appeared to align with the spirit of the mandates and were well-crafted. He appreciated how the Code was structured. He acknowledged that the mandated items place more onus on the Planning Commission, City Council, and citizens to be more involved in the master planning process and in developing a vision for these areas, but this was something the City already did fairly well and would hopefully continue to improve upon.

The motion carried 5 to 0. (Ayes: Constantine, Karr, Candrian, Zundel, Semenova. Nays: None.)

WORK SESSION

3. Town Center Building Height Waiver (Guile-Hinman)

City Attorney Guile-Hinman presented a PowerPoint overview of the Town Center Building Height Waiver project, reviewing the origin and intent of the waiver provisions, the Town Center subdistrict framework, and the relationship between building-height, floorplate, and affordable-housing bonus provisions. Staff described the historical Planning Commission and City Council discussions that led to the current code language, summarized community feedback regarding building height concerns, outlined the Town Center Building Height Waiver Task Force process and preliminary findings, and presented potential code-refinement options for Planning Commission feedback.

Staff addressed questions from the Board by clarifying that the existing waiver framework was intended to provide flexibility while maintaining consistency with the Town Center vision; that eliminating waivers entirely could create complications for already approved projects; that bonus floors for affordable housing and building-height waivers are separate tools with different purposes; that waiver requests remain subject to review criteria and are not automatically approved; and that current discussions are focused on refining code language, clarifying limits, evaluating transitions between subdistricts, revisiting menu-item criteria, and determining whether bonus floors and height waivers should be allowed concurrently. Staff also noted that broader concerns regarding traffic, parking, infrastructure, development feasibility, and long-term Town Center buildout are addressed through the larger Town Center Plan and should be considered alongside any revisions to the waiver provisions.

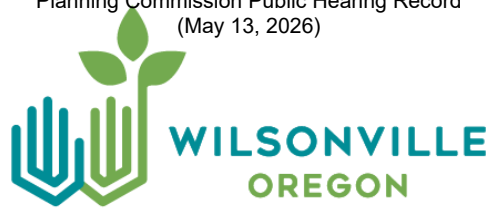
INFORMATIONAL

4. City Council Action Minutes (April 6 & 20, 2026) (No staff presentation)
5. 2026 PC Work Program (No staff presentation)

There were no comments.

ADJOURNMENT

The meeting was adjourned at 9:12 pm.



TOWN CENTER DEVELOPMENT CODE PROJECT TASK FORCE AGENDA

May 19, 2026 at 5:00 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/81176323700>

TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with Administration:

Individuals may submit comments by 12:00 PM on the day before the meeting date
via email to the address above, or may mail written comments to:

Administration – Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

CALL TO ORDER

1. Roll Call

COMMITTEE DISCUSSION & RECOMMENDATION

2. Review Updated and New Options
3. Discussion of Recommendation(s) to Planning Commission

ADJOURN

Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Amanda Guile-Hinman, City Attorney at 503-570-1509 or guile@wilsonvilleoregon.gov: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr   int  rpretes disponibles para aqu  llas personas que no hablan Ingl  s, previo acuerdo.

Com  niquese al 503-570-1503.



TASK FORCE MEETING STAFF REPORT

Meeting Date: May 19, 2026		Subject: Town Center Building Height Waiver Provision Project	
		Staff Member: Amanda Guile-Hinman, City Attorney Miranda Bateschell, Planning Director	
		Department: Legal, Community Development	
Action Required		Advisory Board/Commission Recommendation	
☒ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable	
		Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
☒ Council Goals/Priorities: Goal 4: Communications & Engagement	☐ Adopted Master Plan(s):	☐ Not Applicable	

ISSUE BEFORE TASK FORCE:

Review input from the Planning Commission and the City Council work sessions held on May 13, 2026 and May 18, 2026 respectively. Examine updated options to revise the Development Code provision concerning waivers to building height currently provided in the Town Center Zone (Wilsonville Code 4.132 (.06)D). Discuss refinement of menu options.

EXECUTIVE SUMMARY:

This staff report provides a summary of input received from the Planning Commission proposed updates to options previously reviewed and discussed by the Town Center Building Height Waiver Task Force (“Task Force”) and, at the Task Force meeting, staff will also brief the Task Force on input from the City Council work session that will be held the evening before (May 18th). This staff report also discusses proposed updated options to revise the Town Center building height waiver provision in light of the Task Force’s feedback from its April 21st meeting. Finally, based on the discussions at the April 21st Task Force meeting and feedback from the Planning Commission, this staff report also reviews the two menus in the Town Center building height waiver provision for further deliberation by the Task Force.

I. Planning Commission Feedback

The Planning Commission and City Council were each provided an overview of the discussions the Task Force had at its April 21st meeting and were also supplied the options that the Task Force reviewed. Staff explained the four options presented to the Task Force, provided information of the small group reports-out, and some general themes that emerged from the conversations. The Planning Commission and City Council then had the following prompts for their input:

1. In contemplating a cap to limit building height to no more than six (6) stories (considering the waiver provision and the bonus floor for affordable housing provision), what do you want the Task Force to consider? Would you support this cap?
2. As the Task Force considers prohibiting properties in the MU subdistrict east of the Main Street District from seeking a waiver to increase building height, what should the Task Force consider? What is your feedback on this proposal?
3. Should the menu items in the waiver provision be revisited at this time? If so, what suggestions do you have for modifying existing items or adding items that either provide a community benefit or mitigate the additional scale of the building granted through the waiver (increased height, single-story height, or increased single-user footprint)?
4. What additional follow-up is needed for you to better understand the proposal for potential revisions to the waiver provision?
5. Are there other options or revisions that the Task Force should consider?

The Planning Commission had a robust discussion regarding the background and considerations that led to the creation of the waiver provision, the practicalities today of implementing the waiver provision, and finding a balance between development and community desires (e.g., not allowing any development for development sake but also not being prohibitive of development consistent with the Town Center Plan vision to occur). Following the discussion, the feedback was summarized by the Planning Commission as follows:

- Members were generally supportive of a more limited waiver (agreed Option 1 allowed for buildings that are too tall)
- Members were also generally supportive of the gradient decrease of building heights from C-MU next to I-5 down to N-MU (taller buildings in west of the Main Street District, and then building heights stepping down toward the residential area to the east).
- Members agreed the menu items should be further refined
- Members discussed whether the property in Town Center that has received a waiver to increase building height, and the portions of the two properties to the north of that site, could be changed to the C-MU overlay, where 5 stories is allowed outright and then allow the removal of the waiver to increase building height altogether.
- Members discussed whether there could be a “pause” on the waiver, at least to increase building heights, for a temporary period to more fully understand the practical and business realities whether the waiver to increase building heights is necessary for development to occur in parts of Town Center.

Staff will seek further guidance from the City Council on Monday, May 19th, 2026 during the Council work session.

II. Updated Options to Waiver Provision

At its April 21st meeting, the Task Force provided helpful feedback for staff to further revise options for the Task Force’s consideration. Some of that feedback that informed the updates is provided below.

- Group 1: consensus was that Option 1 was too tall and not what the public can handle. The group looked at Option 2 with the asterisks (the limitation of increasing the building height east of the Main Street District). The group also discussed an “Option 5” of not allowing any building height waiver, but the challenge of having one building already approved for the additional story makes it difficult to have that building as a “unicorn” in Town Center.
- Group 2: one person liked Option 1 for its flexibility and not being too restrictive, but 2 others in the group thought Option 3 was best. They also liked the asterisks. They noted that if the City moved forward with Option 1, they should consider an escalation of the menu items, where a building with 2 additional stories would need to do more than one item from each menu. This group also discussed the menu items and “raising the bar” on them. The group discussed that some of the menu items would be easy to get and so should be revisited. The group like height being towards I-5.
- Group 3: the area of consensus was that, if there is more density, it should be closer to I-5, however, one member wanted to see an option of no increased building height waiver and only allow a bonus floor for affordable housing. Of the options presented, Option 2 was the most popular. Another “Option 5” was discussed in this group where west of the

Main Street District (toward I-5), development could only seek a waiver to increase building height and not decrease building height, and east of the Main Street District (toward the residential area), development could only seek a waiver to decrease building height and not increase building height. This “Option 5” received some general support from members of the two other small groups.

Some other themes emerged from the feedback:

- Task Force members generally found 7 stories to be too tall and inconsistent with the vision of the Town Center Plan.
- Members liked the idea of the “asterisks” as part of the update to the waiver provision, where the area of the MU subdistrict east of the Main Street District (closer to the existing residential area) would not be eligible for a waiver to increase building height.
- Some members found Option 4 too limiting.
- Some members favored Option 3, but the general group also discussed a the new “Option 5” from Group 3 where the MU subdistrict west of the Main Street District would only be eligible for a waiver to increase building height (but not decrease to one story) and the MU subdistrict east of the Main Street District would only be eligible for a waiver to decrease building height.
- The Task Force also had discussion around the two menus that are part of the waiver provision. Task Force members are interested in further examining the menus and whether they should be updated to require more of developers who seek a waiver.

Attached to this staff report are updated options to the waiver provision. Staff did not include Option 1, as the general consensus appeared to find 7 stories too tall. Staff also did not include Option 4, as it did not receive any significant support from Task Force members. Staff updated Option 2 (**Attachment A**) and Option 3 (**Attachment B**), created a new Option 5 (**Attachment C**) based on the considerations from Group 3 described above, and generated a new Option 6 (**Attachment D**) that is a blending of the prior Option 4 and the new Option 5.

Option 2 (Attachment A): This option allows one additional story in both C-MU and MU, but not if a bonus floor for affordable housing is obtained. The effect would be capping building height maximums at 6 stories for C-MU and 5 stories for MU, when considering both the building height waiver and bonus floor regulations. Would allow potential for buildings in C-MU and MU to be one story.

UPDATE: (1) further separated/clarified the waiver sought to consider when a larger floorplate may be requested with a building height adjustment (e.g., a larger floorplate may be requested in conjunction with a request to decrease building height, but also did not want to allow both a larger floorplate and an increased building height); and (2) added language for Task Force’s consideration of not allowing an additional floor in the MU sub-district east of the Main Street District (closer to the residential area).

Option 3 (Attachment B): This option allows one additional story only in MU, but not C-MU, and does allow a bonus floor for affordable housing. The effect would be capping building height

maximums in both C-MU and MU at 6 stories, when considering the building height waiver and bonus floor regulations. Would allow for buildings in C-MU and MU to be one story.

UPDATE: same updates as provided in Option 2.

Option 5 (Attachment C): This option allows only a decrease in building height in the MU subdistrict east of the Main Street District, allows only an increase by one story in building height in both the C-MU subdistrict and MU subdistrict west of the Main Street District. Effect would be capping building height maximum in C-MU to be 6 stories, MU west of MSD to be 5 stories (but neither would allow one-story buildings), and MU east of MSD to be 4 stories (but may be one story). Currently drafted to not allow an increase in building height if a bonus floor for affordable housing is obtained. Contains same updated language described above for Option 2 and Option 3.

Option 6 (Attachment D): This option allows only a decrease in building height in the MU subdistrict east of the Main Street District, like Option 5. However, it differs from Option 5 by only allowing a waiver to increase building height in the MU subdistrict west of the Main Street District but not the C-MU subdistrict. Effect would be capping building height in C-MU to 5 stories unless an affordable housing bonus floor is obtained (with no option to decrease to one story), capping building height in MU west of MSD to 5 stories (with no option to decrease to one story), and MU east of MSD to be 4 stories (but may be one story). Currently drafted to not allow an increase in building height if a bonus floor for affordable housing is obtained. Contains same updated language described above for Option 2 and Option 3.

As provided in Options 5 and 6, an additional consideration for the Task Force is whether to prohibit buildings in C-MU and MU to decrease to one story. The current waiver provision allows the possibility of buildings in C-MU and MU to be one story and, as drafted, Options 2 and 3 also contemplate this possibility for C-MU and MU.

Below is a chart summarizing each of the areas in Town Center relevant to the discussion of the waiver Options described above.

Options	C-MU	MU (west)	MU (east)
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)

III. Menus for Waiver

As noted above, the Task Force had discussions regarding the two menus in the waiver provision. The menus were generally divided, at the direction of the Planning Commission in 2019, into two categories: (1) to address the impact of building size to ensure that building mass did not adversely impact the desired feel of Town Center; and (2) to provide additional community benefit.

Staff has prepared a list of concepts within each category for the Task Force's input and feedback. These concepts are a starting point for the Task Force to discuss the general concepts of items the Task Force believes should be reflected in the two menus.

Community Benefit:

- Local hiring for development
- Plaza, with programmed improvements (furniture, active space)
- Public rooftop amenities
 - With possible recorded agreement to ensure amenities remain
- Public art approved through the City Arts, Culture, and Heritage Commission
- Inclusive design (beyond ADA requirements)
- Supporting existing local business in Town Center
 - Providing subsidy or constructing tenant improvements (at developer's cost) for an existing Town Center business to relocate into the ground floor space
- *For Option 3* affordable housing at a rate higher than contemplated in the bonus floor

Mitigating Building Impact:

- Best practices on ground floor design for pedestrian experience
- Best practices on building form to create more light and air
- Creating a community gathering space internal to the building
- Promoting environmental stewardship
- Build tenant-ready space for desired businesses
 - Restaurants, smaller spaces for local businesses, childcare facilities

Staff also suggest an additional catch-all item of other innovative ideas that achieve each of the two categories and is reflected in the vision and goals of the Town Center Plan. This additional catch-all offers flexibility for ideas that may have not been contemplated but still embody the vision of the Town Center Plan.

ATTACHMENTS:

- A. Updated Option 2
- B. Updated Option 3
- C. New Option 5
- D. New Option 6

ATTACHMENT A-Updated Option 2

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

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(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~ Review Authority may approve the following waivers within the MU and C-MU sub-districts:

1. An increase in ~~to~~ the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.

2. A decrease ~~and/or~~ of in the number of stories of a building.

3. An increase ~~of~~ in the number of stories of a building by one story in the C-MU sub-district and the MU sub-district ~~(west of the MSD sub-district)~~, within the MU and C-MU sub-districts,

Any waiver sought under this subsection D must ~~also~~ meet the requirements ~~inconsistent with the provisions of~~ Section 4.119 ~~(03)~~ and if one item from each of the two following menus ~~are must be~~ met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Allows decrease to one story in all of C-MU and MU

Commented [AGH2]: Allows one additional story in both C-MU and MU

Commented [AGH3]: Consideration of prohibiting increase in MU subdistrict east of MSD.

Commented [AGH4]: Does not allow both bonus floor for affordable housing and waiver to increase building height.

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

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ATTACHMENT B - Updated Option 3

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~ Review Authority may approve the following waivers within the MU and C-MU sub-districts:

1. An increase in the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease in ~~and/or~~ the number of stories of a building.
3. An increase in the number of stories of a building by one story in the MU sub-district ~~(west of the MSD sub-district)~~, within the MU and C-MU sub-districts.

~~Any waiver sought under this subsection D must meet the requirements inconsistent with the provisions of Section 4.1198-(03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories of a building in subsection D.(3) is in addition to the allowed bonus floor identified in Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D.~~ Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Allows decrease to one story in all of C-MU and MU.

Commented [AGH2]: Only allowing increase in MU, not C-MU

Commented [AGH3]: Consideration of prohibiting increase in MU subdistrict east of MSD.

Commented [AGH4]: Allows additional bonus floor for affordable housing in C-MU and MU

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

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(Supp. No. 6)

ATTACHMENT C - Option 5

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~Review Authority may approve the following waivers ~~to the~~within the MU and C-MU sub-districts:

1. An increase in the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.

2. A decrease in the number of stories within the MU sub-district east of the MSD sub-district, and/or

3. An increase in the number of stories of a building by one story in the MU and C-MU sub-district and the MU sub-district west of the MSD sub-district, consistent with the provisions of

Any waiver sought under this subsection D must meet the requirements in Section 4.1198-(03) if and one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate and/or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D.

Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Only allows a decrease to one story in the MU subdistrict east of MSD (closer to residential neighborhood).

Commented [AGH2]: Allows one additional story in C-MU and MU west of MSD, but not the MU subdistrict east of MSD.

Commented [AGH3]: Does not allow both bonus floor for affordable housing and waiver to increase building height.

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....

ATTACHMENT D - Option 6

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The ~~Development Review Board (DRB)~~Review Authority may approve the following waivers ~~to the~~within the MU and C-MU sub-districts:

1. An increase in the size of the ground floor of a building floorplate, which may be combined with a waiver to decrease the number of stories as contemplated in subsection D.(2) below, but cannot be combined with a waiver to increase the number of stories as contemplated in subsection D.(3) below.
2. A decrease in the number of stories within the MU sub-district east of the MSD sub-district, and/or
3. An increase in the number of stories of a building by one story in the MU and C-MU sub-district MU sub-district west of the MSD sub-district, consistent with the provisions of

Any waiver sought under this subsection D must meet the requirements in Section 4.1198-(03) if and one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.119, waivers to the size of the ground floor building floorplate and/or number of stories is not allowed in the MSD and N-MU sub-districts, nor is an applicant allowed to seek a waiver to these standards under Section 4.119 absent compliance with this subsection D.

Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.

Commented [AGH1]: Only allow decrease to one story in MU subdistrict adjacent to N-MU.

Commented [AGH2]: Only allow increase by one story in MU subdistrict adjacent to C-MU, but not allow increase in C-MU through the waiver.

Commented [AGH3]: Does not allow a waiver if bonus floor for affordable housing is obtained.

-
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
 5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

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Town Center Building Height Waiver

Task Force Meeting
May 19, 2026





Agenda

- Planning Commission Input
- Council Feedback
- Review of Updated/New Options
 - Recommended preferred alternative
- Consider Eliminating Increase under Waiver
 - Recommendation compared to preferred alternative
- Categories of Menu Items



Planning Commission Input

- Supportive of a more limited waiver
- Supportive of gradient decrease of building heights from I-5 to residential area
- Menu items should be revisited
- Whether a “pause” is possible



City Council Feedback

- Interested in Task Force recommendations:
 - Whether the waiver to increase should be in addition to the affordable housing bonus floor OR development can only apply for one or the other
 - Whether the waiver to increase should be separately considered in each MU area (next to C-MU and next to N-MU)
 - Whether to eliminate the waiver to increase building height
 - Updates to menu items



Options	C-MU	MU (west)	MU (east)
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)



Preferred Alternative to Update WC 4.132(.06)D



Eliminate Waiver Allowing Increase?



Updates to Menu Items

- Provide community benefit
 - Local hiring for development
 - Plaza, with programmed improvements
 - Public rooftop amenities
 - Public art approved through the City ACHC
 - Inclusive design (beyond ADA requirements)
 - Supporting existing local business in Town Center
 - Contribution to parking infrastructure fund
 - *For Option 3* affordable housing at a rate higher than contemplated in the bonus floor



Updates to Menu Items

- Mitigating building impact
 - Best practices on ground floor design for pedestrian experience
 - Best practices on building form to create more light and air
 - Creating a community gathering space internal to the building
 - Promoting environmental stewardship
 - Build tenant-ready space for desired businesses



TOWN CENTER DEVELOPMENT CODE PROJECT TASK FORCE AGENDA

April 21, 2026 at 5:00 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/81176323700>

TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with Administration:

Individuals may submit comments by 12:00 PM on the day before the meeting date
via email to the address above, or may mail written comments to:

Administration – Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

CALL TO ORDER

1. Roll Call

COMMITTEE DISCUSSION & RECOMMENDATION

2. Town Center Building Height Waiver Alternative Options

ADJOURN

NEXT MEETING

Tuesday, May 19, 2026 5:00 PM

Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Amanda Guile-Hinman at 503-570-1509 or guile@wilsonvilleoregon.gov: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-570-1509.

Town Center Development Code Project Task Force

Page 1 of 1

April 21, 2026



TASK FORCE MEETING STAFF REPORT

Meeting Date: April 21, 2026		Subject: Town Center Building Height Waiver Alternative Options Staff Member: Jeanna Troha, City Manager Amanda Guile-Hinman, City Attorney Miranda Bateschell, Planning Director Department: Admin, Legal, Community Development	
Action Required		Advisory Board/Commission Recommendation	
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☐ Resolution ☒ Information or Direction ☐ Information Only ☐ Council Direction ☐ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
☒ Council Goals/Priorities: Goal 4: Communications & Engagement	☒ Adopted Master Plan(s): Town Center Plan	☐ Not Applicable	

ISSUE BEFORE TASK FORCE:

Consider potential alternative options to update WC 4.132(.06)D. – the Town Center Waiver provision.

EXECUTIVE SUMMARY:

This staff report offers potential alternative options to revise the Town Center waiver provision in WC 4.132(.06)D. In particular, four (4) alternatives are discussed, with an additional consideration that could apply to any of the alternatives. At the April 21, 2026 Task Force meeting, Task Force members will consider the alternatives and discuss the following questions as to each Option:

1. Discuss whether the Option meets the vision and/or components of the Town Center Plan.
 - a. In what ways does it strengthen the Plan vision?
 - b. Are there any concerns with the Option?
2. In what ways is this Option consistent or inconsistent with the original intent of the waiver provision (WC 4.132(.06)D.) to increase flexibility for development?
3. What additional follow-up is needed to better understand the practical implications of the Option?
4. Are there other options that should be considered?

POTENTIAL OPTIONS TO REVISE THE TOWN CENTER WAIVER PROVISION:

Staff reviewed the building height waiver language in WC 4.132(.06)D. to provide four (4) Options for consideration by and feedback from the Task Force. The Options are attached as **Attachments 1-4**. The Options all include an express limitation on increasing building height in the MU and C-MU subdistricts. Some differ in how they address the “bonus floor” for affordable housing in Note 4 to Table 2 and some differ in how they address the waiver in C-MU in particular. Attached as **Attachment 5** is a chart that explains the distinctions between each Option based on whether it allows: (1) an additional story in MU, (2) an additional story in C-MU, and (3) an additional story in each of MU and C-MU as well as a bonus story for affordable housing.

In addition to the Chart (Attachment 5), staff provide the following high-level overview of each Option.

- **Option 1:** Stays true to original language/intent where the waiver provides flexibility and the affordable housing bonus story is still available, but the language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.
- **Option 2:** Stays true to original language/intent where the waiver provides flexibility, but flexibility may involve a choice of either the bonus story for affordable housing or a waiver for an additional story, to prohibit any building from being 7 stories. Language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.

- **Option 3:** Reflects adherence to community's preference during the Town Center planning process for buildings of 3-5 stories, while maintaining flexibility and incentive for affordable housing, since those projects are harder to pencil. Stays true to an intentional choice at time of Plan. Language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.
- **Option 4:** Reflects adherence to community's preference during the Town Center planning process for buildings of 3-5 stories. Limits flexibility in C-MU and incentive for affordable housing. Language is updated to be explicit about limiting the increase in building height and closing any possible loophole in the citywide waiver provision.

An additional consideration for each Option is whether to limit the waiver in the MU subdistrict to only the areas west of the MSD subdistrict so that developments in the MU subdistrict adjacent to the N-MU subdistrict cannot seek the waiver to increase building height. Staff offer this additional consideration for the Task Force to determine whether it furthers the vision for the planned land use in Town Center, with larger buildings nearer I-5 (the C-MU subdistrict), stepping down to the smaller buildings near the residential area to the east (the N-MU subdistrict).

ATTACHMENTS:

1. Option 1
2. Option 2
3. Option 3
4. Option 4
5. Chart of Options 1-4

Attachment 1 – Option 1

Section 4.132. Town Center Zone.

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(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

Attachment 1 – Option 1

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
 - [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
 - [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
 - [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
 - [5] This standard does not apply to residential only buildings.
 - [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.
- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers within the MU and C-MU sub-districts to: (a) increase the size of the ground floor of a building floorplate; (b) decrease and/or the number of stories of a building; or (c) increase the number of stories of a building by one story within the MU and C-MU sub-districts, so long as the applicant meets the requirements inconsistent with the provisions of Section 4.118 (.03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories of a building is in addition to the allowed bonus floor identified in Table 2, Note 4. Notwithstanding Section 4.118(.03), waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver under Section 4.118(.03) absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

Attachment 1 – Option 1

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....

ATTACHMENT 2 – OPTION 2

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

ATTACHMENT 2 – OPTION 2

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
 - [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
 - [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
 - [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
 - [5] This standard does not apply to residential only buildings.
 - [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.
- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers within the MU and C-MU sub-districts to: (a) increase the size of the ground floor of a building floorplate; (b) decrease and/or the number of stories of a building; or (c) increase the number of stories of a building by one story within the MU and C-MU sub-districts, so long as the applicant meets the requirements inconsistent with the provisions of Section 4.118 (.03) and if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. A waiver to increase the number of stories may not be obtained if a development includes a bonus floor as allowed pursuant to Table 2, Note 4. Notwithstanding Section 4.118(.03), waivers to the size of the ground floor building floorplate or number of stories is not allowed in the MSD and N-MU subdistricts, nor is an applicant allowed to seek a waiver under Section 4.118(.03) absent compliance with this subsection D. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

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3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.
5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

ATTACHMENT 2 – OPTION 2

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

....

ATTACHMENT 3 – OPTION 3

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

...

- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
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Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
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Rear setback				
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Ground floor uses	Mixed-use buildings required within 200 feet of the Park Place/Courtside Drive intersection.	N/A	N/A	N/A
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
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Residential density (units per acre)				
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Maximum	None	40	None	None

Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

ATTACHMENT 3 – OPTION 3

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5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

ATTACHMENT 3 – OPTION 3

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...

ATTACHMENT 4 – OPTION 4

Section 4.132. Town Center Zone.

...

(.06) *Design and Development Standards:*

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Created: 2026-03-05 14:16:39 [EST]

(Supp. No. 6)

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Menu Two:

ATTACHMENT 4 – OPTION 4

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....



ATTACHMENT 5

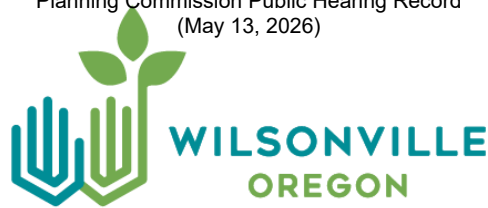


Chart of Town Center Building Height Waiver Alternative Options 1-4

Options	Allow Additional Story [^] in MU?*	Allow Additional Story in CMU?	Allow Additional Story AND Bonus Story for Aff Hsg?
Option 1	Yes (max = 5 stories)	Yes (max = 6 stories)	Yes (max = 6 & 7 stories)
Option 2	Yes (max = 5 stories)	Yes (max = 6 stories)	No
Option 3	Yes (max = 5 stories)	No (max = 5 stories)	Yes (max = 6 stories)
Option 4	Yes (max = 5 stories)	No (max = 5 stories)	No

* For each Option, an additional consideration could be to limit the waiver to just the areas west of the Main Street District so that developments in MU adjacent to N-MU (2-3 story building height subdistrict) cannot seek the waiver to increase building height.

[^] Section 4.001.306 Story: That portion of a building included between a floor and the ceiling next above it, exclusive of a basement.



TOWN CENTER DEVELOPMENT CODE PROJECT TASK FORCE AGENDA

April 15, 2026 at 5:00 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/81176323700>

TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with Administration:

Individuals may submit comments by 12:00 PM on the day before the meeting date
via email to the address above, or may mail written comments to:

Administration – Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

CALL TO ORDER

1. Roll Call

COMMITTEE DISCUSSION & RECOMMENDATION

2. Town Center Overview

ADJOURN

NEXT MEETING

Tuesday, April 21, 2026 5:00 PM

9Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Amanda Guile-Hinman, City Attorney at 503-570-1509 or guile@wilsonvilleoregon.gov: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo.

Town Center Development Code Project Task Force

Page 1 of 2

April 15, 2026

Comuníquese al 503-570-1503.

Town Center Development Code Project Task Force

Page 2 of 2

April 15, 2026



TASK FORCE MEETING STAFF REPORT

Meeting Date: April 15, 2026		Subject: Town Center Overview. Staff Member: Jeanna Troha, City Manager Amanda Guile-Hinman, City Attorney Miranda Bateschell, Planning Director Department: Admin, Legal, Community Development	
Action Required		Advisory Board/Commission Recommendation	
☐ Motion ☐ Public Hearing Date: ☐ Ordinance 1 st Reading Date: ☐ Ordinance 2 nd Reading Date: ☐ Resolution ☐ Information or Direction ☒ Information Only ☐ Council Direction ☐ Consent Agenda		☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
☒ Council Goals/Priorities: Goal 4: Communications & Engagement		☒ Adopted Master Plan(s): Town Center Plan	
		☐ Not Applicable	

ISSUE BEFORE TASK FORCE:

Review of Town Center Plan (2019) and Development Code provisions concerning waivers to building height currently provided in the Town Center Zone (Wilsonville Code 4.132 (.06)D and 4.118(.03)A.8).

EXECUTIVE SUMMARY:

This staff report provides a summary of the information that will be presented to the Town Center Building Height Waiver Task Force (“Task Force”) at its April 15, 2026 meeting, particularly: (1) an overview of the Town Center Plan; and (2) the plan for the Task Force’s work over the next two meetings.

I. BACKGROUND

A. Establishing the Task Force – Resolution No. 3244

Resolution No. 3244 (attached hereto as **Attachment 1**) establishes the Wilsonville City Council’s desire to review Town Center building height waiver provisions in the Wilsonville Code and to establish a limited duration task force to help recommend updates to the waiver provisions.

At its [February 19, 2026 work session](#), Council received background factual and legal information regarding the Wilsonville Town Center and related Town Center Plan and then deliberated on four (4) questions:

1. Is Council interested in exploring updates to the building height waiver language applicable to the Wilsonville Town Center?
2. If yes to Question 1, is Council seeking to consider such updates within this year (i.e., a process timeline that is completed by October 2026)?
3. If yes to Question 1, is Council interested in a limited duration task force being formed to help evaluate updates to the building height waiver language?
4. If yes to Question 3, are there certain categories of stakeholder groups that Council wants represented on such a task force?

Council answered in the affirmative to questions 1-3, and, for question 4, Councilmembers indicated a desire to include some of the original Town Center Task Force and broad and diverse representation.

At its [March 2, 2026 meeting](#), the Wilsonville City Council adopted Resolution No. 3244 (**Attachment 1**) to consider amendments to the Wilsonville Code that affect potential building heights for redevelopment in the Wilsonville Town Center. In particular, Resolution No. 3244 provides a process for Council to consider modification to building height waiver language within the Wilsonville Code that allow increased building height in the Wilsonville Town Center. The Resolution also called for establishing a limited duration task force to review options of possible updates to the building height waiver language in the Wilsonville Code.

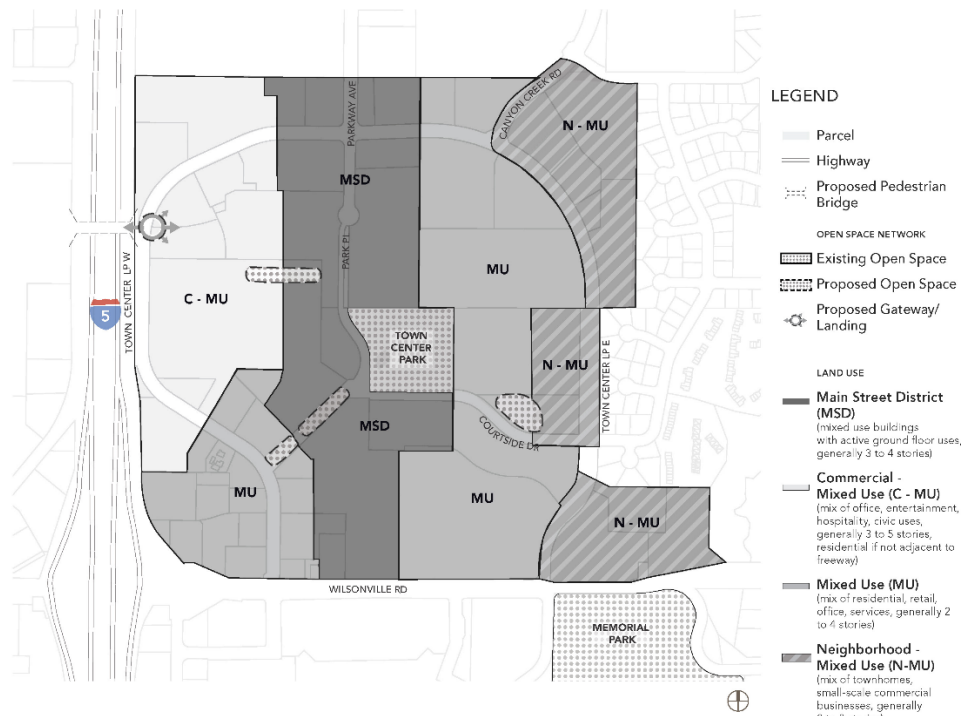
B. Town Center Plan Overview

The Wilsonville Town Center Plan presents a blueprint that will guide future development in Town Center through strategic actions (new projects, policies, programs or partnerships) in order to achieve the Wilsonville community’s vision for Town Center. The City webpage with Town Center Plan information is available [here](#). The Town Center project team worked with the

community at over one hundred meetings and events from 2017 through 2019, and through dozens of surveys and polls to formulate the various elements of the Plan. The community is passionate about the future of Town Center and has voiced a vision and plan for the next stage in Town Center’s evolution.

The Town Center Plan guides development in Town Center to create the heart of Wilsonville – a vibrant, walkable destination that inspires people to come together and socialize, shop, live, and work. The Town Center Plan identifies parks, civic spaces, and amenities to provide year-round, compelling experiences. To promote the heart of Wilsonville, the Town Center Plan has several components, including updates to the City Code to provide for mixed-use development, an “Emerald Chain” open space/park concept, multi-modal infrastructure to encourage bicycle and pedestrian accessibility, and economic development strategies. The Town Center Plan identified implementation measures, including parking strategies to ensure efficient and convenient parking for visitors, workers, and residents, infrastructure investments, economic development strategies, and regulatory actions (including adoption of updates to the Wilsonville Code).

Of particular importance to this Task Force’s work, the Town Center Plan and related regulatory actions created four (4) subdistricts within the Town Center: Commercial Mixed-Use (C-MU), Mixed-Use (MU), Main Street District (MSD), and Neighborhood Mixed-Use (N-MU). The Main Street District represents the central hub of the Town Center. The other subdistricts transition from allowances for taller buildings adjacent to I-5 to smaller buildings adjacent to the residential area east of Town Center Loop East. Below is a map of the subdistricts, which is found in the Wilsonville Code:



Since the Town Center Plan adoption in 2019, the City commenced work on the implementation measures including adopting updates to the City Transportation System Plan (2020) and the Town Center Streetscape Plan (2021), designing the Town Center Gateway Plaza (2021), undertaking an infrastructure funding plan (2022), conducting a vertical housing development zone (VHDZ) study and adopting the VHDZ (2022), creating a Town Center street naming policy and handbook (2024), and completing an urban renewal feasibility study (2024), which study is currently being updated at the direction of the City Council.

C. 2025 Town Center Outreach

In Fall 2025, in response to City Council Goal No. 4: Communications and Engagement, the City created a *Let's Talk, Wilsonville!* questionnaire for the community and conducted three focus groups to better understand community members' excitement and concerns regarding the Wilsonville Town Center, the Town Center Plan, and urban renewal as a financing tool for Town Center infrastructure/development. A summary report from the City's consultants was provided at the December 1, 2025 Council meeting, which report can be found [here](#) and video of the presentation can be found [here](#), starting at the 3-hour mark. In that outreach, community members expressed concerns regarding the potential height of future buildings in Town Center and the possibility for them to feel too much like they belong in a big city. From this feedback, staff proposed to the City Council to consider re-examining the building height waiver provisions for Town Center in the Wilsonville Code.

II. BUILDING HEIGHT WAIVER PROVISION

The current Town Center building height waiver provision is provided as **Attachment 2** to this staff report and the additional general waiver provision (referenced in the Town Center building height waiver provision) is provided as **Attachment 3** to this staff report. The provisions relevant to this Task Force's work are highlighted. In particular, the current waiver provision in WC 4.132 allows buildings in C-MU and MU to waive building height requirements (meaning development can seek a waiver to only be one-story tall or seek a waiver to increase building height) and floorplate limitations (the square-footage of the floor area) if they meet the general waiver requirements in WC 4.118 and also select one item from each of Menu One and Menu Two to enhance the development. The building height waiver is not allowed in the Main Street District subdistrict or the Neighborhood Mixed-Use subdistrict.

Staff reviewed prior Planning Commission and City Council work sessions and meetings where discussions regarding floorplate and building height occurred. At the direction from Planning Commission, both Planning Commission and City Council considered drafts of the waiver provision. The Planning Commission's intent with the waiver provision was to provide flexibility for future development in Town Center. For the Task Force's information, these work sessions and meetings discussions can be found in **Attachment 4** to this staff report.

III. PROJECT TIMELINE

Staff anticipates the following timeline to complete the work:

- April 15, 2026: First Task Force Meeting

- April 21, 2026: Second Task Force Meeting
- May 13, 2026: First Planning Commission Work Session
- May 18, 2026: First City Council Work Session
- May 19, 2026: Third Task Force Meeting
- June 10, 2026: Second Planning Commission Work Session
- June 15, 2026: Second City Council Work Session
- July 2026: Statutory notices to DLCD, Metro, and Property Owners
- August 12, 2026: Planning Commission Public Hearing
- September 10, 2026: City Council Public Hearing and First Reading
- September 21, 2026: City Council Second Reading
- October 21, 2026: Ordinance Effective

ATTACHMENTS:

1. Resolution No. 3244
2. WC 4.132
3. WC 4.118
4. Review of Planning Commission and City Council discussions on waiver language

ATTACHMENT 1

RESOLUTION NO. 3244

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING A REVIEW OF BUILDING HEIGHT WAIVER PROVISIONS IN THE WILSONVILLE CODE APPLICABLE TO TOWN CENTER.

WHEREAS, in May 2019, after a multi-year planning process, the City Council adopted Ordinance No. 835, establishing a new Town Center Plan for the redevelopment of the Wilsonville Town Center (the “Town Center Plan”), as well as amendments to the City Comprehensive Plan Text and Map, the Development Code, and the City Zoning Map relating to Town Center; and

WHEREAS, in Spring 2025, the City Council adopted its 2025-2027 Council Goals, which included Goal No. 4 focusing on communications and engagement; and

WHEREAS, the first outcome of Goal No. 4 seeks to provide information to the community to understand the Town Center Plan, Urban Renewal, and other funding sources for infrastructure to help inform future Council direction; and

WHEREAS, to achieve the first outcome, Strategy 4.2 states that, if there are specific areas of interest concerning the Town Center/Urban Renewal to review, to develop a strategy for the review with specific policy recommendations; and

WHEREAS, on December 1, 2025, consultants for the City provided information the City Council of community feedback concerning Town Center; and

WHEREAS, while community members generally were excited about local amenities, some of the concerns that were raised included concerns about losing a “small-town feel” and the building height of future development in the Town Center; and

WHEREAS, in response to this feedback, at its February 19, 2026 work session, the City Council deliberated whether to explore updates to the building height waiver provision applicable to the Town Center.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Wilsonville Code Review. The City Council hereby authorizes a review of building height waiver provisions in the Wilsonville Code applicable to the Town Center.

Section 2. Limited Duration Task Force. For this review, staff will establish a limited duration task force comprised of Wilsonville residents and business community members, including, but not limited to: (1) some original Town Center Task Force members; (2) business

owners within Town Center; (3) at least one member of the Development Review Board (as the body that must review waiver applications); (4) at least one member of the Planning Commission (as the body that must recommend to City Council revisions to the Development Code); (5) a Parks and Recreation Advisory Board member (as the body that recommends policies concerning park land within Town Center); and (6) additional community members not previously engaged in the Town Center public outreach.

Section 3. Timeline. This review process should generally follow the following timeline: (1) Task Force meetings in Spring 2026; (2) Planning Commission and City Council work session in Spring/Summer 2026; and (3) required public hearings in Summer/Fall 2026.

Section 4. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 2nd day of March, 2026, and filed with the Wilsonville City Recorder this date.

Signed by:

9FC7B198F01449B...
Shawn O'Neil, Mayor

ATTEST:

DocuSigned by:

E781DE10276B498...
Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Mayor O'Neil	YES
Council President Berry	YES
Councilor Cunningham	YES
Councilor Scull	YES
Councilor Shevlin	YES

Section 4.132. Town Center Zone.

(.01) The Town Center (TC) Zone applies to lands within the Town Center Comprehensive Plan Map designation. The TC Zone is a Planned Development Zone, subject to applicable Planned Development regulations (see Section 4.140 and 4.118). Where conflicts occur between these standards and other Development Code regulations or other ordinances, the provisions of this Chapter shall apply.

The purposes of the TC Zone are to:

- A. Implement the Town Center policies and implementation measures of the Comprehensive Plan.
- B. Implement the Wilsonville Town Center Plan recommendations for the Town Center Comprehensive Plan Map designation.
- C. Create a vibrant, walkable destination that inspires people to socialize, shop, live, and work.
- D. Support future development that transforms Town Center into the heart of Wilsonville.
- E. Foster active parks, civic spaces, and amenities that provide year-round, compelling experiences.
- F. Create a development pattern where Wilsonville residents and visitors come for shopping, dining, culture, and entertainment.

Sub-districts. The TC Zone includes four sub-districts (Figure 1):

- a. *Main Street.* A walkable and lively main street with a mix of active uses and three- to four-story buildings through the heart of Town Center along Parkway Avenue, which would extend south past Town Center Park to Wilsonville Road.
- b. *Neighborhood-Mixed Use.* Development would be primarily small-scale mixed-use, two- to three-story development, with neighborhood-serving commercial businesses or townhomes adjacent to Town Center Loop East and the existing residential neighborhoods. Neighborhood-mixed use provides a transition from single-family neighborhoods east of Town Center Loop East to the central portions of Town Center.
- c. *Mixed Use.* A variety of two- to four-story buildings throughout Town Center would provide the mix of residential, commercial and office uses the community is looking to have in Town Center. Moderate activity near Wilsonville Road would be commercially focused while the areas near Town Center Park would include more residential and mixed-use buildings.
- d. *Commercial-Mixed Use.* Allowing taller buildings, up to five stories, along I-5 and near the future bike/pedestrian bridge landing, would improve Town Center's visibility, help create a sense of place, and support the increased level of activity and economic vibrancy desired by community members, including additional employment opportunities, entertainment, and hospitality services. As proposed, residential uses in this area would be required to be buffered from I-5 by non-residential buildings.

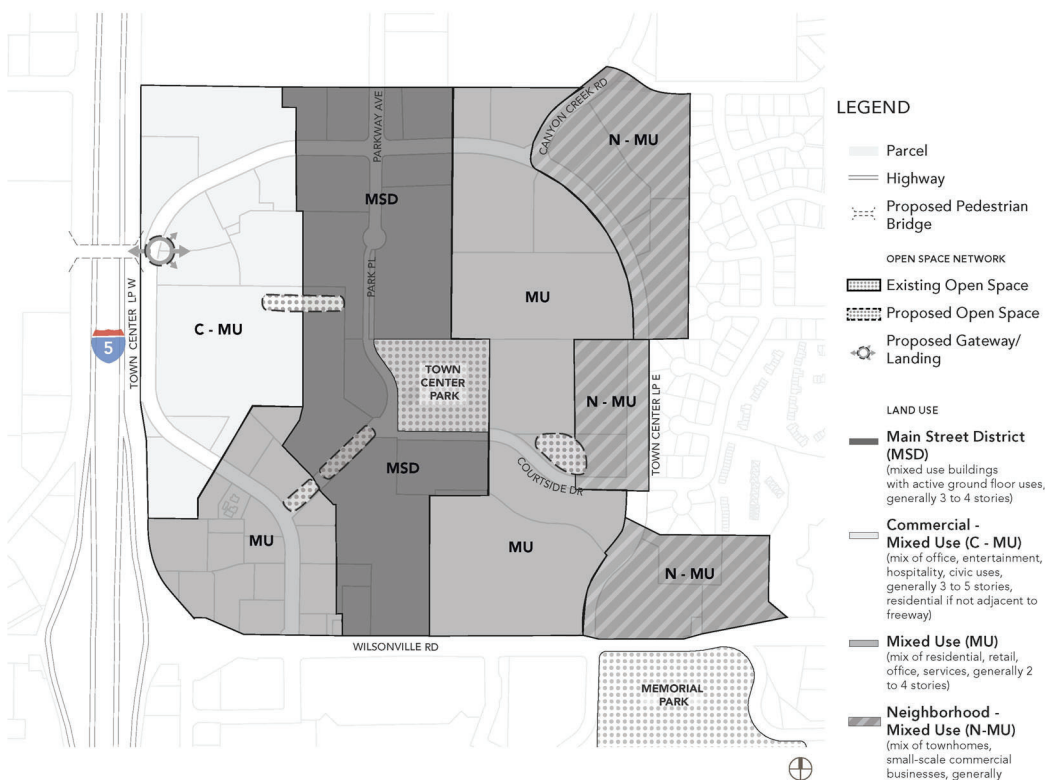
If a development site includes more than one sub-district, and the development of different portions of the parcel under different sub-districts is not feasible due to site size or other site constraints not related to proposed uses, the applicant may follow the standards for either sub-district within 50 feet of the sub-district boundary. The selection and application of the sub-district standards must provide for compatibility with any existing or approved development designed pursuant to the TC Zone standards and result in building orientation consistent with the building and street frontage requirements in Subsection 4.132(.06)B.

(.02) *Uses permitted anywhere in the TC Zone:*

- A. Open space.

- B. Multiple-family Dwelling Units, except in areas immediately adjacent to I-5 as noted in Subsection [4.132](.03)A. below within the Commercial-Mixed Use District.
- C. Public or private parks, playgrounds, recreational and community buildings and uses.
- D. Commercial recreation.
- E. Religious institutions.
- F. Retail sales and service of retail products, under a footprint of 30,000 square feet per use.
- G. Office, including medical facilities.
- H. Personal and professional services.
- I. Child and/or day care.
- J. Food service (e.g. restaurants, food carts, food cart pods).
- K. Beverage service (e.g. cafes, brewpubs, bars).
- L. Any of the above in mixed-use buildings.

Figure 1. Town Center Sub-Districts



(.03) *Permitted and Prohibited uses in specific sub-districts.* Figure 1, Land Use Sub-Districts, illustrates subareas of the Town Center where certain regulations apply. Below are use-related regulations for the sub-districts.

A. *Commercial-Mixed Use (C-MU):*

1. Additional permitted uses—Commercial recreation with outdoor facilities (e.g. cart track); single-user commercial or retail (e.g. grocery store or retail establishment) may exceed 30,000 square feet if located on more than one story of a multi-story building; cinemas.
 2. Multiple-family dwelling units are prohibited immediately adjacent to I-5. Multiple-family development must be buffered from I-5 by non-residential building(s).
 3. Uses with drive-through facilities—New uses with drive-through facilities (e.g. fast food, banks, car wash) are permitted in the C-MU sub-district, provided that they meet design and development standards for the TC Zone. Existing drive-through uses and facilities may be continued consistent with Section 4.189.
- B. *Main Street (MS):*
1. Uses with drive-through facilities - New uses with drive-through facilities (e.g. fast food, banks, car wash) are prohibited. Existing drive-through uses and facilities may be continued consistent with Section 4.189. In the MS sub-district, a change in use is prohibited for new drive-through uses.
- C. *Mixed Use (MU):*
1. Additional permitted uses—Single-user commercial or retail (e.g. grocery store or retail establishment) may exceed 30,000 square feet if located on more than one story of a multi-story building.
 2. Uses with drive-through facilities—New uses with drive-through facilities (e.g. fast food, banks, car wash) are permitted in the MU sub-district, provided that they meet design and development standards for the TC Zone. Existing drive-through uses and facilities may be continued consistent with Section 4.189.
- D. *Neighborhood Mixed Use (N-MU):*
1. Uses with drive-through facilities—New uses with drive-through facilities (e.g. fast food, banks, car wash), are prohibited. Existing drive-through uses and facilities may be continued consistent with Section 4.189. In the N-MU sub-district, a change in use is permitted if redeveloping an existing drive-through use with another drive-through use, consistent with the other standards of Section 4.189.

(.04) *Consistency with Street Network and Multi-modal Network:*

- A. All development will be consistent with the Street Network and Multi-modal Network, shown in Figures 2 and 3. Street and multi-modal facility locations are approximate and will be finalized as part of the development review process. The purpose of these plans are to support the creation of a highly connected and walkable Town Center where there are options for travel. The Development Review Board (DRB) may approve variations from Figures 2 and/or 3, if:
 1. Existing development restricts the connection from being developed;
 2. Existing natural resources and/or open space would be adversely affected by construction of the facility and mitigation of those impacts is not feasible.
- B. If a street or other multimodal connection varies from Figures 2 and/or 3, equivalent connectivity and multi-modal travel options shall be provided as determined in a Transportation Impact Analysis prepared per Section 4.140 and approved by the City Engineer.
- C. All development shall provide transportation facilities consistent with the cross-sections in the Wilsonville Town Center Plan and applicable provisions of the Wilsonville Transportation System Plan subject to variations approved by the City Engineer.

- D. All franchise utilities shall be located underground within the public sidewalk.

Figure 2. Street Network

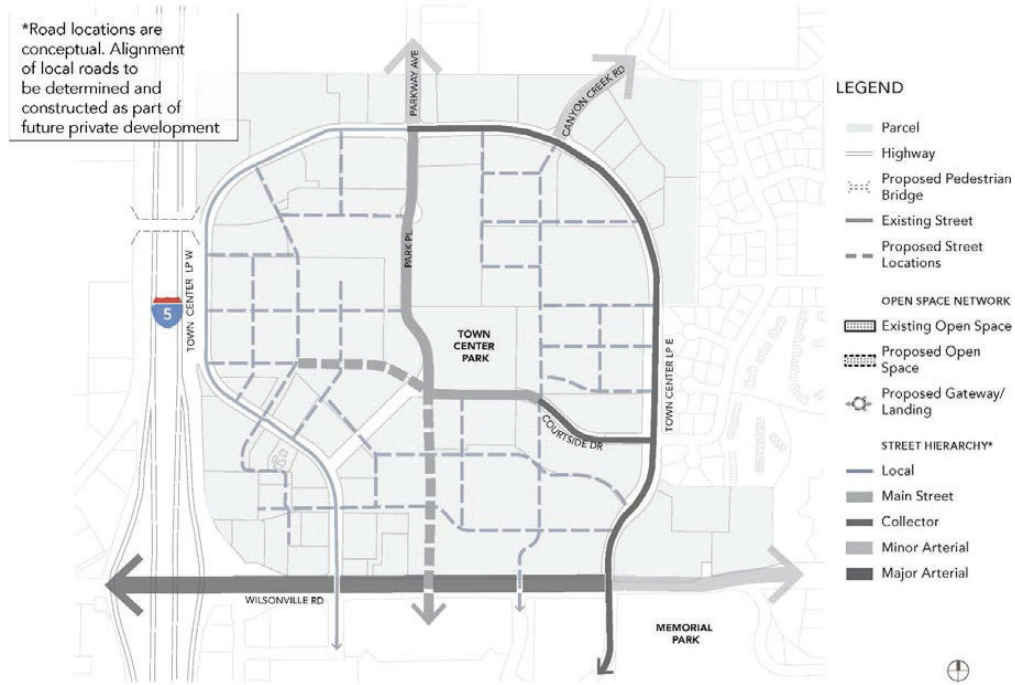
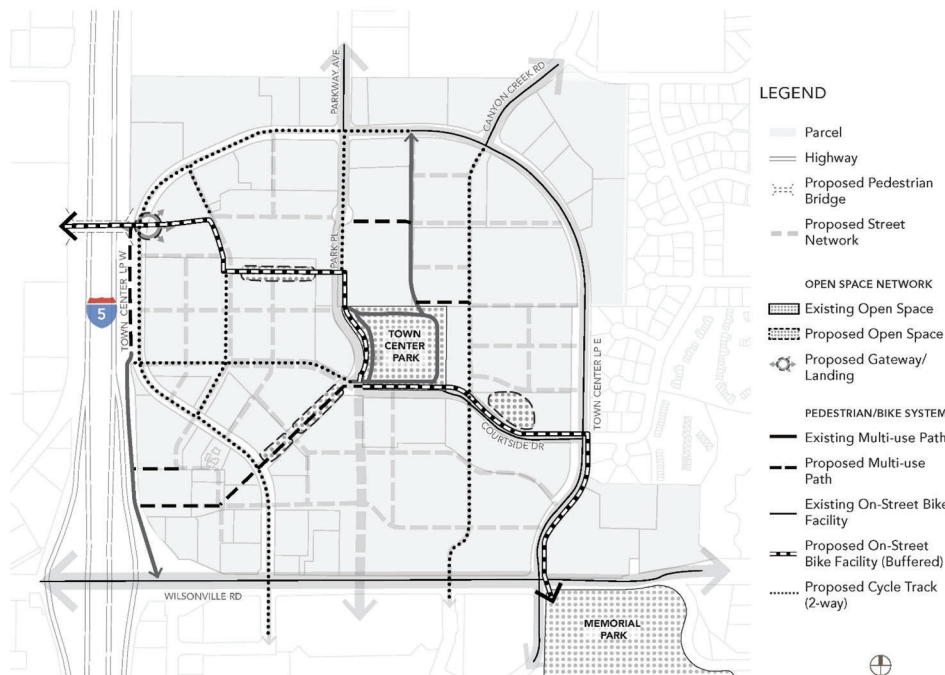


Figure 3. Multimodal Network



(.05) Consistency with Open Space Network:

- A. All development will be consistent with the Open Space Network, shown in Figure 4. The open space sizes and locations on Figure 4 are approximate and will be finalized as part of the development review process. The purpose of the plan is to create open spaces that are linked and serve as attractive amenities for Town Center. The Development Review Board may approve variations from Figure 4 if needed to accommodate existing development or physical constraints, and/or, preserve natural resources and open space. If an open space is varied, equivalent open space and open space linkage shall be provided.
- B. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants or agreements prior to recordation.

Figure 4. Open Space Network



(.06) Design and Development Standards:

- A. *Purpose and Intent.* The purpose of the design standards is to:
1. Provide high quality design in new development and redevelopment that promotes a sense of community identity and implements the Wilsonville Town Center Vision.
 2. Provide a well-defined pedestrian, bicycle and vehicular network, good connections to adjacent land uses and direct connections to transit stops.
 3. Provide quality and usable open space, increase street tree canopy, and create transitions between land uses.
 4. Provide sustainable development through the adaptive reuse of existing buildings and increase the use of low-impact development best practices.
 5. All development shall follow these standards except as permitted in Subsection 4.132(.06) D.
- B. *Building/Street Frontage Requirements.* Building and street frontage requirements in this section are intended to create an active pedestrian environment through sidewalk-facing ground floors and entryways with protection from the elements for pedestrians.

Table 1. Building/Frontage Design Standards.					
Street type	Main Street	Local Roads	Collectors	Arterial	Multi-Use Paths
Objective	Provides pedestrian-oriented and active building	Provides local access to adjacent development with	Provides capacity to accommodate multimodal transportation	Provides connectivity to regional system focused on	Provides bicycle, and pedestrian connectivity travel within

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	frontage on street.	pedestrian design focus. Local roads should also provide access to parking and service entrances.	access and connectivity to regional connections.	moving people. Access from adjacent multimodal networks is focused at signalized intersections.	Town Center and connections to larger bike/ped system.
Sidewalks	Required. Separated from curb by planting strip, tree wells, or rain gardens.	Required. Separated from curb by planting strip, tree wells, or rain gardens.	Required. Separated from curb by planting strip, tree wells, or rain gardens.	Required. Separated from curb by planting strip, tree wells, or rain gardens.	N/A
Sidewalk width (curb to building) [1]	12 feet, plus optional setbacks. 10 feet fronting Town Center Park.	12—14 feet, depending on local street option.	12—13.5 feet (per TSP).	13.5—16.5 feet (per TSP).	Varies—minimum 12 feet.
Landscaping type	Street trees and plantings, including rain gardens, rooftop gardens, plazas.	Street trees and plantings, including rain gardens, rooftop gardens, plazas.	See Section 4.176.	See Section 4.176.	See Section 4.176.
On-street parking	Parallel or diagonal parking required. Parklets and bicycle parking permitted in street [2].	Dependent on local road design (see cross section options). Parallel parking on both sides, or diagonal parking on one side, depending on ROW availability	Optional	Prohibited	N/A

		and street cross-section.			
Number of lanes	Two	Two	Two	Three to five	N/A
Bicycle facilities	See Figure 3. One-way buffered bike lanes required north of Town Center Park. Two-way cycle track adjacent to Town Center Park and on Courtside Drive from Park Place to Town Center Loop East.	Varies by local street option.	Buffered, one-way, except where two-way cycle track is recommended (see Figure 3).	Buffered, one way.	N/A
Minimum % of building along street frontage (see Figures 5.A through 5.D for typical site designs)	Minimum 70% of buildings facing main street. Buildings to be placed at corners with primary building access at or within 20 feet of the corner.	Minimum 50% of building facing a local street. Buildings to be placed at corners.	Minimum 50%	Minimum 50%	N/A
Location of parking	On street, behind building (surface or structured, above or below grade)), or at shared central location.	On street when allowed, behind or to the side of building. Off street parking is not permitted along main street frontage. Off-street parking prohibited at	To the back or side of building. Off-street parking prohibited at corners of public streets.	To the back or side of building. Off-street parking prohibited at corners of public streets.	N/A

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		corners of public streets.			
Parking access	Parking access provided via local street, alley, or midblock crossing. Alleys must be located more than 100 feet from another road or access point. Shared access is encouraged. Parking access is restricted on north/south main street unless no other access is feasible.	Parking access provided via local access street or alley.	Parking access provided via local street.	Not permitted. Access to be provided at signalized intersections and interior circulation system.	N/A
Driveway spacing standards	100 ft. min	100 ft. min	100 ft. min	N/A	N/A
Block length	Maximum block length is 400 ft. The maximum distance to a pedestrian mid-block crossing shall be 250 ft. Maximum mid-block crossing width up to 20 ft.	Maximum block length is 400 ft. The maximum distance to a pedestrian mid-block crossing shall be 250 ft. to provide pedestrian and parking access. Maximum mid-block crossing width up to 30 ft.	N/A	N/A	N/A

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Typical vehicle speed	20—25 mph	20—25 mph	25—30 mph	25—35 mph	N/A
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- [1] Sidewalk width includes landscaping area. Tree wells shall include root barriers, the use of structural soils, soil cells, or other means to minimize impacts to sidewalks or roadway from root intrusion.
- [2] A maximum of two parklets are permitted per block, per side of street.

Figure 5.A. Building Placement and Location of Parking, Main Street Intersection (typical)

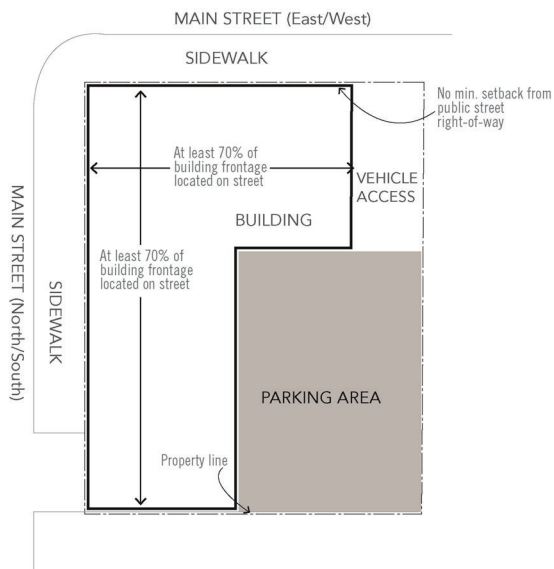


Figure 5.B. Building Placement and Location of Parking, Main Street/Local Street Intersection (typical)

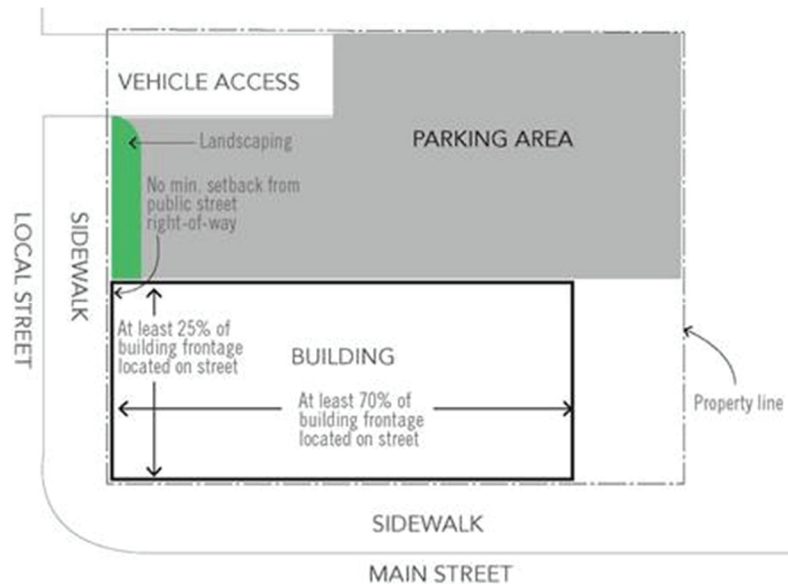


Figure 5.C. Building Placement and Location of Parking, Local Street/Local Street Intersection (typical)

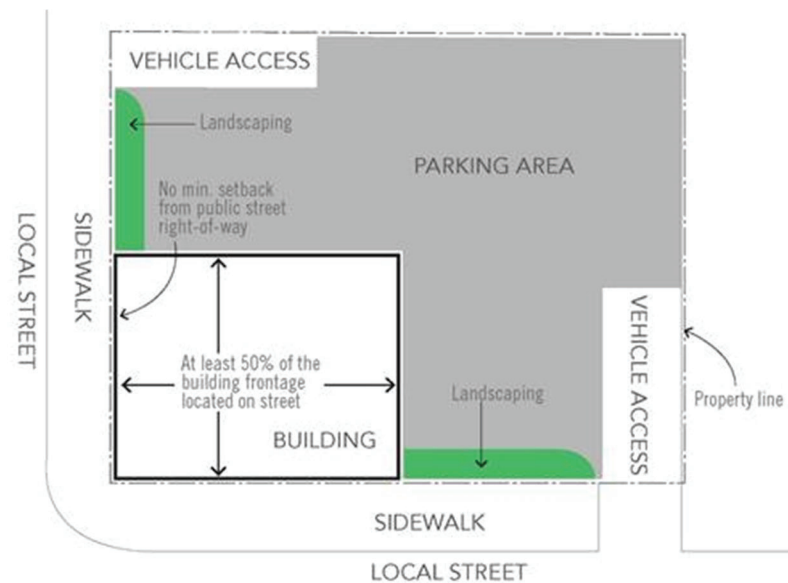
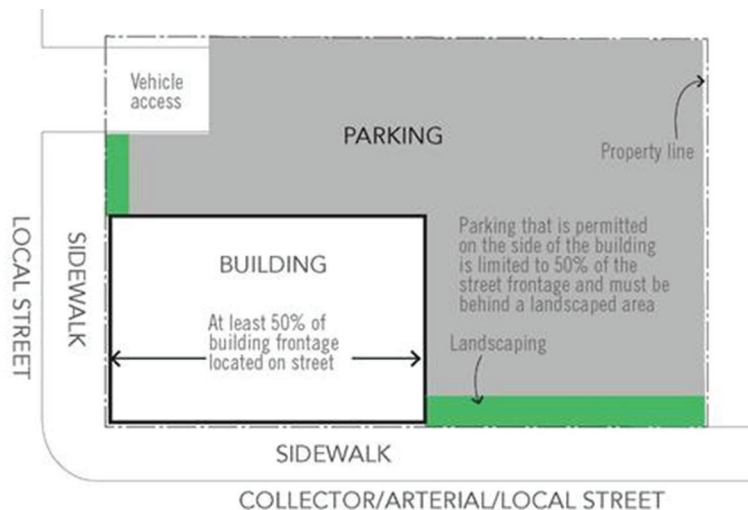


Figure 5.D. Building Placement and Location of Parking, Arterial/Collector/Local Street frontage (typical)



- C. *Development Standards.* Development standards apply to all new development within the Town Center boundary.

Table 2. Town Center Development Standards [1]				
STANDARD	Town Center			
	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the Park	N/A	N/A	N/A

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	Place/Courtside Drive intersection.			
Building site coverage maximum	90%	75%	90%	90%
Minimum landscaping	10%	15%	10%	10%
Minimum building frontage	70%	25%	50%	50%
Residential density (units per acre)				
Minimum [6]	40	16	40	40
Maximum	None	40	None	None

- [1] This table does not apply to existing development. All new buildings in the district must meet these development standards.
- [2] For commercial development, the maximum front and street side yard setback is ten feet. For mixed-use and residential only development, the maximum front setback is 20 feet. Front setbacks are permitted provided they are used for seating or other uses that encourage pedestrian activity and active ground floor uses. A variety of building setbacks are encouraged.
- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.
- [5] This standard does not apply to residential only buildings.
- [6] Minimum residential density applies to residential-only development. There is no minimum residential density for mixed-use development.

D. **Waivers to Development Standards.** Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of Section 4.118 (.03) if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:

Menu One:

1. Public amenities, such as a plaza or other community gathering space, incorporated into the building design. Public plaza or other gathering spaces located in a prominent, visible location adjacent to a public street and include movable furniture that is functional and visually interesting.
2. Public community meeting space provided within the building.
3. Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.
4. Provision of incubator space on site, either within or adjacent to the development that provides below market lease rates for small businesses.

5. Provision of affordable housing on the development site, consistent with the provisions of Table 2, footnote 4.

Menu Two:

1. Innovative building techniques, such as rainwater harvesting, graywater systems, green roofs, or other environmental systems, shall be incorporated into the building design to significantly reduce impact to the environment.
2. Building architecture that creates a distinctive community landmark exemplifying the preferred materials and form for Town Center described in Subsection 4.132(.06)M. and discussed in the Town Center Plan.
3. Pedestrian-oriented and creative lighting incorporated into landscape features and plazas and/or interior window retail displays that are lit at night.
4. Achievement of LEED certification, Earth Advantage, or another recognized environmental certification.
5. Installation of public art, consistent with the provisions of Subsection 4.132(.06)K. for art within plaza areas.

E. *Building Placement.* Buildings shall meet the following standards:

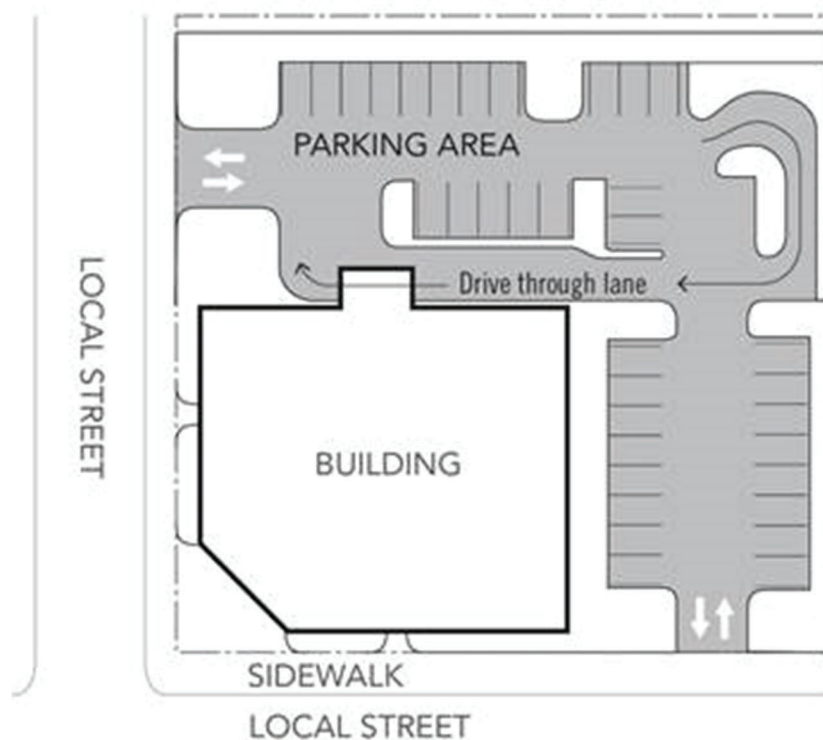
1. Main Streets and Local Streets. Where parcels are bounded by a main street and perpendicular street, buildings shall be located at the street intersection. For parcels with frontage only on one street or if a building is already located at the street intersection, the new building shall be located immediately adjacent to existing building to create a continuous building façade with adjacent buildings. Street frontage requirements for main street are a minimum of 70 percent of the lot frontage. Off-street parking shall be located behind buildings fronting main street, either on surface or tuck under lot, parking structure, or at a central off-site parking facility located within the TC boundary.
2. If a parcel fronts two or more different street design classifications, the primary building entrance shall front the following in order of priority: main street, local street, collector street.
3. Minimum building frontage requirements for a local street shall be 25 percent if the development also fronts main street.
4. Minimum building frontage requirements for a local street shall be 50 percent if the development fronts another local street.
5. For parcels that do not front a main street or a local street, the minimum building frontage shall occupy a minimum 50 percent of the lot frontage.
6. The Development Review Board may approve variations from building placement standards if existing development, physical constraints, or site circulation and access are infeasible. If the Development Review Board determines that a variation from building placement standards is required, building placement should be prioritized as follows:
 - a. If the development is adjacent to main street, the primary frontage of the building shall remain on main street with variation from this standard occurring on a side street.
 - b. If the development is adjacent to the main streets (e.g. Park Place and Courtside Drive) the primary frontage shall be on Park Place with the variation occurring on Courtside Drive.
 - c. If the development is adjacent to two local streets, the primary frontage shall be on the north/south local street with the variation occurring on east/west local street.

-
- F. *Building Setbacks.* The minimum building setback from public street rights-of-way shall be zero feet; the maximum building setback shall be 20 feet for MSD and N-MU districts. The maximum setback shall be ten feet for all other districts. No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.
- G. *Front Yard Setback Design.* Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.
- H. *Walkway Connection to Building Entrances.* A walkway connection is required between a building's entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials. Building entrances at a corner adjacent to a public street intersection are encouraged.
- I. *Parking Location and Landscape Design:*
1. Parking for buildings adjacent to public street rights-of-way must be located to the side or rear of newly constructed buildings, except for buildings fronting main street, where parking must be located behind the building, either surface, tuck under or structured (above or below grade). For locations where parking may be located to the side of the building, parking is limited to 50 percent of the street frontage and must be behind a landscaped area per Section 4.176.
 2. Within off-street parking lots, all parking spaces, except for those designated for ADA accessible space or deliveries, shall be shared spaces. Designation for individual uses is not permitted.
 3. Within off-street parking lots, time limitations may be placed on parking spaces to encourage parking turnover. This includes time limitations to pickup and drop off of goods from area businesses (e.g. drycleaner, bank ATM etc.).
- J. *Parking Garages and Off-street Parking Access.* Parking garages must meet all building standards identified within this section. Off street access to a parking lot or garage should be located to minimize conflicts with pedestrians and must be provided from an alley or local street.
- K. *Plaza Areas.* The following plaza design standards are intended to enhance the overall site layout and ensure that plaza areas are designed as an accessible amenity.
1. Plaza space shall be required when a mixed-use or commercial development or redevelopment involves a gross site area greater than two acres. When a plaza is required as a percentage of the overall required open space the plaza space shall incorporate at least three of the following elements:
 - a. One seating space is provided for every 250 square feet of plaza area and/or public space. The seating space requirement may be met by providing benches, chairs, and/or seat-walls. Areas actively used for public outdoor cafes are exempted from the calculation in the seating area requirement. Remaining plaza areas must meet the seating requirement.
 - b. Structures such as pergolas, canopies, awnings, arcades, or other similar elements to provide shade and rain coverage. Structures should provide coverage for year-round use of the plaza.
 - c. Notwithstanding trees required to satisfy the open space requirement, additional trees are provided at a rate of one tree per 800 square feet of plaza or public space area.
 - d. Water features.

-
- e. Public art. Public art that is proposed or provided must satisfy all of the following requirements:
 - i. The art must be designed and produced by a professional artist;
 - ii. The art must relate in terms of scale, material, form and content to immediate and adjacent buildings and architecture, landscaping or other settings so as to complement the site and its surroundings;
 - iii. The art must demonstrate excellence in craftsmanship, originality in conception, and integrity of materials. Interactive art is encouraged;
 - iv. Minimal maintenance must be adequate for preserving the long-term integrity and enjoyment of the art, as evidenced by a maintenance plan submitted with the public art proposal;
 - v. Art in private construction projects must be maintained by the property owner in a manner acceptable to the City in accordance with a maintenance plan submitted with the art proposal;
 - vi. The art must meet all applicable building code requirements.
 - vii. The art must be accompanied by an identifying plaque that features the artist's name, artwork title and date of completion. This plaque must be made of a durable material and be installed permanently near the art.
 - f. Activity areas including but not limited to outdoor cafes, retail spaces, and/or programmed spaces that accommodate entertainment, meetings, educational activities, and play areas.
 - g. Pedestrian-scale wayfinding.
- 2. Plaza areas shall be visible and accessible from adjacent streets or pedestrian areas. A minimum of 75 percent of the plaza frontage shall provide direct unobstructed access from adjacent streets.
 - 3. Stormwater management facilities shall be integrated into the plaza design and used as an amenity to the greatest extent possible.
 - 4. No less than 20 percent or more than 60 percent of the plaza area shall be utilized for planted landscaping, including stormwater detention areas. All other areas shall be composed of hardscaping.
 - 5. The minimum size of a plaza shall be 2,000 square feet.
 - 6. Litter receptacles shall be provided at a minimum of four cubic feet of capacity per 800 square feet of open plaza space.
- L. *Drive Through Facilities.* A drive-through facility shall be subject to the following standards:
 - 1. Shall only be permitted if the building also includes indoor seating.
 - 2. Shall not be permitted on parcels with frontage on a main street.
 - 3. All traffic queuing using the drive through facilities shall be accommodated on site and shall not conflict with bicycle and pedestrian mobility adjacent to the site.
 - 4. A drive-through lane shall not be located in the area between a building and a public street and the drive-through windows shall not face a public street.
 - 5. In addition to standards for drive throughs, buildings with drive-through facilities shall also meet standards for primary building access (Subsection 4.132(.06)M.2.h.).

6. Drive-through facilities shall be clearly marked with signage to avoid conflict with on site and adjacent pedestrian and bicycle facilities.

Figure 6. Drive Through Facilities in Town Center, if not enclosed in a structure (typical)



M. *Building Design Standards:*

1. *General Provisions:*

- a. The first-floor façade of all buildings, including structured parking facilities, shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.
- b. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.
- c. Architectural features and treatments shall not be limited to a single façade. All visible sides of a building from the street, whether viewed from public or private property, shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.
- d. Green building techniques are encouraged, which could include the use of green roofs, gray water and water harvesting, and/or LEED certification of buildings.

2. *Design Standards:*

- [a.] All buildings, including parking garages, shall comply with the following design standards. Building facade windows are required on all street-facing facades (see Figure 7), as follows:

Ground Story: Mixed Use and Non-Residential	60% of facade
Upper Stories: Mixed Use	30% of facade
Ground Story: Residential Only	30% of facade

- i. Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.
- ii. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.
- iii. *Ground floor windows.* All street-facing elevations within the building setback (zero to 20 feet) along public streets shall include a minimum of 60 percent of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area and for glass doorway openings to ground level. Up to 50 percent of the ground floor window requirement may be met on an adjoining elevation as long as the entire requirement is located at a building corner.
- iv. Street-facing facades that contain vehicle parking, such as a parking structure, do not have to provide windows but shall provide facade openings that meet the minimum required window area. If required facade openings do not contain glass, they may contain architectural elements that are no more than 30 percent sight-obscuring.

b. *Building Facades:*

- i. Facades that face a public street shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure 8). No building facade shall extend for more than 250 feet without a pedestrian connection between or through the building (see Figure 11).
- ii. Buildings more than three stories are required to step back six feet from the building facade at the beginning of the fourth story.

Figure 7. Window Placement and Percentage of Facade

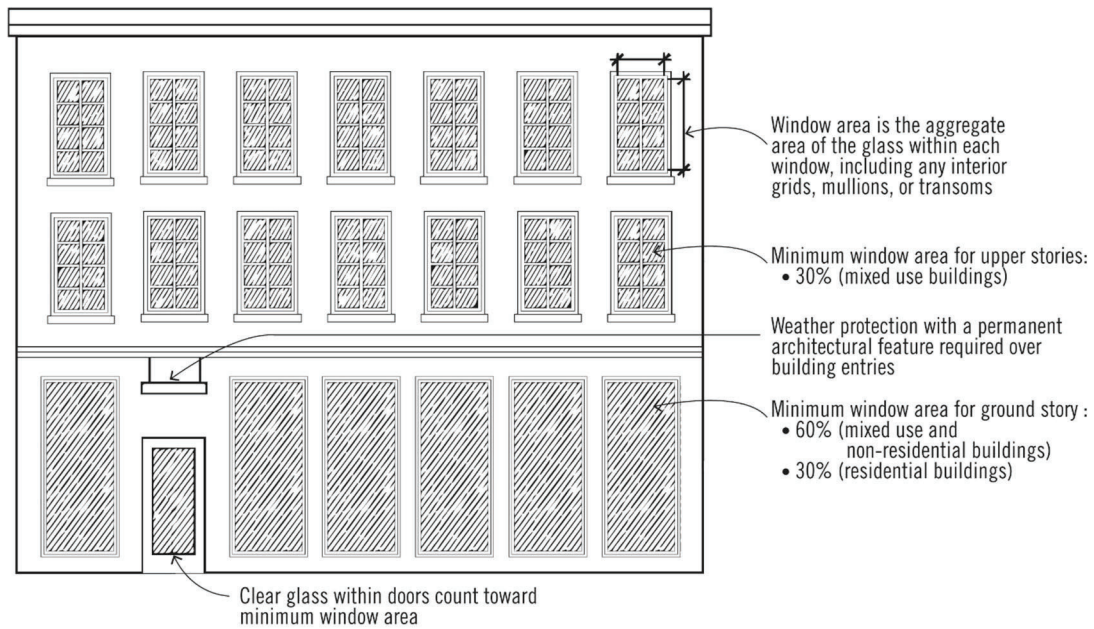
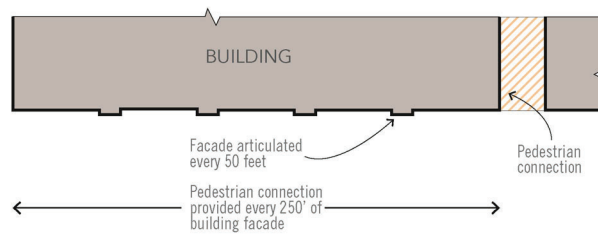
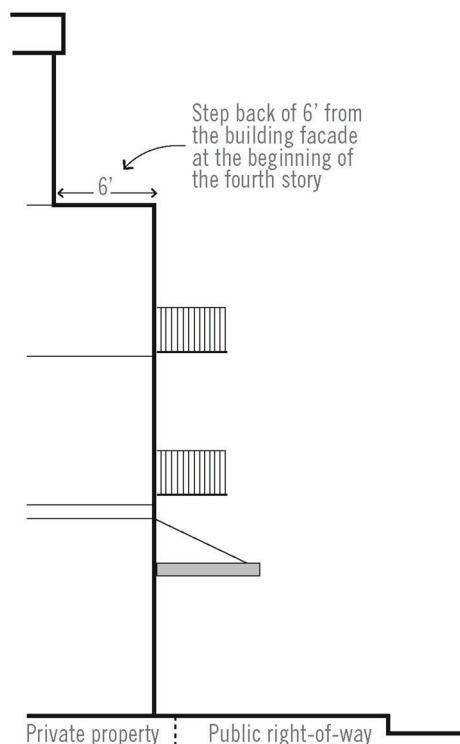


Figure 8. Building Facade Articulation and Stepbacks





c. *Weather Protection (for non-residential and mixed-use buildings):*

- i. A projecting facade element (awning, canopy, arcade, or marquee) is required on the street-facing facade. Within the MSD sub-district, weather protection shall be provided across the entire length of the building frontage.
- ii. All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.
- iii. Weather protection shall be maintained and in good condition.
- iv. Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk.
- v. The projecting facade element shall not extend into amenity zone or conflict with street lights. If the projecting facade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.
- vi. Awnings shall match the width of storefronts or window openings.
- vii. Internally lit awnings are not permitted.
- viii. Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.

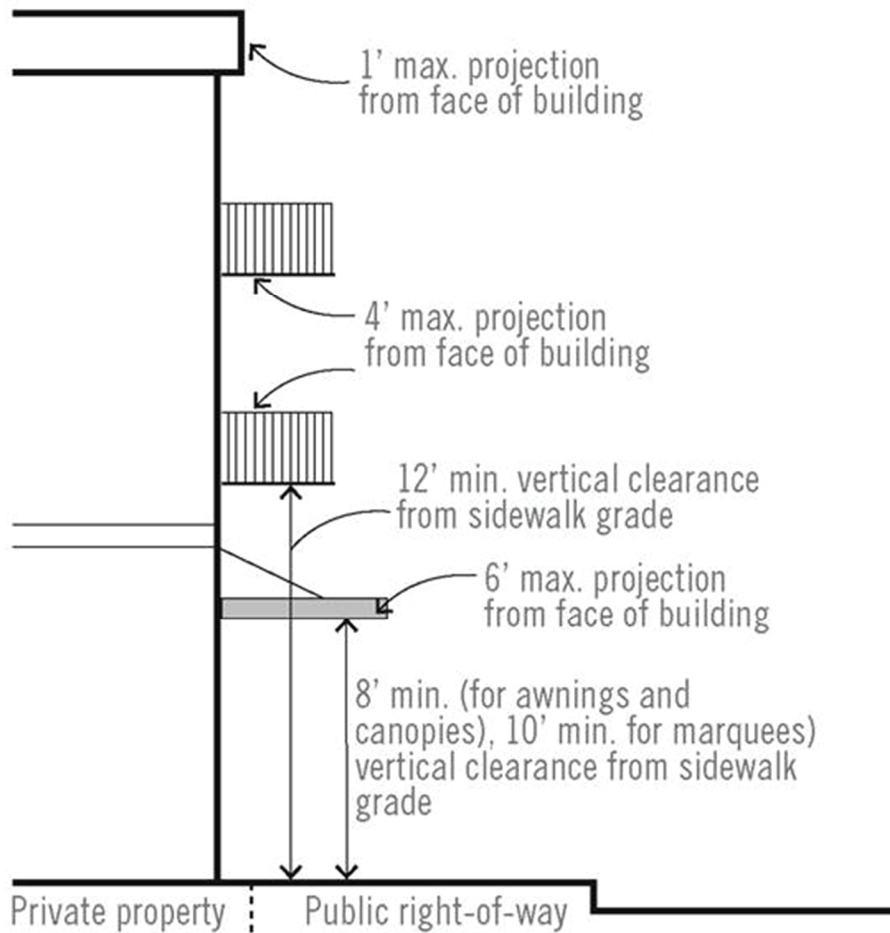
d. *Building Materials.* Plane concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block where

the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

- e. *Roofs and roof lines.* Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.
- f. *Rooftop features/equipment screening:*
 - i. The following rooftop equipment does not require screening:
 - Solar panels, wind generators, and green roof features;
 - Equipment under two feet in height.
 - ii. Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.
 - iii. Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.
 - iv. All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view and from views from adjacent buildings.
 - v. On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.
 - vi. Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.
 - vii. Required screening shall not be included in the building's maximum height calculation.
- g. *General Screening.* Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.
- h. *Primary Entry.*
 - i. *For commercial/institutional/mixed-use buildings:*
 - At least one entry door is required for each business with a ground floor frontage.
 - Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
 - All primary ground-floor common entries shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entries shall not be oriented to the interior or to a parking lot.
 - Courtyards, plazas and similar entry features may be utilized to satisfy the building entrance requirement when these features are designed to connect the adjacent street edge to the main building entrance.

-
- ii. *For residential buildings:*
 - *Entry door.* The primary public entrance to each building unit shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
 - All primary ground-floor common entries of multifamily buildings or individual unit entries of attached residential units that front the street shall be oriented to the street or public right-of-way, not to the interior or to a parking lot.
 - i. *Building projections.* Building projections are allowed as follows (see Figure 9):
 - i. Architectural elements such as eaves, cornices and cornices may project up to one foot from the face of the building.
 - ii. Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical clearance of 12 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.
 - iii. See also Subsection 4.132(.06)M.2.C. for standards related to weather protection.

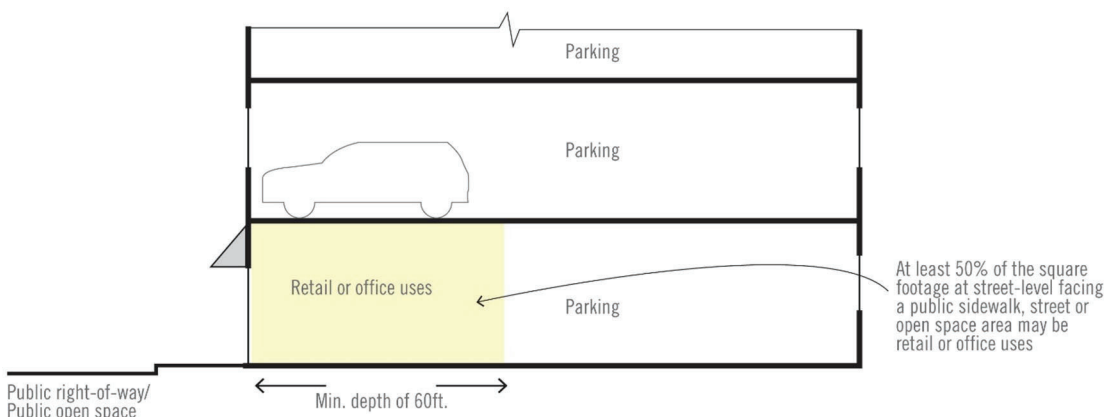
Figure 9. Building Projections



- N. *Off Street Parking and Loading.* Parking standards are identified in Section 4.155.
- O. *Parking within a Building or Structure:*
 - 1. Parking structures shall be designed to allow reuse of the building for non-parking uses, such as office or residential uses.
 - 2. The ground floor façade of a structured parking facility that abuts a public sidewalk, street, or open space and that is not occupied by entrances, exits, or waiting areas shall be designed and constructed with a minimum unfinished floor to ceiling height of 15 feet in order to allow occupancy by uses other than parking that are permitted in the underlying district (see Figure 10).
 - 3. Parking structures located in the MSD and adjacent to a public street shall contain retail or office uses on the first floor fronting the street or be wrapped with development of equal or greater height than the parking structure. At least 50 percent of a street-level floor facing a public sidewalk, street, or open space area shall contain retail or office uses to a minimum depth of 60 feet.

4. Facade openings that face a public street or open space shall be vertically and horizontally aligned and all floors fronting on those facades shall be level, not inclined.
5. The first floor facade of a parking structure located adjacent to a public street shall include at least three architectural elements such as arcades, windows, awnings, overhangs, screens, grills, louvers or other similar non-opaque features.
6. Parking structures shall be designed so that motorized vehicles parked on all levels of the structure are screened to a minimum height of 42 inches.
7. Where the upper floors of above-ground parking structures are visible from a public street, such surfaces shall include architectural or vegetative finishes.
8. Within a surface parking lot or structure, the bicycle spaces, carpool, vanpool, shared car, or electric vehicle charging spaces should be placed in preferred locations relative to the street, the building entrances, and the primary pedestrian routes within and around the project site.

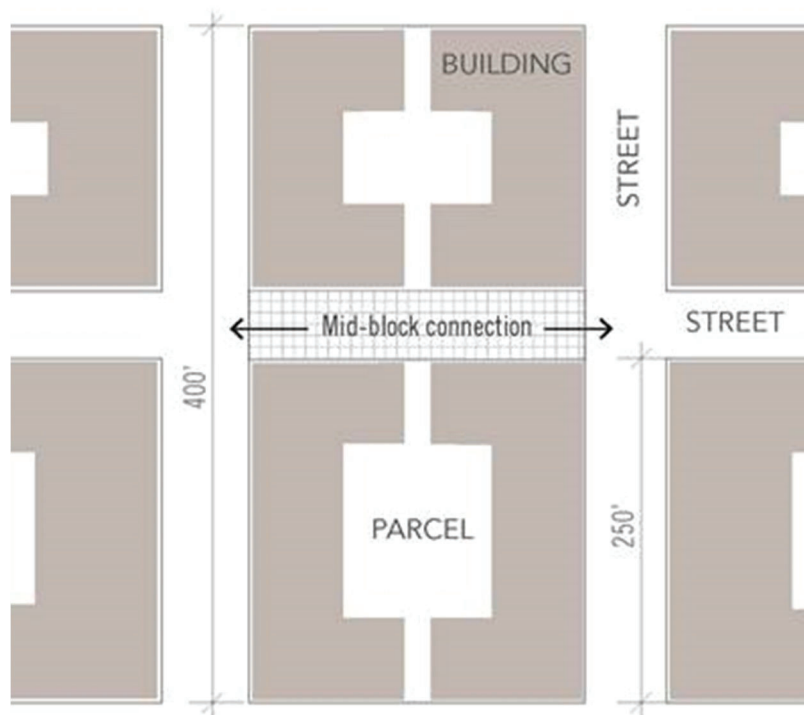
Figure 10. Parking Structure-Ground Floor Design



P. Street Connectivity:

1. **Purpose.** The purpose of these standards and procedures is to create safe, comfortable, and attractive streetscapes for pedestrians, improve connectivity for all modes of travel, and remove barriers for small-scale incremental development.
2. **General Provisions.** This section contains the standards and procedures for improvements to public transportation facilities for all property located in the Wilsonville Town Center Boundary, including specific standards for vehicle, pedestrian, bicycle, and transit facilities. The terms "transportation facilities" and "transportation improvements" generally include those facilities, or improvements to those facilities, that accommodate all modes of travel that are usually located in public rights-of-way, also commonly referred to as streets. "Frontage improvements" are transportation improvements immediately adjacent to a proposed development's street frontage. "Off-site improvements" are transportation improvements not adjacent to a proposed development's street frontage.
3. **Transportation Facility Standards:**
 - a. **Intersection design and spacing:**

- ### Figure 11. Mid-Block Pedestrian and Bicycle Connections



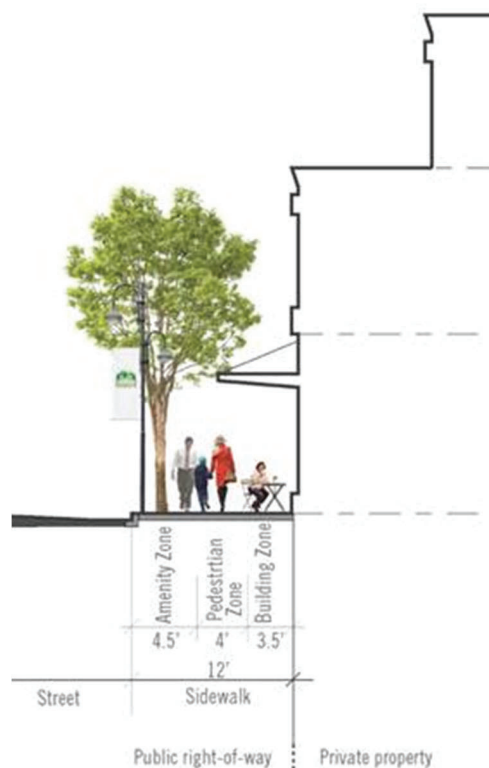
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- iii. Streets shall be extended to the boundary lines of the proposed development where necessary to give access to or allow for future development of adjoining properties.
- Any required or proposed new streets through or along the boundary of the proposed development shall be accompanied by a future street plan. The future street plan shall show that it is feasible to extend all required or proposed new streets onto adjoining properties to the satisfaction of the City Engineer.
 - Temporary turnarounds shall be constructed for street stubs in excess of 150 feet in length. Drainage facilities shall be constructed to properly manage stormwater runoff from temporary turnarounds.
 - Street stubs to adjoining properties shall not be considered permanent turnarounds, unless required and designed as permanent turnarounds, since they are intended to continue as through streets when adjoining properties develop.
 - Reserve strips may be required in order to ensure the eventual continuation or completion of a street.
- iv. Permanent dead end streets are not allowed except where no opportunity exists for creating a through street connection. Dead end streets shall meet all fire code access requirements and shall only be used where topographical constraints, protected natural resource areas, existing development patterns, or strict adherence to other City requirements precludes a future street connection. The lack of present ownership or control over abutting property shall not be grounds for a dead end street.
- v. *Street design.* All streets are subject to the standards illustrated in the Wilsonville Town Center Plan.
- vi. Street trees shall be required along all street frontages. The minimum number of required street trees shall be determined by dividing the length (in feet) of the proposed development's street frontage by 30 feet. When the result is a fraction, the number of street trees required shall be the nearest whole number.
- x. Sidewalks shall have a minimum unobstructed width of six feet for pedestrian through travel. Permanent structures or utilities within the required pedestrian through-travel area are restricted unless approved by the City Engineer. Sidewalk area outside of the required through-travel area may be used for landscaping, pedestrian amenities such as permanent street furniture, bicycle parking, trash cans, and drinking fountains.
- xi. Temporary placement of customer seating, merchandise display, temporary A-frame signs or other uses by businesses adjacent to the street shall be placed within the amenity or building zone in front of the business (see Figure 12). The building zone may be extended into the pedestrian zone in front of the building if a minimum of four feet is provided for the pedestrian through area. Placement of any temporary uses requires a temporary right-of-way use permit and approval by the City Engineer.
- xii. Temporary signs, such as A-Frames, are permitted within Town Center provided the temporary sign meets the following standards:

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- One temporary sign is allowed per public entrance to buildings.
 - Temporary signs may be up to 12 square feet in area. Only one side of a portable sign will be counted. The vertical dimension of the sign including support structure may be no greater than 42 inches.
 - Signs may be placed in front of the building only during business hours.
 - Electrical signs and changing image sign features are prohibited.
- xi. Off street paths shall meet the City's path standards identified in the Transportation system plan, unless noted otherwise in the Wilsonville Town Center Plan. The location and type of facility shall be consistent the trail and open space, and street cross section illustrated in the Wilsonville Town Center Plan. Trail widths may be reduced where constrained by existing development, protected natural resource areas, or topography as determined by the City Engineer.

Figure 12. Sidewalk Furnishing and Pedestrian Through Zones



(Ord. No. 835, 6-5-2019)

Section 4.118. Standards Applying to all Planned Development Zones.

(.01) *Height Guidelines.* In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
- B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.
- C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.
- D. In no case shall the height of duplexes, triplexes, fourplexes, or townhouses be limited to less than the maximum height allowed for detached single-family dwellings in the same zone. In addition, in no case shall the height of triplexes, fourplexes, or townhouses be limited to less than 25 feet.

(.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

- 1. Minimum lot area;
- 2. Lot width and frontage;
- 3. Height and yard requirements;
- 4. Lot coverage;
- 5. Lot depth;
- 6. Street widths;
- 7. Sidewalk requirements;
- 8. Height of buildings other than signs;
- 9. Parking space configuration and drive aisle design;
- 10. Minimum number of loading spaces;
- 11. Shade tree islands in parking lots, provided that alternative shading is provided;
- 12. Fence height;
- 13. Architectural design standards, including residential design standards;
- 14. Transit facilities;
- 15. On-site pedestrian access and circulation standards;
- 16. Solar access standards, as provided in section 4.137;
- 17. Open space in the Frog Pond West Neighborhood in the Residential Neighborhood zone; and;
- 18. Lot orientation.

-
- B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:
1. Open space requirements in residential areas, except that the Board may waive or reduce open space requirements in the Frog Pond West Neighborhood in the Residential Neighborhood zone. Waivers in compliance with [Section] 4.127(.09)(B)(2)(d);
 2. Minimum density standards and housing variety standards in residential zones. The required minimum density may be reduced by the Board in the Residential Neighborhood zone in compliance with [Section] 4.127(.06) B; and
 3. Minimum landscape, buffering, and screening standards.
- C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:
1. Maximum number of parking spaces;
 2. Standards for mitigation of trees that are removed;
 3. Standards for mitigation of wetlands that are filled or damaged; and
 4. Trails or pathways shown in the Parks and Recreation Master Plan.
- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and
- E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following, except that no additional requirements or restrictions can conflict with established clear and objective standards for residential development or be grounds for denying a residential development proposal when the applicant has selected the clear and objective path for approval:
1. Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.
 2. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.
 3. The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street or private drive.
 4. Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.
 5. Location and size of off-street loading areas and docks.
 6. Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.
 7. Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation which would have an adverse effect on the present or potential development on surrounding properties.
 8. Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.
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9. A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.
 10. Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.
 11. Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to 110 percent of the cost of the landscaping and installation may be required.
 12. A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.
- (.04) The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.
- (.05) The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:
- A. *Recreational Facilities:* The Director, Board, or Council, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development consistent with adopted Park standards and Parks and Recreation Master Plan.
 - B. *Open Space Area:* Whenever private and/or common open space area is provided, the City shall require that an association of owners or tenants be established which shall adopt such Articles of Incorporation, By-Laws or other appropriate agreement, and shall adopt and impose such Declaration of Covenants and Restrictions on such open space areas and/or common areas that are acceptable to the Development Review Board. Said association shall be formed and continued for the purpose of maintaining such open space area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain said open space area for the purposes intended. The period of existence of such association shall be not less than 20 years and it shall continue thereafter and until a majority vote of the members shall terminate it, and the City Council formally votes to accept such termination.
 - C. *Easements:* Easements necessary to the orderly extension of public utilities, and the protection of open space, may be required as a condition of approval. When required, such easements must meet the requirements of the City Attorney prior to recordation.
- (.06) Nothing in this Code shall prevent the owner of a site that is less than two acres in size from filing an application to rezone and develop the site as a Planned Development. Smaller properties may or may not be suitable for such development, depending upon their particular sizes, shapes, locations, and the nature of the proposed development, but Planned Developments shall be encouraged at any appropriate location.
- (.07) *Density Transfers.* In order to protect significant open space or resource areas, the Development Review Board may authorize the transfer of development densities from one portion of a proposed development to another. Such transfers may go to adjoining properties, provided that those properties are considered to be part of the total development under consideration as a unit.

(.08) *Wetland Mitigation and other mitigation for lost or damaged resources.* The Development Review Board may, after considering the testimony of experts in the field, allow for the replacement of resource areas with newly created or enhanced resource areas. The Board may specify the ratio of lost to created and/or enhanced areas after making findings based on information in the record. As much as possible, mitigation areas shall replicate the beneficial values of the lost or damaged resource areas.

(.09) *Habitat-Friendly Development Practices.* To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:

- A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;
- B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§ 1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§ 300f et seq., and including conditions or plans required by such permit;
- C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and
- D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.

(Ord. No. 674, 11-16-2009; Ord. No. 682, 9-9-2010; Ord. No. 719, 6-17-2013; Ord. No. 806, 7-17-2017; Ord. No. 892, § 2(Exh. A), 12-2-2024; Ord. No. 899, § 2(Exh. A), 8-4-2025)

ATTACHMENT 4

1. August 8, 2018 Planning Commission Work Session
 - a. Staff Report with outreach summaries, draft Plan Maps and cross-sections, and draft Code and design guidelines (draft Code on pp: 65-80):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/12621/iii.a.town_center_plan_bateschell_45_minutes.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12621/wpc_aug_8_2018_final.pdf
 - c. Video: https://www.youtube.com/watch?v=455CF_bKG7M
 - i. 2:16:03-2:27:28
2. October 10, 2018 Planning Commission Work Session
 - a. Staff Report with draft Comp Plan, Development Code, Feasibility Analysis, and Traffic Analysis (draft Code on pp. 115-155):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/12641/iii.a.town_center_plan.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12641/oct_10_2018_final.pdf
 - c. Video
<https://www.youtube.com/watch?v=OUfR0b1Itcl&list=PLtMnfUI4sX9PJ9Xa3XOTJ4aZSC1waZa9c&index=85>:
 - i. 1:29:07-1:33:15
3. November 14, 2018 Planning Commission Work Session
 - a. Staff Report with draft Implementation Strategies and draft Development Code (draft Code on pp: 24-49):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/12651/iii.a.town_center_plan.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12651/nov_14_2018_final.pdf
 - c. Video <https://www.youtube.com/watch?v=Nt0UDsiD4TU>:
 - i. 1:47:17-2:41:50
4. January 9, 2019 Planning Commission Work Session (**this is the key work session where a waiver option was discussed**)
 - a. Draft Comp Plan and Code language (draft Code on pp. 109-152):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning/page/5101/appendix_a.tc_comprehensive_plan_and_development_code_amendments.pdf

- b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/12671/wpc_jan_9_2019_final.pdf
 - c. Video <https://www.youtube.com/watch?v=uPLEhCdV3mE>:
 - i. 1:36:08-2:23:04
5. February 4, 2019 City Council Work Session
- a. Packet with draft Code language (draft Code on pp. 118-145; waiver language on page 130):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/packets/27681/2.4.19_council_packet.pdf
 - b. Video <https://www.youtube.com/watch?v=o9SFFARk5hQ&feature=youtu.be>:
 - i. 54:43-55:43;
 - ii. 1:01:28-1:04:42 (discussion about public art in waiver language);
 - iii. 1:36:45-1:43:18 (floorplate discussion)
6. March 19, 2019 Planning Commission Public Hearing
- a. Staff Report:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/packets/88931/ii.a._town_center_plan_90_minutes.pdf
 - i. Appendix A to Staff Report with draft Comprehensive Plan update and draft Code (draft waiver language on pp. 123-124):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/130200/appendix_a._comprehensive_plan_and_development_code_amendments_v4.pdf
 - b. Minutes:
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/planning_commission/meeting/88931/wpc_march_13_2019_final.pdf
 - c. Video <https://www.youtube.com/watch?v=osW7bhkI0oY>:
 - i. 25:28-26:56;
 - ii. 29:42-37:00;
 - iii. 55:38-2:01:11
7. April 15, 2019 City Council Public Hearing
- a. Council packet (errata sheet with minor revisions to waiver language on p. 42 of packet):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/packets/27741/4.15.19_council_packet.pdf
 - b. Comp Plan and Development Code (Code on pp. 109-181, waiver language on pp. 123-124):
https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/27741/wilsonville_town_center_plan_-_appendix_a._comprehensive_plan_and_development_code_amendments_v4.2.pdf



Town Center Plan 2017 - 2019

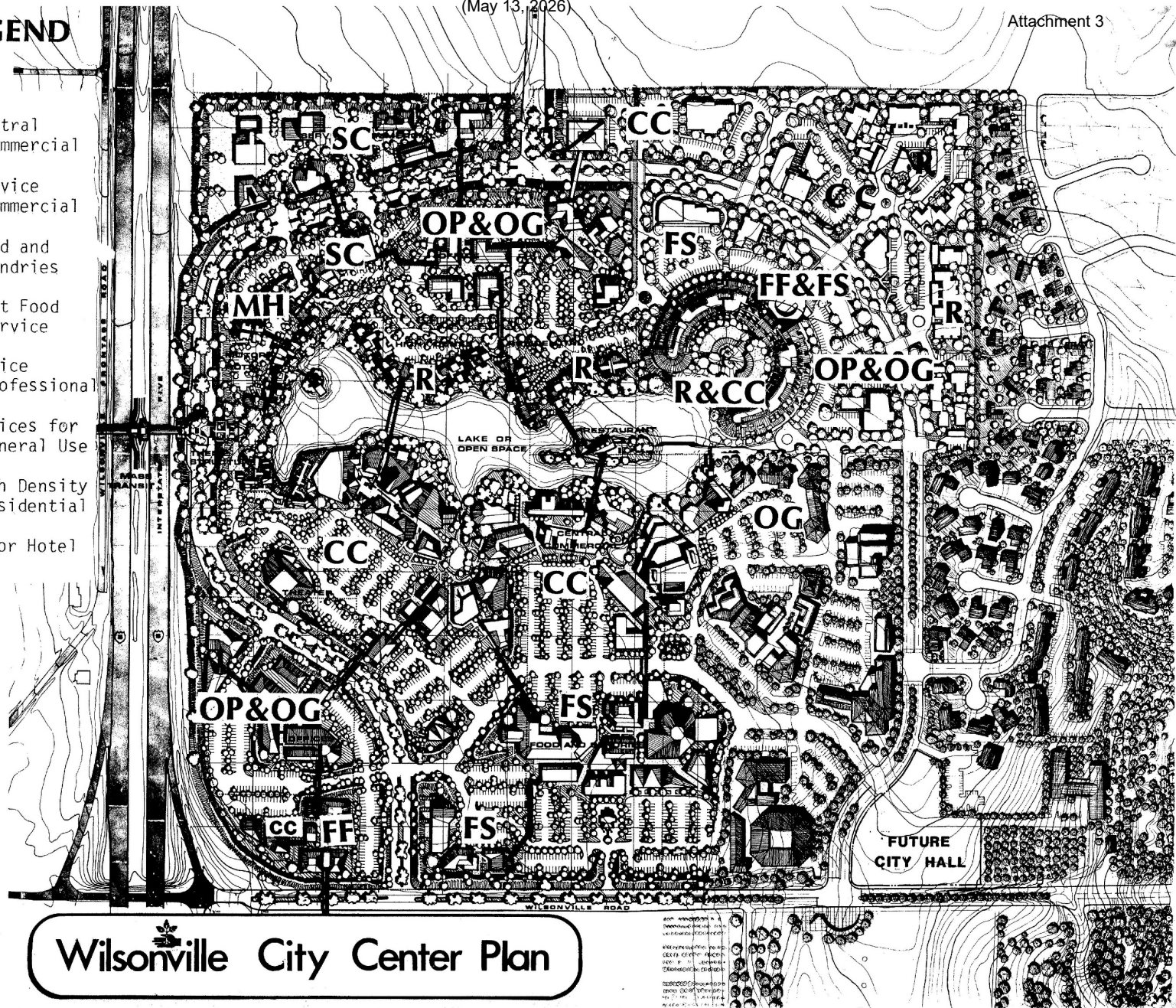


Town Center Plan – Why?

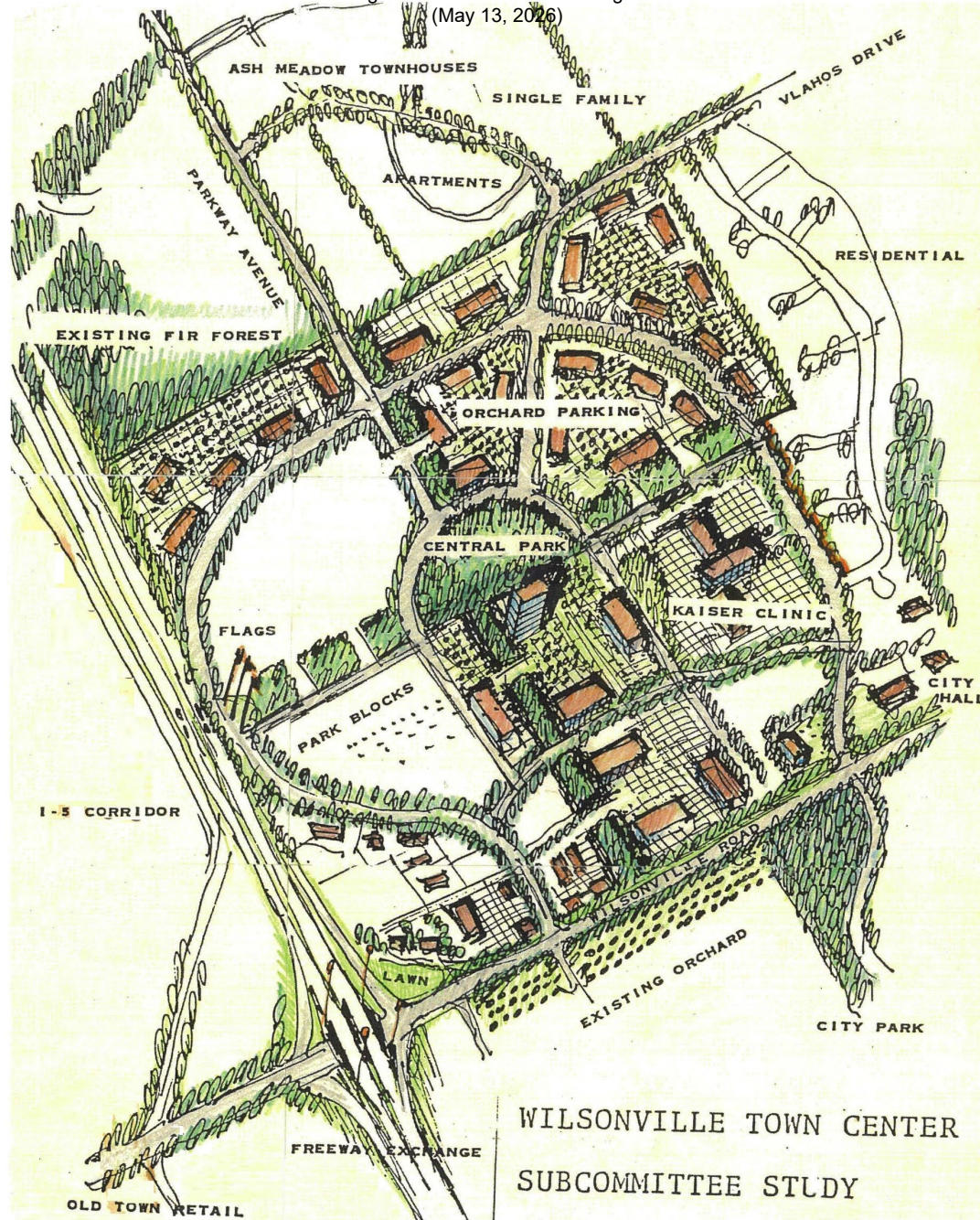
- Strategic location
- Community hub, diverse activities
- Underutilized land
- Shifts in retail commerce
- Wilsonville Urban Renewal Strategy
- Tourism Development Strategy
- 2015-2017 City Council Priority Goal

LEGEND

- CC** Central Commercial
- SC** Service Commercial
- FS** Food and Sundries
- FF** Fast Food Service
- OP** Office Professional
- OG** Offices for General Use
- R** High Density Residential
- MH** Motor Hotel



Wilsonville City Center Plan



WILSONVILLE TOWN CENTER
SUBCOMMITTEE STUDY

Town Center Plan – What?

The Plan guides development to create a cohesive, unified district by:

- Providing a community-driven vision for Town Center.
- Recommending new projects, programs, partnerships, and policies to achieve the Vision.

Community Planning Process



TOWN CENTER PLAN TIMELINE



OUTREACH EVENTS



1,195 Monthly Poll Participants



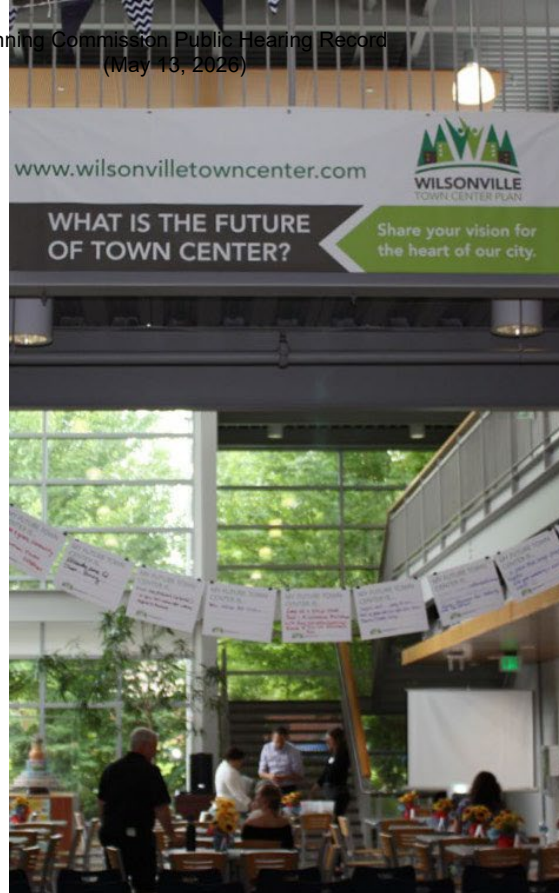
100+ Community Events



1,871 Survey Respondents



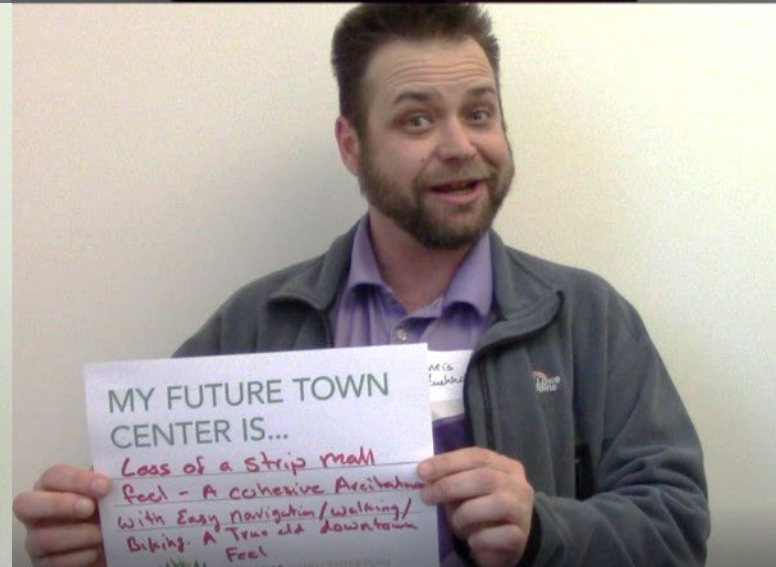
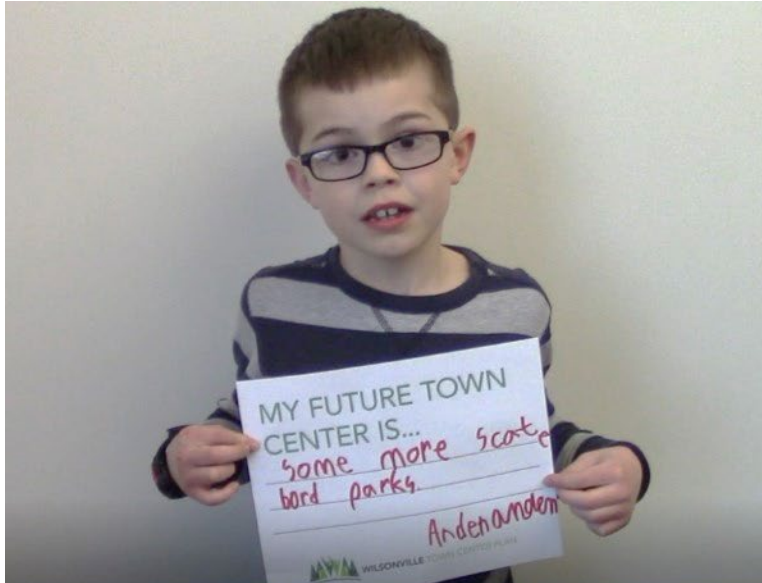
80+ Youth Participants



A range of community events and engagement . . . !

- Community Vision Kick-off Event
- Planning Commission & City Council
- Stakeholder Meetings
- “Out-and-about” & Idea Centers
- Question of the Month
- Community Design Workshop
- Online Community Design Surveys
- Block Party & Main Street Pop-Up
- Instagram Photo Contest
- Project Task Force
- Open House & Latino Family Night
- Economic Summit
- Meridian Creek Class Project





The Town Center Plan (the Plan) is a community-driven project, developed with the input from a broad cross-section of Wilsonville residents, business owners, and employees through a variety of public engagement opportunities.



A resident shared her vision for future Town Center at the February 2017 Project Kick-off Open House



A community member shared what she likes about Town Center at the 2017 Community

(May 13, 2026)

Attachment 3



Planning Commission Meeting - August 12, 2026

Town Center Building Height Waiver

WHAT WOULD MAKE TOWN CENTER MORE FUN YEAR-ROUND (NOT JUST IN SUMMERTIME)? (SELECT ALL THAT APPLY.)

Place a dot next to your response below or
vote online: www.wilsonvilletowncenter.com

Covered and heated indoor-outdoor dining and shopping options 24

Covered recreation opportunities such as covered basketball court 55

Covered sidewalks (awnings, overhangs, canopies) 20

Covered market space for holiday and other wintertime markets 27

Indoor/outdoor performing arts space 23

Creative lighting that illuminates streets, sidewalks and parks 32

WHAT, IF ANYTHING, KEEPS YOU FROM SPENDING MORE TIME IN TOWN CENTER? (SELECT ALL THAT APPLY.)

Place a dot next to your response below or
vote online: www.wilsonvilletowncenter.com

There is not enough variety of stores

There is not enough variety of restaurants

Everything in Town Center that I need, I can get closer to home.

It's difficult for me to get to Town Center.

Once I'm in Town Center, it's difficult or uncomfortable to walk around.

There are not enough social activities and events happening throughout the year.

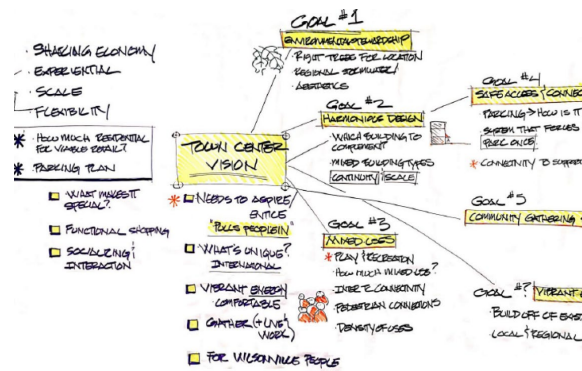




Planning Commission Public Hearing Record
(May 13, 2026)



Attachment 3



Planning Commission Meeting - August 12, 2026
Town Center Building Height Waiver

Town Center Plan Vision and Goals

Town Center is **a vibrant, walkable** destination that inspires people to come together and **socialize, shop, live, and work**. Town Center is the heart of Wilsonville. It is home to active parks, civic spaces, and amenities that provide **year-round, compelling experiences**. Wilsonville residents and visitors come to Town Center for shopping, dining, culture, and entertainment.



**Environmental
Stewardship**



**Harmonious
Design**



Mixed Uses



**Safe Access and
Connectivity**



**Community
Gathering
Places**



**Economic
Prosperity**

The community has expressed high levels of interest/support for...



More commercial variety, especially restaurant, and smaller, locally-owned options



Mixed-use buildings, especially with a mix of retail and office

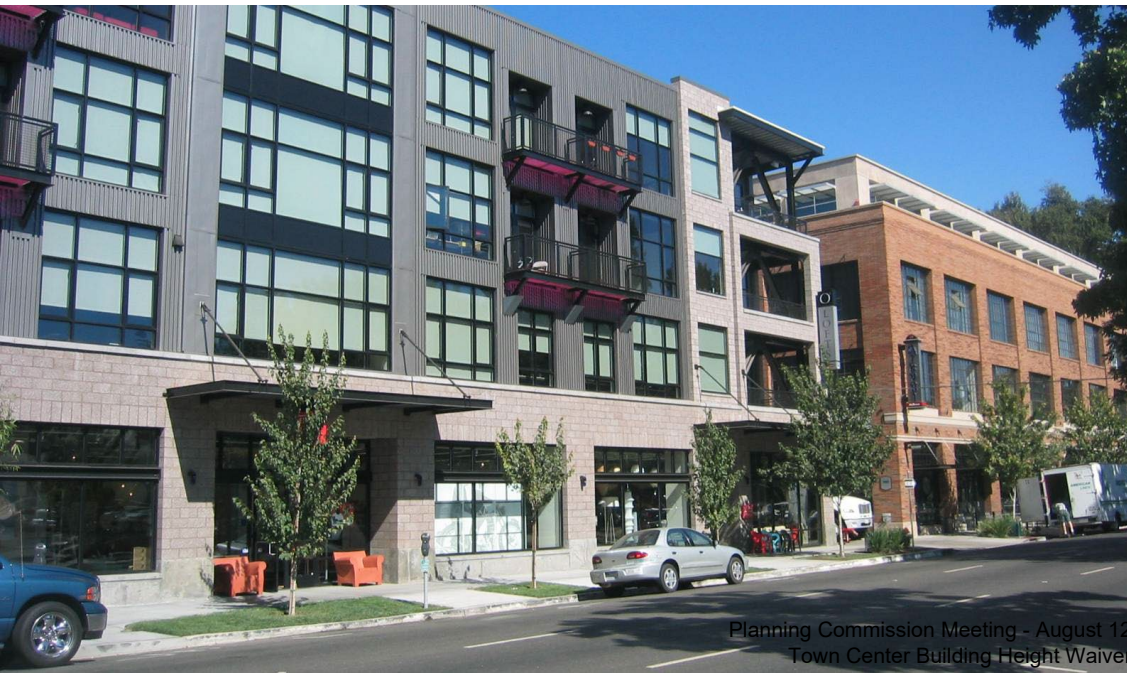


Three-story heights, across a range of building types and uses



Four- to five-story mixed-use multi-family residential buildings

Attachment 3



Activated public spaces



Walkable, pedestrian-oriented streetscapes



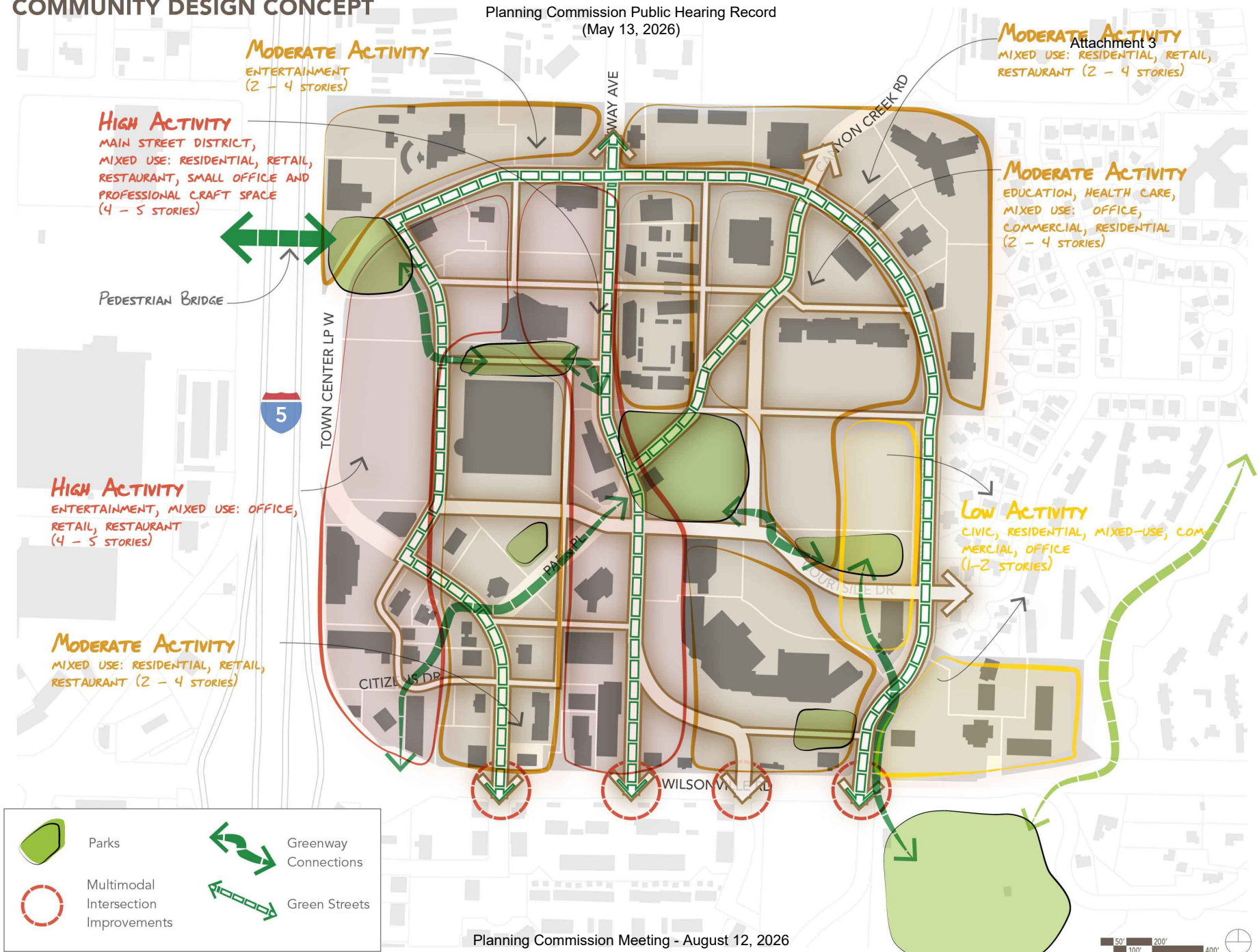
Bicycle and pedestrian connections with the rest of Wilsonville



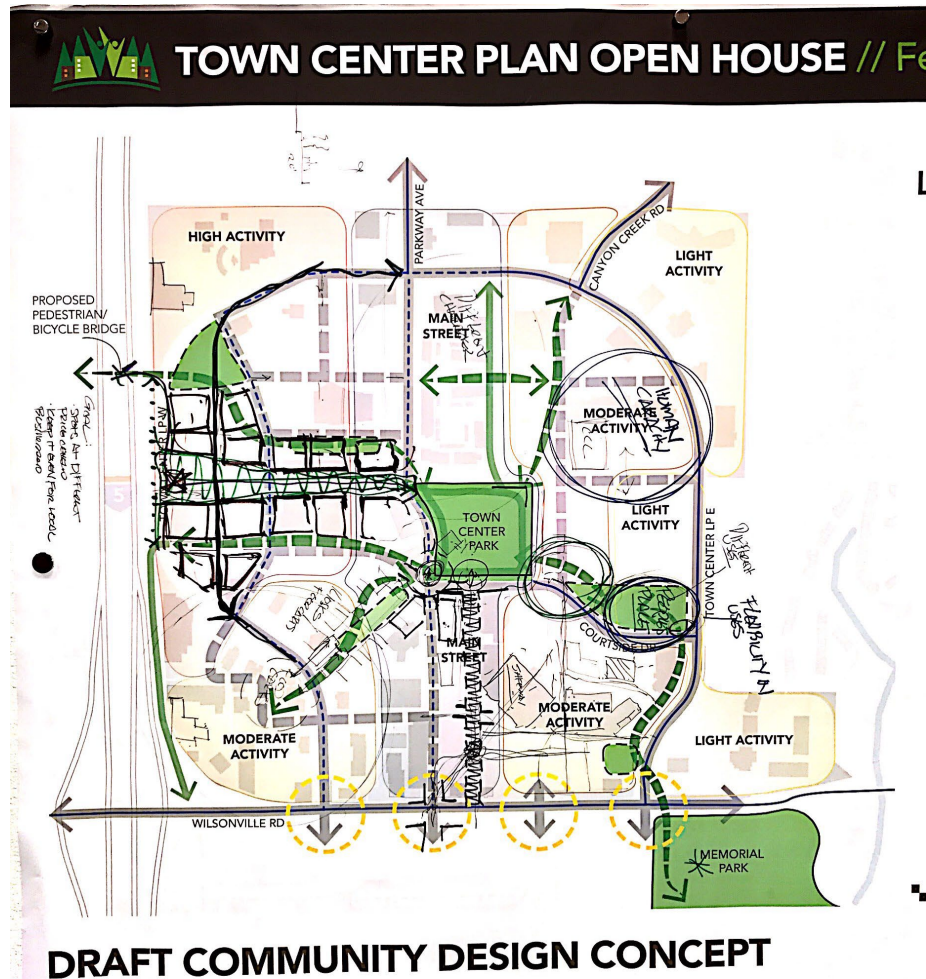
COMMUNITY DESIGN CONCEPT

Planning Commission Public Hearing Record
(May 13, 2026)

Attachment 3



Community Concept Open House



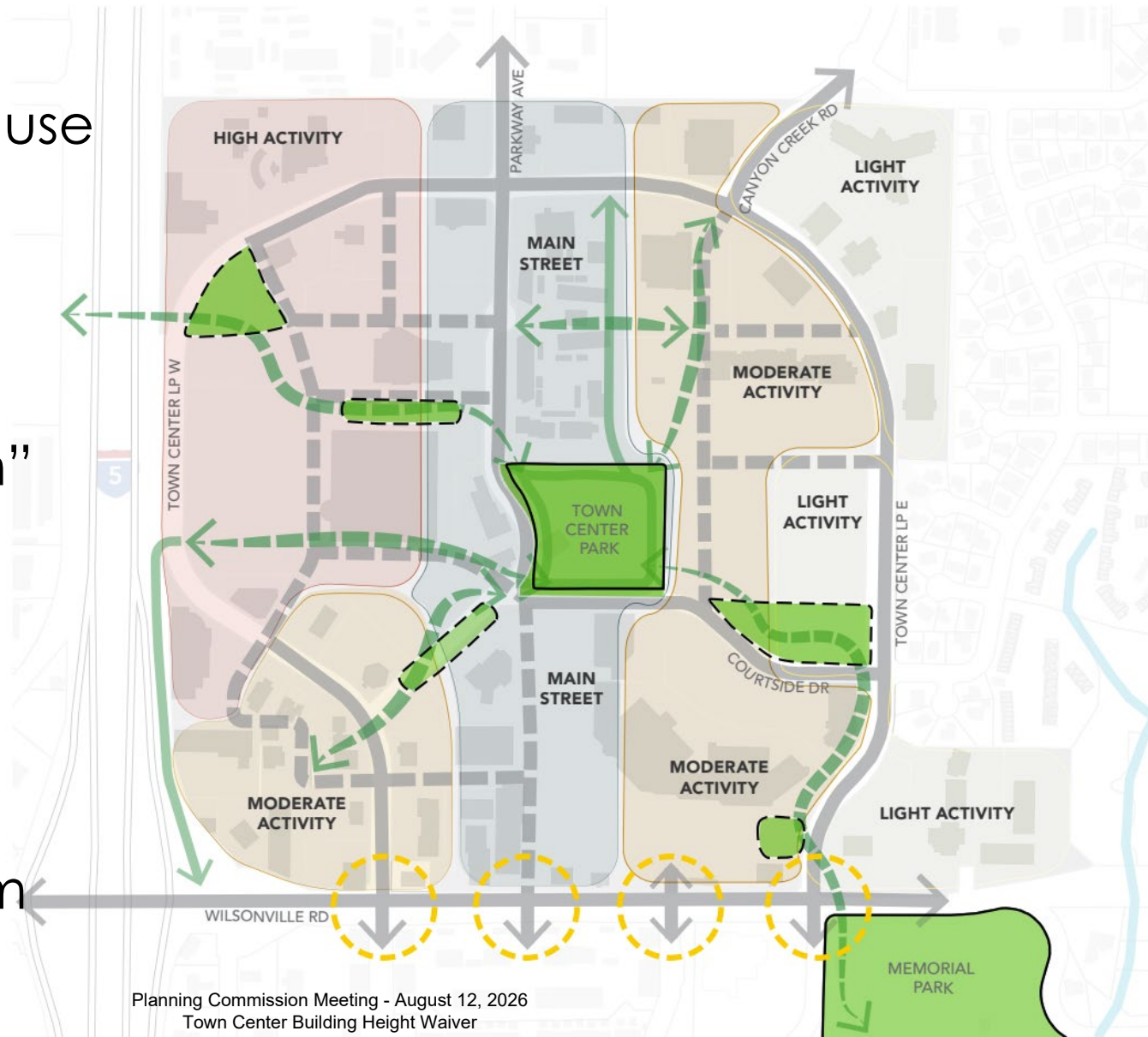
Town Center Plan

The Future Town Center



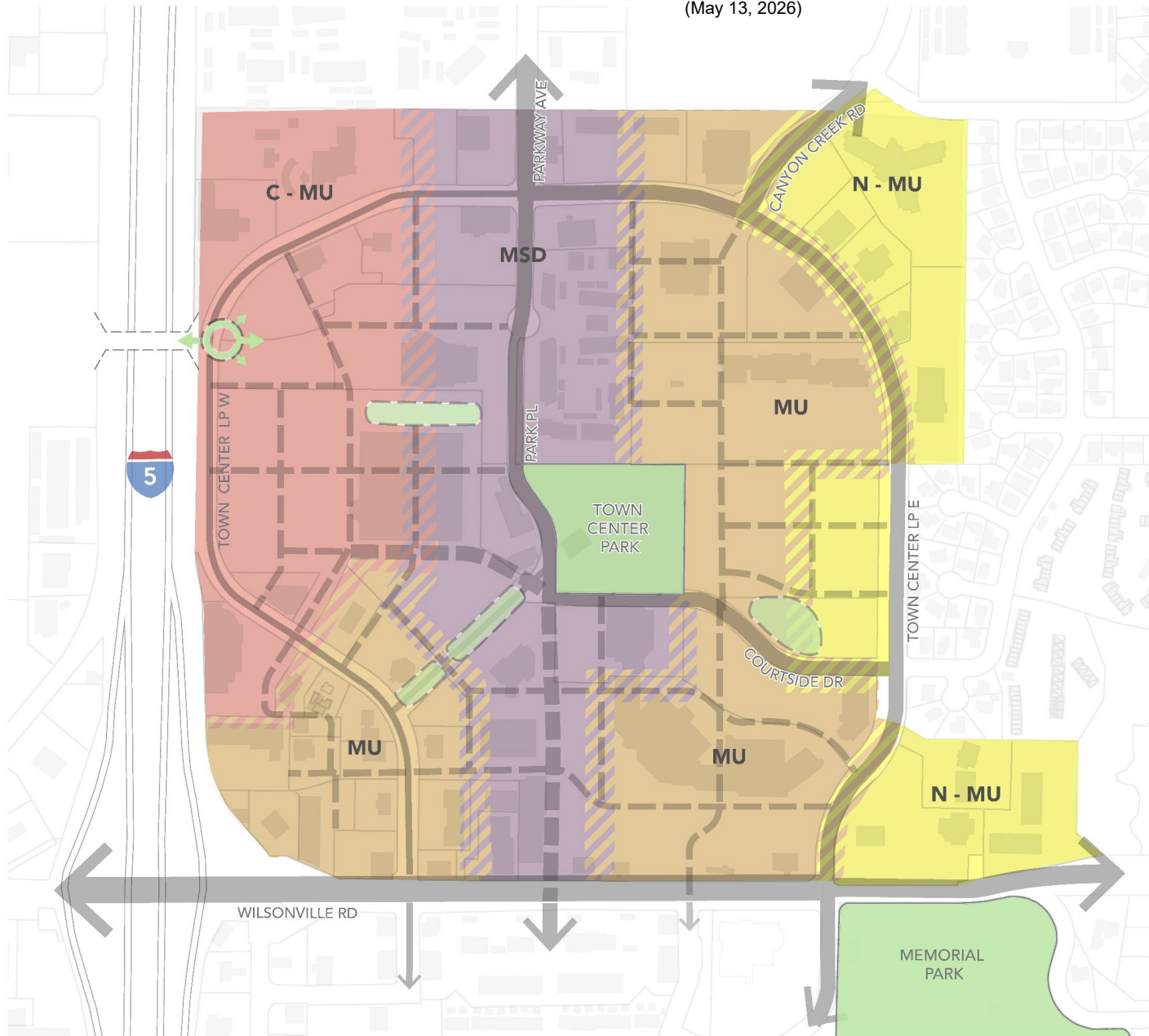
Town Center Plan Components

- Mixed-use land use plan
- Economic development strategies
- “Emerald Chain” of open spaces
- Placemaking projects
- Multi-modal infrastructure
- Parking program



Attachment 3

- Building Footprint
 - Parcel
 - Highway
 - Proposed Bike/Pedestrian Bridge
 - Proposed Street Network
- OPEN SPACE NETWORK**
- Existing Open Space
 - Proposed Open Space
 - Proposed Gateway/Landing
- LAND USE**
- Main Street District (MSD)**
(mixed-use buildings with active ground floor uses, generally 3 to 4 stories)
 - Commercial - Mixed-Use (C - MU)**
(mix of office, entertainment, hospitality, civic uses, generally 3 to 5 stories, residential if not adjacent to freeway)
 - Mixed-Use (MU)**
(mix of residential, retail, office, services, generally 2 to 4 stories)
 - Neighborhood - Mixed-Use (N-MU)**
Mix of townhomes, small-scale commercial businesses, generally 2 to 3 stories)
- BLOCK SIZE**
- 200' x 200' 400' x 400'
- Hatched areas indicate locations where using both underlying zones may be allowed



TOWN CENTER LAND USE

FIGURE 3.1



Main Street District





PARK PLACE AT TOWN CENTER PARK (LOOKING NORTH)

Attachment 3

Cross-
Section

Street-
scape

mixed-use
building with
active ground
floor uses (3 to 4
stories)



Town Center Park
parking area

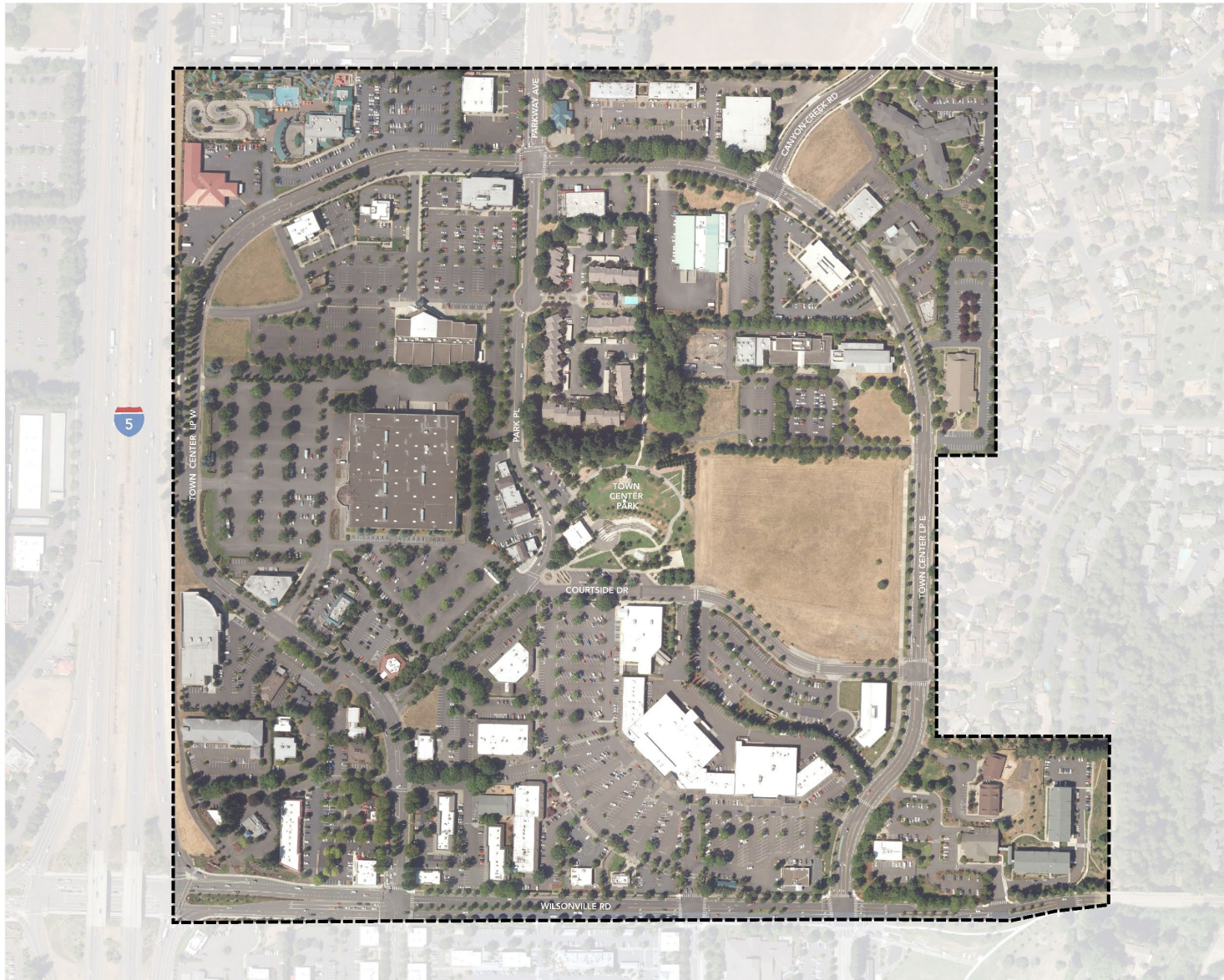
3 / 6' / 6'
buffered
bike lane

10'
sidewalk



Implementation





TOWN CENTER VISION PLAN

EXISTING CONDITIONS

Planning Commission Meeting - August 12, 2026
Town Center Building Height Waiver

FIGURE 3.5



Implementation

- Regulatory Actions
- Infrastructure Investments
- Parking Strategies
- Placemaking Strategies, Guidelines and Projects
- Economic Development Strategies
- Transit Investments



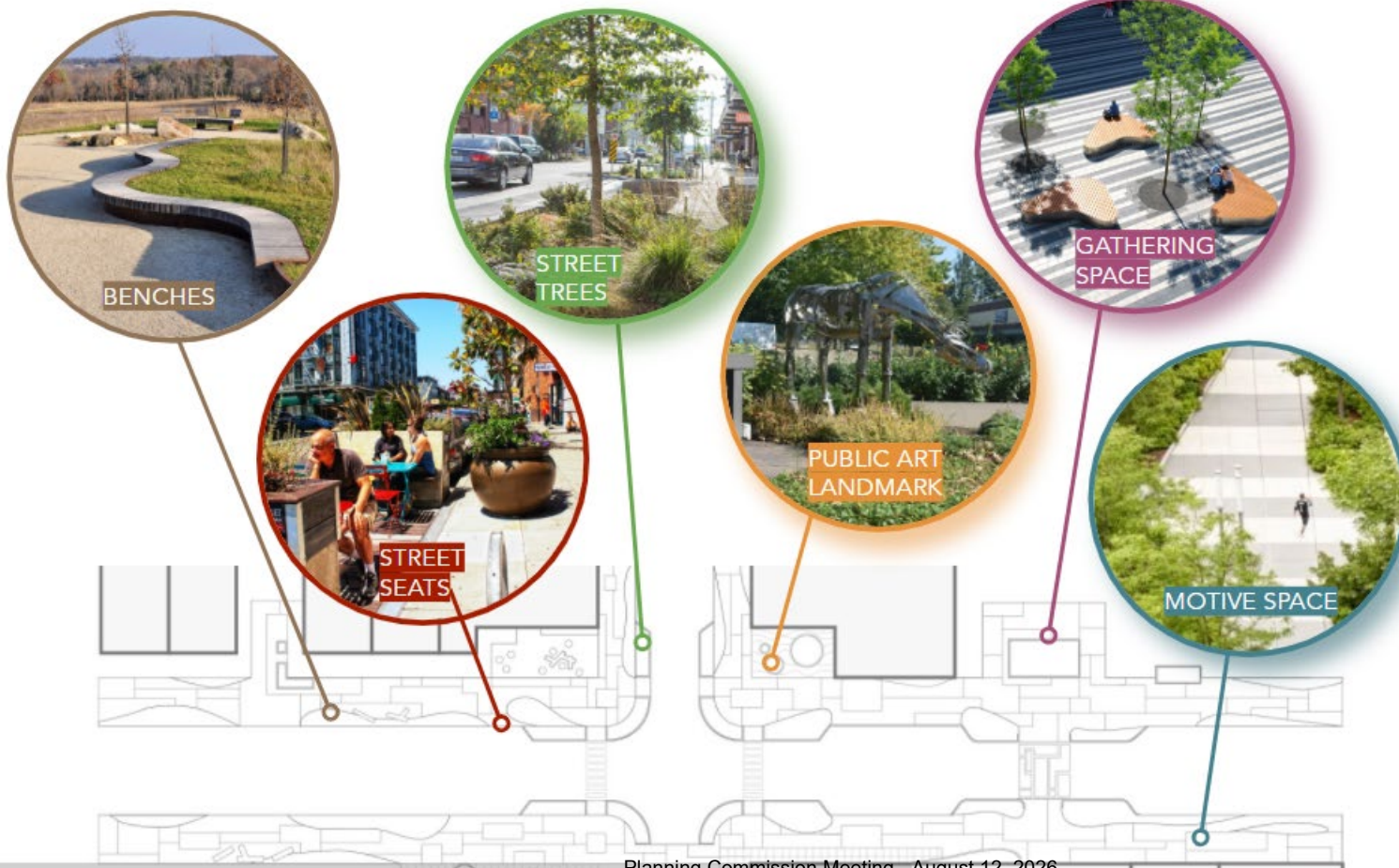
Initial City-led Actions

- Updated Comprehensive Plan 2019
- Adopted new Town Center Zone 2019
- Updated Transportation Systems Plan 2020
- Adopted Streetscape Plan 2021
- Designed Town Center Gateway Plaza 2021
- Development Opportunity Study
- Adopted Infrastructure Funding Plan 2022
- Adopted Vertical Housing Dev't Zone 2022
- Urban Renewal Feasibility Study 2024



Streetscape Plan

RECOMMENDED CONCEPT: RIVER + TECHNOLOGICAL NATURAL - CONTRAST - MODULARITY

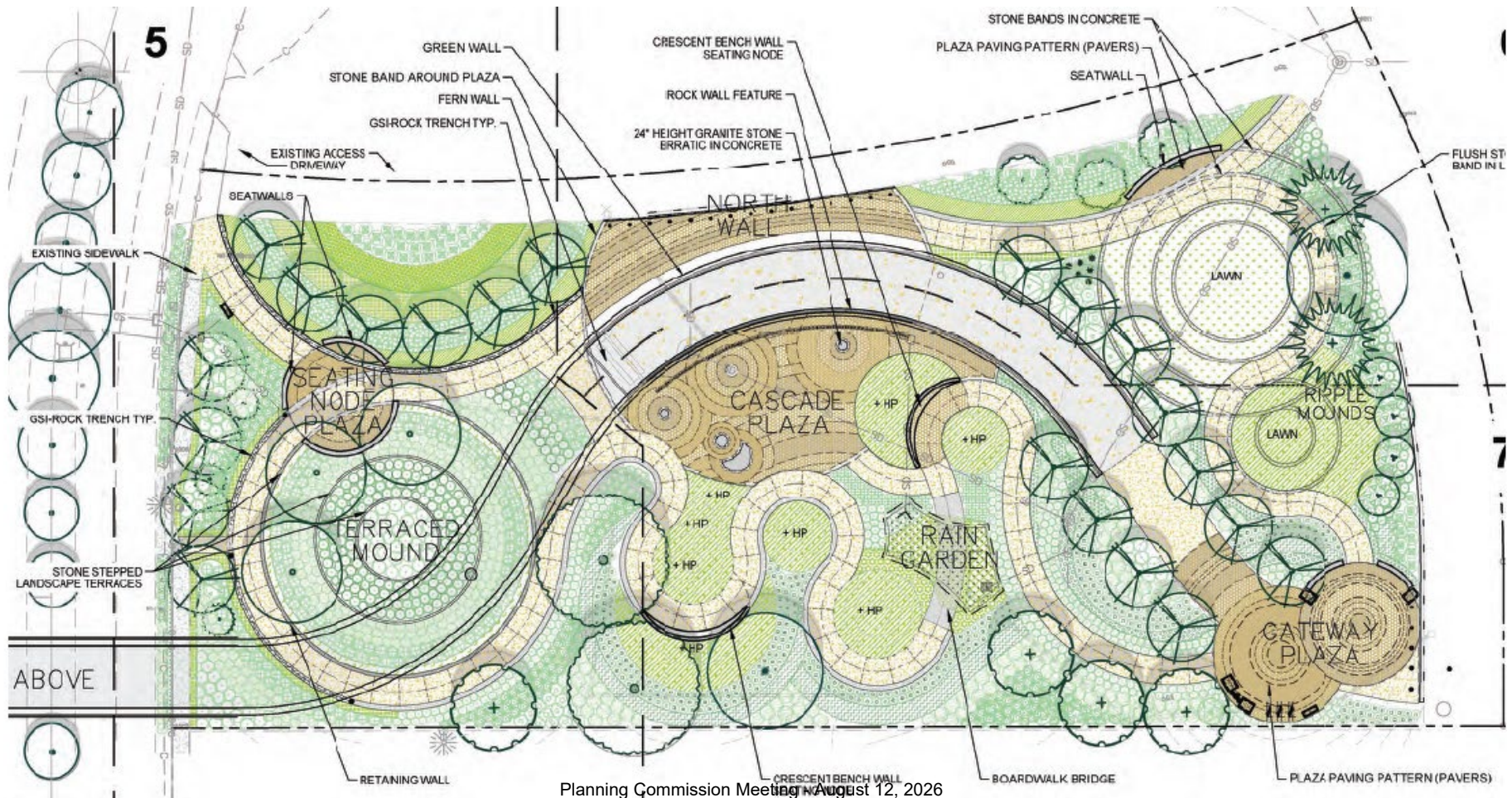


TOWN CENTER PLAN

Streetscape Plan



Town Center Gateway Plaza



Private Sector

- First development approval July 2023
- Multifamily residential, ground-floor retail
- To be located at current Shari's site



Upcoming Activities: 6-20yrs



- Placemaking Opportunities
- Programming Plan
- Temporarily restripe Park Pl, Courtside Dr
- Lunchtime food trucks, Farmers Market near Town Center Park
- Parklet competition
- Financing Infrastructure
- Park Place projects

Long Term Activities: 20-30 yrs



- Parking Plan & Structure
- Business Support & Incentive Programs
- Food Cart Pod
- Signage & Wayfinding
- Transit Investments
- Skatepark
- Promenades
- Road Improvements & Multi-modal Projects



Questions?

Town Center Building Height Waiver Task Force

Task Force Meeting #1
April 15, 2026





Agenda

- Task Force Project Overview
- Building Height Waiver Provision
- Building Height Waiver Origination

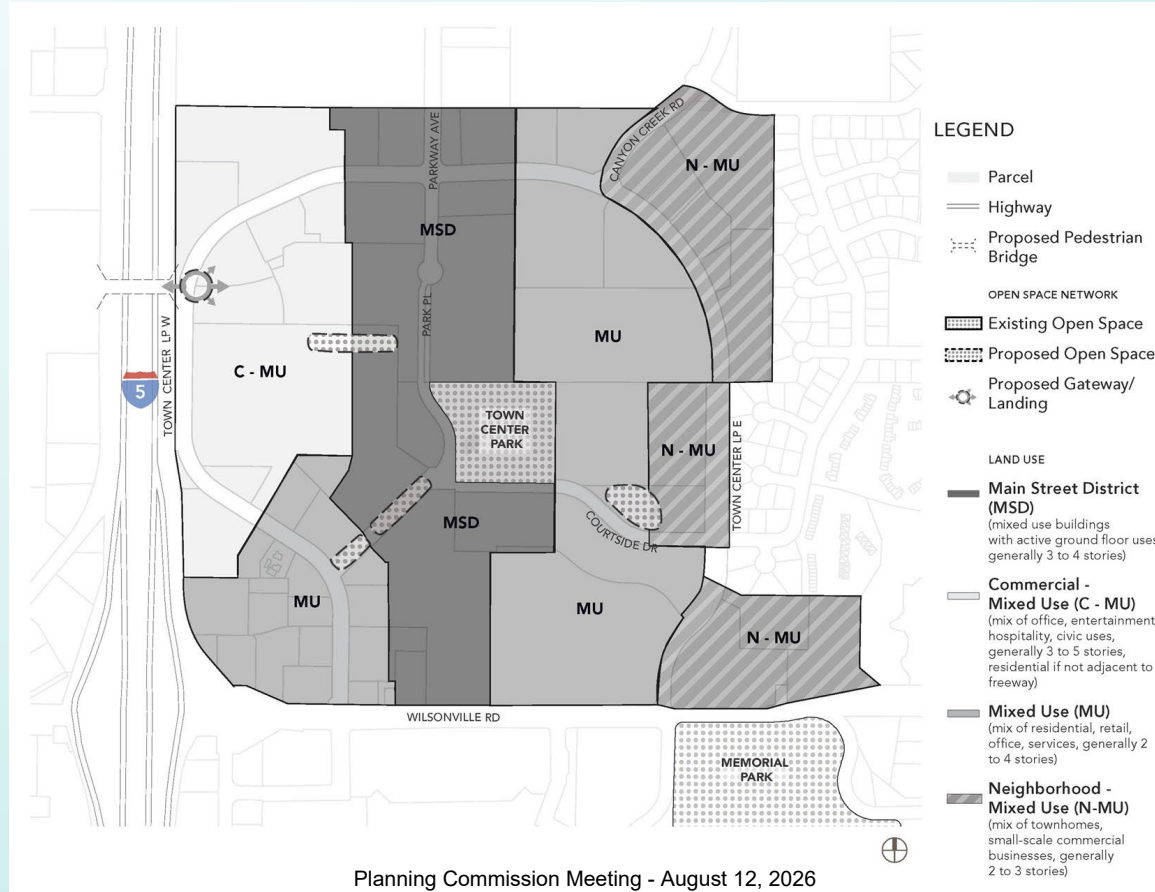


Task Force Project Overview

- Review current Town Center building height waiver provision
- Consider alternatives
- Make recommendation to Planning Commission



Town Center Building Height Waiver – The Subdistricts





Town Center Building Height Waiver – Permitted Heights

Table 2. Town Center Development Standards [1]				
	Town Center			
STANDARD	SUB-DISTRICT			
	MSD	N-MU	MU	C-MU
Front setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	20 ft.	20 ft.	20 ft.	10 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Side yard				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum [2]	10 ft.	10 ft.	10 ft.	10 ft.
Rear setback				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	20 ft.	20 ft.	20 ft.	20 ft.
Building height (stories) [3]				
Minimum	two	two	two	two
>Maximum (stories/feet) [4]	four	three	four	five
Ground floor height minimum [5]	15 ft.	12 ft.	12 ft.	15 ft.
Ground floor uses	Mixed-use buildings required within 200 feet of the	N/A	N/A	N/A



Town Center Building Height Waiver – Permitted Heights

- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.



Town Center Building Height Waiver – The Provision

- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of Section 4.118 (.03) if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:



Town Center Building Height Waiver - History

- Several discussions re: floorplate for retail uses
 - Planning Commission and Council considered options from 30,000 sf to 50,000 sf for permitted use
 - Commissioners expressed concerns of limiting potential developments, including single-story anchor tenants or larger developments over multiple stories
- Planning Commission reviewed options at its January 9, 2019 meeting



Town Center Building Height Waiver – History (cont.)

Floor Plate Options

	Additional Standards	Sub-District (Floor Plate sq. ft.)			
		MS	MU	N-MU	C-MU
Option 1 (Proposed)		30K/use			30K/floor
Pro: Supports smaller-scale development in two story or larger buildings. Larger uses located in C-MU subdistrict. Con: May restrict some anchor uses.					
Option 2		30K/use	30K/floor		
Pro: More flexibility for larger user. Maintains smaller-scale development in two story or larger buildings. Con: May restrict a few anchor uses.					
Option 3		30K/use	50K/floor*	30K/use*	50K/floor
Pro: Supports user that needs larger footprint in C-MU and MU zones. Larger footprints are often single-story. *Should single-story buildings be allowed in MU and N-MU? Have additional standards? Con: Building mass larger, may be difficult to park if not structured or incorporated into building.					
Option X (could be added to any other Option)	X	In MU and C-MU allow waiver process to exceed max sq. ft. per floor if additional criteria are met.			
Pro: Most flexibility. Maintains smaller-scale development in MS and N-MU sub-districts. Con: Residential less likely. Less efficient use of land. Additional requirements needed such as: includes public plaza space, incorporates green building design, LEED building certification.					

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Planning Commission Meeting - August 12, 2026



Town Center Building Height Waiver – History (cont.)

- Planning Commission reviewed Code language at its March 13, 2019 meeting
- Planning Commission agreed to the waiver language but requested updates to the menu options
 - Create two menus, one option must be selected from each



Summary of Town Center Building Height Waiver History

- Clear direction from Planning Commission for minimum/maximum stories and floorplates
- But wanted flexibility for anchor tenants and innovative ideas through a waiver process
- Planning Commissioners did not want to discourage new development that was consistent with the vision on the Town Center Plan
- Key meetings to listen to: Jan 9, 2019 PC Work Session and March 13, 2019 PC Hearing



Next Steps

- Review materials and meetings provided in the staff report
- April 21st Meeting – reactions to alternative proposals
 - Benefits and concerns, follow-up questions
- Staff will present initial feedback of options to Planning Commission in May
- May 19th Meeting – review feedback from Planning Commission; make recommendation



Planning Commission Record

Articles



The Boones Ferry Messenger

Monthly newsletter of the City of Wilsonville

April 2026



Community Center Luncheon Powered by City Volunteers

Four times a week, the Wilsonville Community Center prepares and serves lunch for dozens of Wilsonville residents. Meals are also packaged and delivered to many homebound seniors. Providing these lunches wouldn't be possible without volunteers like Pat Brett, Sara Soderlund, and Tessie Dowdy (pictured) and the many others who

donate their time and effort to make life better for others in their community. April is Volunteer Appreciation Month. Join us in celebrating the hundreds of Wilsonville residents who show up for their neighbors to keep Wilsonville moving forward. The critical, invaluable service of volunteers makes life better here.

Informed by Further Analysis, New Sewer Fees Adopted

At the Mar. 16 meeting of the Wilsonville City Council, the Council adopted the first increase to sewer utility fees since 2014 to address critical system improvements at the City's Wastewater Treatment Plant (WWTP) over the next several years. The Council's action ensures funding to operate, maintain, and improve the City's wastewater system while being responsive to public concerns about cost increases. "I think you did an excellent job hearing from the Council and the community, listening to us and some of the thoughts we had, and coming back tonight to present a very thoughtful proposed change," Mayor Shawn O'Neil told staff before the Council's vote to adopt the new rate schedule. Effective in April, residential base sewer fees are increasing by \$3.28 per month, from \$19.84 to \$23.12. Additional units are increasing by \$1.46 per month, from \$8.85 to \$10.31. Identical increases are being implemented annually until 2030; in subsequent years, the monthly rate will be indexed for inflation. Acknowledging the financial burden this increase could place on lower-income residents, the Council adopted a utility assistance program that provides some financial relief for those who qualify. Wilson-

ville Community Sharing will assist the City in identifying eligible residents. Last December, a public hearing to consider the adoption of new sewer and stormwater utility fees was continued in the wake of public testimony from several residents who expressed concerns about the scale and timing of fee increases. While stormwater fees were adopted in February, the consideration of sewer fees was once again continued. The City Council directed staff to re-analyze sewer system needs based on recent, more conservative population growth estimates contained in the 2025 Housing Needs and Capacity Analysis. Using revised population growth projections over the next 20 years (from 2.9% annually to 1.8-2.0% annually), staff identified several WWTP capital projects that could be delayed. As a result, the newly-adopted fee schedule will yield a base rate of \$36.24 in 2030 for residential customers. The recommended monthly rate based on the original growth projections would have reached \$48.89 by 2029. For more information on the Sewer and Stormwater Rate Review that informed the fee increase, visit wilsonvilleoregon.gov/ratereview.

City Seeks Resident Input in National Community Survey

The City of Wilsonville has launched its 2026 National Community Survey (NCS) program to gauge resident attitudes pertaining to quality of life and government services. Conducting the scientifically-valid NCS every two years helps ensure that the City's programs and policies meet the needs and desires of Wilsonville residents by measuring resident sentiment. Data collected from the survey informs the City Council's two-year goal-setting efforts. "We always look forward to the National Community Survey data reports, which guide planning and help us better understand how the City's programs and services are being received," City Manager Jeanna Troha said. "The more people who participate, the better equipped our City Council and staff will be to effectively meet the community's most urgent needs." Developed by National Research Center at Polco, the National Community Survey (NCS), collects opinions on the economy, mobility, community design, utilities, safety, natural environment, inclusivity, engagement, and other elements of Wilsonville's livability. Results show the City's strengths, where improvement is needed, and what matters most to residents.

The data allows City analysts to compare sentiment in Wilsonville to that in more than 500 other U.S. cities that employ NCS testing. Additionally, it measures how local sentiment is trending over time. In March, the NCS was distributed by mail to a random sample of Wilsonville residents to produce a consistent, statistically-significant data set. Participating households were randomly selected by Polco. Until April 15, the NCS is open to all residents. The opt-in survey, identical to the one sent by mail, allows the City to gather feedback from a larger cross-section of community members. Take the survey at wilsonvilleoregon.gov/2026survey. Once results have been compiled and analyzed by Polco, summary data is delivered to the City, analyzed, and reported to the City Council and the public. For more information on the National Community Survey, contact Bill Evans, Communications and Marketing Manager, at publicaffairs@wilsonvilleoregon.gov.

Scan QR code to take community survey before April 15.



Mayor's Message

A Word of Appreciation for the Volunteers Who Lift Wilsonville

April is Volunteer Appreciation Month, and I want to express my gratitude to those who take the time and effort to give back to Wilsonville.

My own volunteer service to Wilsonville began in 2015, when I was appointed by then-Mayor Tim Knapp to serve on the City's Development Review Board.

I made the decision to apply to deepen my roots in Wilsonville. My service on the DRB and the Budget Committee provided an opportunity to meet new people, learn how our City operates, give back to my community, and deepen my sense of purpose. Among its gifts, volunteering introduced me to people like the late Sen. Aaron Woods and many others who share my passion for Wilsonville and a desire to make it an even better place.

Volunteering can improve our mental and physical health. It models a positive example that can inspire our children and grandchildren. It strengthens résumés and college admission applications.

Whatever inspires you to serve, thank you for your support of City programs, schools, communities of faith, youth sports teams, local non-profits, and local service organizations. Our city's army of tireless volunteers is a big piece of what makes

Our city's army of tireless volunteers is a big piece of what makes Wilsonville special.

City budgets are tight. Many programs would suffer were it not for the hours donated by 200-300 individuals actively volunteering with the City at any given time. As neighbors clean up roads, shelve library books, deliver meals to seniors, and complete countless other duties, they are supporting the high quality of life we enjoy in Wilsonville.

The City's volunteer roster includes about 80 individuals who serve on boards and commissions. Volunteer board members generate new ideas and help provide oversight of City land use planning, budgeting, tourism strategy, parks and recreation programs, and many other programs.

Several boards are now seeking new members. I encourage you to apply by at wilsonvilleoregon.gov/boardapply by April 30 if you'd like to become more involved. Typically, board members participate in one evening meeting per month.

I look forward to interviewing applicants who are eager to put their diverse work histories, life experiences, and passion to work for Wilsonville. From my own service, I can tell you that it's a joy to participate in a process that brings together people with vastly different viewpoints and experiences to serve the greater good.

The spirit of service is alive and well in Wilsonville. If you'd like to learn more about some of the City's volunteer opportunities, visit wilsonvilleoregon.gov/volunteer. Alternatively, you can ask an organization you support if they need volunteers.

Thanks for all you do.

Shawn O'Neil, Mayor



City of Wilsonville
29799 SW Town Center Loop East
Wilsonville, OR 97070

PRSR STD
U.S. Postage Paid
Wilsonville, OR
Permit No. 104

Postal Customer



Support Your Library During Library Giving Week, April 1-7

Library Giving Day is a nationwide campaign that encourages donations in support of public libraries. This year, the Wilsonville Public Library Foundation is once again joining the movement—expanding the celebration into a week long effort to raise funds for our local library. The campaign serves as a reminder that libraries are a cornerstone of our communities.

Giving to the Wilsonville Public Library Foundation is an investment in the heart of Wilsonville. The Foundation plays a vital role in enhancing the library’s programs, services, and resources, ensuring that everyone—from children to seniors—has access to educational opportunities, cultural events, and meaningful community experiences. Generous community support helps sustain a vibrant, welcoming space for learning, discovery, and connection.

Public support of the Foundation, empowers the library to innovate, grow its collection, and improve facilities, creating a lasting impact for generations to come.

Join the Wilsonville Public Library Foundation in support of Library Giving Week, Apr. 1-7, when patrons and library lovers are encouraged to make a gift. To participate or learn more, visit wplf.org.

Wilsonville Public Library
FOUNDATION

City Taking Steps To Implement Town Center Plan

The City Council and City staff are taking several incremental steps toward implementation of the 2019 Wilsonville Town Center Plan (TCP). This multi-faceted plan guides the long-term establishment — over several decades — of a pedestrian-friendly downtown neighborhood within and adjacent to the Town Center Loop that will include residences, restaurants, retail, gathering places, and other amenities.

In March, in the wake of public concerns about the height of buildings that could be built in Town Center, the Council authorized the establishment of a limited-duration task force to review and consider revisions to a provision of Town Center code that currently allows developers to seek waivers to maximum building height in some instances.

Additionally, the Council adopted a strategic communications plan to further inform community members about the TCP’s 40-year vision of a vibrant, walkable downtown that could include food carts, boutiques, entertainment venues, and other amenities currently desired by residents. The strategy is guided by public feedback from recent surveys and focus groups to gauge public sentiment.

The communications plan will include information about Urban Renewal, a financing mechanism that would fund infrastructure and other catalytic projects without raising taxes. Mayor Shawn O’Neil has expressed his desire that the Council include a ballot measure for voters to consider in November that, if passed, would enable the City to use Urban Renewal to invest in Town Center.

As a proactive step, should the Council choose to move forward with a November ballot measure, the Council directed the City’s Economic Development staff to develop and present revisions to the 2023 Town Center Urban Renewal Feasibility Study. In response to public concerns about the speed and scale of development, the Council is seeking revisions that test more conservative development assumptions that reflect the proposed amendment of the building height waiver (as described above) among other factors. Additional work sessions on this topic, if needed, may take place at City Council work sessions in April.

For more information on the Town Center Plan, visit wilsonvilleoregon.gov/towncenter.

WILSONVILLE TOWN CENTER PLAN

Clack. County Program Supports Nutrition for Women, Children

In partnership with Clackamas County Public Health, the Wilsonville Public Library is providing a supplemental nutrition program to support the health of Women, Infants and Children (WIC) each Friday, 10 am-4 pm, in the Rose Room

The County’s WIC program helps families get what they need to thrive to provide every child the best start in life. Those who were recently pregnant, had a baby in the last 12 months, or care for a child under 5 may qualify for the following WIC benefits:

- Healthy foods on an electronic benefit card each month, valued at around \$100 per person
- Personalized support for improving nutrition, meal times and health
- Lactation education and support for breast feeding and pumping
- Connections to additional resources

WIC has never been easier to use or access, with telehealth appointment options, online classes available anytime, a smartphone app, and an electronic benefit card for shopping. Visit the Library’s Rose Room or text/call 503-655-8476 to get started!

WILSONVILLE
PUBLIC LIBRARY

8200 SW Wilsonville Road
503-682-2744
WilsonvilleLibrary.org

ONE BOOK
ONE COAST

One Book, One Coast

Join LINCC libraries and be a part of the largest book club on the West Coast!

One Book, One Coast is a collaborative program bringing together West Coast libraries in a shared celebration of literacy and community by reading and discussing *They Called Us Enemy* by George Takei.

Look for these special library programs in April and May supporting One Book, One Coast!

“The History of Japanese Americans in Oregon” presentation
Thursday, April 16, 6-7:30 pm

Japanese Tea Ceremony Demonstration
Thursday, May 21, 6-7:30 pm

Oregon Koto-Kai Concert
Saturday, May 30, 2-3 pm

wilsonvillelibrary.org/OBOC

Rhyme ‘Em Cowboy!

Join us for a special Poetry Month program by renowned cowboy poet Tom Swearingen. This is fun and entertaining introduction to cowboy poetry and its use of rhythm and rhyme to communicate stories of the west.

Thursday, Apr. 9, 6-7:30 pm

A Library Card is Your Free Ticket to Several Area Attractions

Did you know that your LINCC Library Card can get you FREE admission to a number of Portland-area venues and attractions?

The Cultural Pass Express program can provide passes to card holders in good standing who are 18 and older.

Passes are available for some of the area’s most popular attractions, including Pittock Mansion, the Portland Japanese Garden, Lan Su Chinese Garden, and the Evergreen Aviation Museum.

Visit culturalpassexpress.quipugroup.net for complete information on each venue (including hours, times, and admission limits) or call 503-682-2744.

Upcoming Classes and Events

Beginning Birding for Families
Aaron Campbell the Nature Nerd gives a family-friendly birding talk and a guided walk through Memorial Park.
Sunday, Apr. 12, 2-3:30 pm

Romanticism in Five Great Poems
Our profiles series explores the major characteristics of English Romantic literature through five poems. Sign up online for the Zoom code.
Wednesday, Apr. 1, 11 am-12:30 pm
WilsonvilleLibrary.org/classes

Space Talks
History and science behind our space exploration. This month: The International Space Station at 25.
Saturday, Apr. 4, 11 am-12:30 pm
WilsonvilleLibrary.org/space

Series Saturdays: InvestiGATORS
School-age fans can take part in book-themed activities, enjoy a themed snack, and enter a raffle for the newest book in the monthly series.
Saturday, Apr. 4, 2-3 pm
WilsonvilleLibrary.org/series

Book Notes Concerts
Enjoy free concerts by local musicians. This month: Opera on Tap...
Saturday, Apr. 11, 2-3 pm
WilsonvilleLibrary.org/concerts

Visit our website for more events:
WilsonvilleLibrary.org

Planning Commission Meeting - August 12, 2026
Town Center Building Height Waiver

Preparing Older Adults, People with Disabilities for Emergencies

Emergencies can be challenging for anyone, but older adults and people with disabilities often face additional barriers.

The Centers for Disease Control and Prevention estimates that about 4 in 10 adults age 65 and older live with at least one disability. While some are easy to recognize, many are not. Hearing or vision loss, mobility limitations, memory difficulties, and chronic health conditions aren’t always apparent and can make emergencies more challenging.

For anyone who relies on medications, medical equipment, mobility devices, or daily assistance, emergencies are not just inconvenient; they can jeopardize health and safety. Planning ahead helps reduce these risks.

Older adults, people with special health care needs, and caretakers are encouraged to consider the following recommendations:

Build a personalized emergency kit. Include water, food, flashlights, medications, extra medical supplies, copies of prescriptions, and backup batteries and chargers. Also, plan for food, water, and essentials for pets or service animals.

Plan for medical equipment needs. Identify equip-

ment needed — such as hearing aids, screen readers, oxygen machines, or powered wheelchairs — and determine backup power options in case of a power outage.

Create a written care plan. List medications, medical conditions, emergency contacts, and instructions so caregivers or first responders can quickly understand individual care needs.

Keep important documents safe and accessible. Store copies of identification, insurance information, medical records, and prescriptions in a waterproof container and/or digital backup.

Build a support network. Include family, friends, caregivers, and neighbors in emergency planning so they know how to provide assistance if needed.

Plan evacuation transportation. Identify transportation options that can accommodate assistive devices or other accessibility needs.

Sign up for Public Alerts. Visit [PublicAlerts.org](#) to receive emergency notifications, including evacuation warnings, by text or e-mail.

Planning ahead and staying connected can help older adults and people with disabilities stay safe and supported during emergencies. For tips and tools visit [WilsonvilleReady.com](#).



Mayor to Deliver State of the City Address Apr. 20

Wilsonville Mayor Shawn O’Neil is scheduled to deliver the annual State of the City address at the beginning of the regular meeting of the City Council on Monday, Apr. 20, at 7 pm.

O’Neil’s address underlines Wilsonville’s need to continue to adapt, innovate to provide new infrastructure, programs, policies, and amenities that will allow future generations of Wilsonville residents to enjoy a high quality of life.

The speech highlights recent City achievements, addresses the City Council’s aspirations and challenges, and updates the Council’s progress toward achievement of its two-year goals.

The State of the City address is streamed on the City’s YouTube channel and broadcast on public television (Xfinity Ch. 30, Ziply Ch. 32) for those interested in listening but unable to attend.

State of the City Address
Mon, Apr. 20, 7 pm
Wilsonville City Hall
29799 SW Town Ctr Loop E.

Apply by Apr. 30 for Vacant Seats on Five City Boards

The City of Wilsonville is recruiting applicants interested in serving on five of the City boards and commissions that provide guidance and oversight of City programs.

Board members typically attend evening meetings once a month and assist in making policy recommendations to the City Council.

- Seats are to be filled on the following boards:
- Arts, Culture & Heritage Commission (3 seats)
 - Diversity, Equity and Inclusion Committee (1 seat)
 - Library Board (2 seats)
 - Tourism Promotion Committee (4 seats)
 - Wilsonville-Metro Community Enhancement

- Committee (2 seats)
- People of all races, genders, ages and nationalities are encouraged to apply.
- Qualified applicants are to be interviewed by Mayor Shawn O’Neil, who makes appointment recommendations that must be approved by a majority vote of the City Council.
- The deadline to apply for current openings is Apr. 30. Applications may be completed online. Visit [wilsonvilleoregon.gov/boardsapp](#)
- For more information, contact Kimberly Veliz, City Recorder, at 503-570-1506; [cityrecorder@wilsonvilleoregon.gov](#).

SMART

SOUTH METRO AREA REGIONAL TRANSIT

503-682-7790 RideSMART.com

April 22, 2026

EARTH DAY

Come ride with us!!

SMART



Oh, the Places You Go with SMART

Beginning later this spring, enjoy new and/or improved service on SMART to where you need to go.

- 2X to Tualatin** will offer streamlined express service along Canyon Creek to Tualatin Park & Ride.
- Route 4 (Wilsonville Road)** will serve the Wilsonville Transit Center all day, running every 30 minutes and connecting passengers to the Community Center, Library, schools, parks, and all SMART services.
- 10X service to Clackamas Town Center** begins May 4, with stops at Riverside High School, West Linn, Oregon City, and connections to MAX and regional transit.
- 12X to Woodburn** with service to Amazon and connections to the Woodburn Outlet Mall, will offer Saturday service to/from the Wilsonville Transit Center.

And that’s not all! This spring, we’ll also celebrate the opening of the new SMART Welcome Center at the Wilsonville Transit Center, which will support passengers six days a week with transit and city information.



Join the Pollinator Pedal Bike Ride

SMART invites community members to enjoy the signs of spring with a scenic, family-friendly 10-mile bike ride through Wilsonville’s beautiful Pollinator Gardens

The ride begins and end at Memorial Park (8100 SW Wilsonville Rd.), near the tennis courts.

Date: Saturday, April 11
Time: arrive at 10:30 am; depart right at 11 am.

Cyclists of all ages and experiences levels are encouraged to ride. Helmets and bike lights are required. Participants are encouraged to bring water and light snacks.

Join us for a fun and active way to celebrate spring.





Murase Plaza Park to Host Unique Public Art Installation

The City of Wilsonville is partnering with Foxlight Labs to bring a light art installation to Wilsonville’s Murase Plaza Park in early May. Eugene-based Foxlight Labs consists of two physicists-turned-artists, James Sartor and Justin Kittell, who design and create mesmerizing, interactive art displays from Light Emitting Diode (LED) lights. Their work, which has been featured at several local festivals and events, mixes creativity and technology to bring each installation to life. The Murase Plaza exhibit, to be located near the parking lot and upper playground, will feature three different art pieces on display May 1-10. A small celebration will take place when the installation debuts on Friday, May 1, at 7:30 pm. Prime viewing hours are 7:30-9:30 pm nightly, after sunset, to enjoy the maximum LED effect. For more information, visit foxlightlabs.com or contact Erika Valentine, Arts & Culture Program Coordinator, at 503-570-1629.



Everyday Choices Can Improve Your Long-Term Health

Tualatin Valley Fire & Rescue cares about your health. This month, we are encouraging individuals and families to fight stress and serious illnesses by embracing healthy habits that improve your quality of life. These tips support a heart-healthy lifestyle.



- **Enlist support:** Talk to loved ones, neighbors, and friends and invite them to participate in physical activities, share a balanced meal, and enjoy fun adventures. Everyday activities are always more fun with someone who will keep you company, inspire you to stick with a new routine, and provide encouragement.
- **Fuel the body:** Eating balanced meals helps the body better fight off sickness and recover more quickly from sickness. Drink plenty of water. Enjoy fruits and vegetables throughout the day as snacks, toppings, or side dishes at mealtime. A healthy diet also includes whole grains, fat-free or low-fat dairy products, lean meats, fish, beans, eggs, and nuts. Limit saturated fats, trans fats, cholesterol, salt, and added sugars.
- **Get moving:** Regular physical activity is important for overall health and fitness. It can also be a great source of fun. As little as 30 minutes of ex-

- ercise a day can help keep the body fit to fight off illness and prevent injury. Simple exercises can be done at home. Consult a physician to see what exercises are most beneficial. Carving out time to exercise has been shown to increase energy level, reduce health risks, lower stress, improve mood, and boost productivity.
- **Get enough sleep:** Physical activity can improve the quality of sleep. To effectively re-charge the mind and body, 6-8 hours of sleep each night is critical.
 - **Ditch bad habits:** Limit alcohol and caffeine consumption, and quit smoking for good. Set healthy goals and celebrate when you achieve them.
 - **Team up with your doctor:** Doctors can help with prevention, screening, and treatment. Preventative care prevents health problems or catches them early enough to help the body heal. Check your blood pressure and cholesterol numbers regularly.
- Everyday choices can improve your odds of fending off serious illnesses. Healthy habits can also pave the path to a happier, healthier life. For more information about adopting a heart-healthy lifestyle, visit tvfr.com.

WilsonvilleParksandRec.com

Parks & Rec Administration
29600 SW Park Pl.
503-783-7529

Community Center
7965 SW Wilsonville Rd.
503-682-3727

Summer Registration Opens Monday, April 6

Registration for summer programs, including summer camps, opens on Monday, April 6! Wilsonville Parks and Recreation is excited to be partnering with several summer camp providers, including Timbers Soccer Camp, and Play-Well TEKologies, Jordan Kent Sports Camps, YMCA, Skyhawks, Coyle Outdoors, Chess Wizards, Soccer Shots, and STARS Camp. Many programs fill to capacity, so early registration is encouraged! View program listings and register online at WilsonvilleParksandRec.com/Register



It’s Egg Hunting Season at Memorial Park

The annual Community Egg Hunt takes place at Memorial Park on Saturday, Apr. 4 at 10 am. About 18,000 eggs are dispersed on the sport fields; egg hunters are divided into age categories. The event is for ages 1-11; there is no charge. Several prizes and gift baskets are being given away, so grab your basket and come hunt! Details are available at WilsonvilleParksandRec.com/EggHunt. Thank you to Nichols Family Agency, this year’s title sponsor.

W.E.R.K. Day Returns on April 25

Calling all volunteers! Wilsonville Environmental Resource Keepers Day is back on Saturday, April 25, After enjoying an 8 am breakfast provided by Wilsonville Rotary, W.E.R.K. Day volunteers complete park improvement projects in Memorial Park, such as bark dusting and invasive species removal, from 9 to 11 am. Goat petting is also offered during and after the event, 10 am-noon, near the Stein-Boozier Barn. The goats, contracted through Go Goat LLC help out by eating their way through invasive blackberry. Pre-registration is encouraged; No registration needed for goat petting. Visit WilsonvilleParksandRec.com to register (course #11706).

New, Improved Playground Now Being Installed at Lower Memorial Park

A new playground designed for kids of all abilities is being installed at Lower Memorial Park. The new sports-themed playground, built by Buell Recreation, features universal play elements such as serenity spot, sensory entrance ramp, roller slide, glider with wheelchair access, inclusive climb slide, braille panel, communication board and inclusive swing bay.



Park Rental Season Now Open!

Whatever the event — birthday party, wedding, family reunion, business meeting, etc. — Wilsonville Parks and Recreation offers several public facilities and park shelters for private rental. The Tauchman House and the Wilsonville Community Center can be rented year-round. The Stein-Boozier Barn and Park shelters are available from mid-April through mid-October. Rental applications are now being accepted. Visit wilsonvilleparksandrec.com to learn more.

Upcoming Parks & Recreation Programs

Bob Ross Style Oil Painting: Emerald Waters
Tuesday, April 7
5:30-9 pm
Parks and Rec Admin Office
Cost: \$50
Course #: 11670

Sparkle & Swirl Cake Club
Saturday, April 11
11 am-12:30 pm
Wilsonville Community Center
Cost: \$80
Course #: 11660

Stained Glass Workshop: Mushroom
Sunday, April 12
10 am-2 pm
Parks and Rec Admin Office
Cost: \$104
Course #: 11688

Bob Ross Style Oil Painting: Golden Sunset
Saturday, April 18
10 am-2 pm
Parks and Rec Admin Office
Cost: \$50
Course #: 11664

Body Sculpt Session I
Mondays, Apr. 27 to June 29 (no class May 25)
6-7 pm
Wilsonville Community Center
Cost: \$79
Course #: 11892

Visit our website for more events:
WilsonvilleParksandRec.com

POLICE CHIEF’S CORNER

A Few Helpful Reminders for Parents to Share with New Teenage Drivers

My oldest son has had his driver license for about a year now. My youngest will soon get his learner’s permit. I remember the concern I felt the first time my oldest left the house in his car on his own, and I know those concerns will come back soon with my youngest.

As I work through concerns about the safety of my own teens, I’m passing on some teen driving tips for the benefit of other parents living the same experience.



Police Chief
Jed Wilson

Driving is dangerous. According to the National Highway Traffic Safety Association (NHTSA), Oregon has about 500 traffic crash-related fatalities a year. I have responded to countless crashes, ranging from fender benders to fatalities.

To maximize the safety of new drivers, please make sure they don’t get behind the wheel without an understanding of the current laws in place for their own protection and for the safety of other drivers.

It is unlawful to operate a motor vehicle while operating a mobile device. This continues to rank as a top problem. We love our cell phones; they are

handy tools but using one while driving makes you 4 times more likely to be in a collision — even higher for teens. For drivers under 18, even using a device hands-free is a violation.

For the first six months for drivers under 20, no driving is permitted between midnight and 5 am, and no passengers are permitted except immediate family members. Exceptions are:

- Driving between home and work
- Driving between home and school event for which no other transport is available
- Driving for employment purposes
- When accompanied by a licensed driver at least 25 years of age.

After 6 months, a new driver may have no more than 3 passengers under 20. Passenger and night restrictions end after one year or at age 18, whichever comes first.

Violating these rules can result in fines, increased insurance rates, or suspension. It’s important to remind our kids that driving is a privilege, not a right.

Other Helpful Tips to Remember

- Driver training shouldn’t stop once your teen has a license; keep engaging them with various scenarios and driving conditions.

- Engage new drivers with tips on important basic maintenance, such checking tire pressure, oil, wiper fluid, wipers and other safety-related checks.
- Set a good example behind the wheel. As a parent you are a powerful role model. Watch your speed, come to complete stops, use your signal and seat belt. Don’t use your phone or yell at other drivers.
- Explore technology options related to speed, location, and other driving habit information monitoring.
- Set family agreements about drug / alcohol impaired driving, seat belt use and distracted driving.

NHTSA has additional teen driving tips on its website. I encourage you to visit [nhtsa.gov](https://www.nhtsa.gov) and read through those if you have a teen driver (or soon will).

Whether you believe it or not, your teens have been watching you drive for many years and are learning about driving by being a passenger. Be a good example for them, send them to Driver’s Education if you can and it is my sincere hope that all your family members avoid any traffic collision, but especially your young drivers.

Jed Wilson, Chief of Police



When water mains are flushed, water may temporarily appear orange in color. Discolored water poses no health threat and typically disappears after running cold water through fixtures for several minutes.

As City Flushes Water Mains, Rust-Colored Water May Appear

Public Works utility crews are scheduled to complete the annual flushing of the City’s water mains this month.

Flushing water lines scours out mineral deposits to ensure optimal water quality and helps to maintain the City’s infrastructure by exercising hydrants, valves and blow-off assemblies and verifying their operability.

Water flushed from fire hydrants often appears to be orange or rust-colored. The discoloration is caused by iron deposits stirred up and removed during the flushing process.



After crews complete flushing in your neighborhood, it is recommended that you wait 20-30 minutes or more to greatly reduce your chance of pulling discolored water into your home plumbing system.

Discolored water poses no health threat if consumed. This water has been fully disinfected.

When discolored water appears, the following steps are recommended:

- Run cold water fixtures for several minutes.
- Flush toilets multiple times.

See when work is happening in your neighborhood

Typically, water begins to run clear within minutes. Avoid washing light-colored laundry during and immediately after lines are flushed; discolored water may cause these items to stain. As a precaution, wash a load of dark clothes first once water runs clear.

When crews are flushing in your neighborhood, please give them room to work safely.

Questions? Please call the Public Works Department at 503-682-4092.

To see an interactive map of approximate dates in each Wilsonville neighborhood, visit bit.ly/COWwater or follow the QR code above.

Take Recycling Game to the Next Level with Recycle+ Program

Recycle+ is an opt-in service offered by Republic Services that provides customers with a way to recycle hard-to-recycle items — including film plastic, #1 clamshell plastics, textiles, and compact fluorescent light bulbs — that cannot be included in standard residential curbside recycling.

The Recycle+ program is available in Wilsonville in single-family homes through four-plexes. This optional service, provided for an additional fee, includes up to two pre-scheduled pickup opportunities per month.

Residents interested in learning more can call Republic Services to sign up, 503-981-1278, or e-mail customerservicebu402@RepublicServices.com to learn more.



Residents interested in recycling hard-to-recycle items can enroll in Recycle+.

Items Accepted With Opt-In Recycle+ Service

- | | |
|--|---|
| Stretchy Plastic Films/Bags
Plastic bags
Produce bags
Dry cleaning bags
Plastic padded envelopes (no padded manila envelopes)
Plastic overwrap for paper towels, paper plates, napkins, etc. | Clear Plastic #1 Clamshell Containers
Clear egg cartons
Clear fruit containers
Clear bakery containers
Clear take-out containers |
| Compact Fluorescent Light Bulbs
Long fluorescent tubes used in commercial lighting are not accepted. | Textiles
Bed linens
Clothing
Towels/rags |
| + Special Seasonal Collections | |



School District Celebrates Opening of Frog Pond Primary

In March, West Linn-Wilsonville School District board members, administrators, educators and future students gathered for a ribbon-cutting ceremony to celebrate the completion of construction at Frog Pond Primary. The school, on Boeckman Rd., welcomes its first class of students this fall.

District officials were joined by Mayor Shawn O’Neil, Council President Caroline Berry, and Councilor Anne Shevlin to celebrate the arrival of Wilsonville’s fourth elementary school.

Jiro Sato (1939-2026): In Memory of a Long-Time Contributor to Kitakata Sister City Exchange



Jiro Sato greets former Mayor Tim Knapp during a visit to commemorate the 30-year anniversary of Wilsonville's sister city exchange with Kitakata, Japan.

Jiro Sato, a central figure in Wilsonville's long-standing cultural exchange with Kitakata City, Japan, passed away in February. He was 86.

Mr. Sato played a sustained and influential role in building and maintaining an enduring Sister City partnership since it was established in 1988. He devoted decades of his life to fostering understanding and friendship between the people of Kitakata and Wilsonville.

As a leader of the Aizu Kitakata International Association, Mr. Sato was deeply involved in the student exchange program that facilitated generations of middle- and high-school students traveling between the two cities. These exchanges, centered on home-stays, cultural immersion, and civic engagement, helped young people develop cross-cultural understanding and form lasting personal connections. Many participants, host families, and civic leaders credit Mr. Sato's steady leadership, enthusiasm, and personal warmth as essential to the program's continuity and success.

"More than 400 students have formed friendships and lasting ties between Japan and the United States

because of the exceptional program championed by Jiro Sato," said former Wilsonville mayor Julie Fitzgerald, who visited Kitakata in 2024 to celebrate the 35th anniversary of the sister city relationship. "It was clear that his decades of leadership had contributed to something enduring — grounded in peace, international understanding, and genuine friendship."

Mr. Sato worked professionally for Ajinomoto Co., Inc., a Japanese multi-national food and biotechnology company. He also served his community for many years as postmaster. His work reflected his technical expertise and the public's trust.

He is survived by his wife, Yoko, who traveled with him to Wilsonville in 1994 and joined him in warmly welcoming several delegations of Wilsonville students and officials to Kitakata over many decades.

Mr. Sato's work profoundly impacted many colleagues, students and families influenced by his work. His legacy lives on in the enduring relationships he helped build and in the many young people, in both Japan and in Oregon, whose lives were shaped by opportunities he made possible.

Notable Actions: City Boards and Commissions

City Council	Action	What it Means
Mar. 2	The Council authorized a task force to review and consider revisions to Wilsonville Town Center zoning code that pertains to waivers allowed to maximum building height in some circumstances.	The Council is seeking to address community members' concerns about the maximum allowable height of multi-use residences that could be developed within Town Center.
Mar. 2	The Council also approved a public communications plan to further educate the community about the Town Center Plan and urban renewal financing.	The plan provide information to help community members understand how the Town Center Plan will be implemented and to clarify how urban renewal could be used to support development consistent with the Plan's vision.
Mar. 2	On first reading, the Council adopted the 2026 Economic Opportunities Analysis (EOA) and accompanying Economic Development Strategy (EDS) as a sub-element of the City's Comprehensive Plan.	Together, these documents establish a long-range framework to support Wilsonville's long-term economic vitality and livability.
Mar. 2	The Council approved a \$411,000 contract with S-2 Contractors to complete crack sealing on several roadways.	The project will seal about 115,000 linear feet of cracks and 16,100 square feet of pavement spot repairs to extend the life of the City's residential roadways.
Mar. 2	The Council approved a \$4.4 million contract with Interlaken, Inc., to complete construction of the Boeckman Creek Flow Mitigation Project.	The project removes creek embankment, culvert and flow control structure at Boeckman Road and restores the Boeckman Creek stream channel for fish passage and to restore the natural drainage patterns in the Coffee Lake and Boeckman Creek drainage basins.
Mar. 2	The Council authorized a contract with Business Oregon that provides a \$250,000 forgivable loan to fund the design of the Basalt Creek-Day Road Sewer Extension.	This action supports future industrial development in both Coffee Creek and Basalt Creek industrial areas.
Feb. 19	To fund the annual Street Maintenance Program, the Council approved a \$980,000 contract with KNL Industries.	This year's program repaves and restripes roadways, (including Parkway Ct., Parkway Ave. from Town Center Loop to Thunderbird Dr., and Grahams Ferry Rd. from Cahalin Rd. to north of Day Rd.) and includes the installation of four accessible curb ramps and pedestrian improvements along Grahams Ferry Rd.
Feb. 19	The Council approved a two-year agreement with CFM Strategic Communications to provide government relations and lobbying services.	The vendor will guide the City's engagement with the State legislature on policy matters that affect the City, its residents, and businesses.
Feb. 19	The Council announced its selection of Jeanna Troha as Wilsonville's next city manager.	Troha, Wilsonville's assistant city manager since 2007, assumes her new role on April 1.
Feb. 19	The Council ratified Mayor Shawn O'Neil's appointment of two individuals to seats on City Boards & Commissions.	Justin Timm was appointed to the Tourism Promotion Committee, for a term ending 6/30/2028. Vivian Resendiz was appointed to the Arts, Culture, and Heritage Commission, for a term ending 6/30/2028.
Feb. 19	The Council adopted the ACHC's 2025-26 Five-Year Action Plan and Annual One-Year Implementation Plan.	These plans guide the short- and medium-term development of policies, programs and events that contribute to a vibrant local arts and culture community.

How to Get City News:

- E-mail: wilsonvilleoregon.gov/subscribe
- Social: Follow City of Wilsonville: Facebook, Instagram and NextDoor
- Web: LetsTalkWilsonville.com or wilsonvilleoregon.gov
- Watch City Council meetings: YouTube: youtube.com/cityofwilsonville Xfinity: Channel 30 | Ziplly: Channel 32



Planning Commission Meeting - August 12, 2026
Town Center Building Height Waiver



Hit Machine opens the Wilsonville Rotary Summer Concert Series on July 16. The popular series is being supported by an \$8,000 grant from the City's Community Cultural Events and Programs grant program.

City Council Approves ACHC's CCEP Grant Funding Allocations

The Council approved the following Community Cultural Events and Programs (CCEP) Grant allocations, as recommended by the City's Arts, Culture, and Heritage Commission (ACHC). They include:

- **Charbonneau Arts Association (\$8,000)**, to support marketing efforts in order to increase event attendance, so that additional proceeds can be donated and community ties strengthened.
- **Rotary Club of Wilsonville (\$8,000)**, to support the four-event Wilsonville Rotary Summer Concert Series at Town Center Park, July 16-Aug. 6.
- **Korean War Veterans Association, Oregon Trail Chapter 72 (\$4,000)**, to support efforts to install a Korean Defense Service Monument at the Oregon Korean War Memorial in Town Center Park honoring all U.S. military personnel who have served in Korea.
- **Wilsonville Stage (\$1,500)**, to fund rental costs for performance and rehearsal space, rights/licenses, transportation, marketing, etc.
- **Wilsonville Choral Arts Society (\$1,000)**, to support the purchase of musical equipment for pop-up performances.

For more information on City grant programs, visit wilsonvilleparksandrec.com/grants



Councilors’ Corner

Inspired by Charbonneau to Get Wilsonville More Prepared

By Sam Scull

The same things that make Wilsonville a great place to live — strong neighborhoods, parks and trails, good schools, and active volunteers — can give us a huge advantage when it comes to resilience in the face of an emergency.

Emergency preparedness requires building a community-wide culture of neighbors looking out for one another. Community resilience takes an organized, coordinated effort among residents, homeowner associations (HOAs), local businesses, and local/regional government entities.

Because first responders will undoubtedly be stretched thin in the aftermath of a major emergency, neighbors may become the first line of help for the first hours — or even days.

One of my personal goals is to grow Wilsonville’s culture of community preparedness by helping neighborhoods and HOAs create a simple emergency plan with local captains, basic training, and clear communication so that when something happens, every resident is better prepared to give or receive help when needed.

Wilsonville’s Charbonneau neighborhood is already demonstrating that community-level readiness is achievable, and that it works. I recently had the opportunity to sit down with Neil Kennedy, Charbonneau’s Community Safety Coordinator, to gain some valuable insights and information about the Charbonneau Emergency Response Plan.

An HOA-community with about 1500 households, Charbonneau’s resident-led preparedness efforts provide a great example of what’s possible. Their coordinated effort proves that HOAs can organize preparedness without overwhelming volunteers, and that simple systems (maps, communications systems, captains, training) make a huge difference.

In Charbonneau, a community safety coordinator and an emergency preparedness/public safety committee provide leadership, structure and consistency. Leadership is supported by more than 100 captains and medically-trained residents who can take action if responders are delayed. Residents have access to resources, including checklists, home-readiness guides, and practice drills.

Critically, Charbonneau’s plan complements the City’s efforts, aligning directly with the City’s larger preparedness goals. Charbonneau’s approach has demonstrated how neighborhood-level organization works. With captains, trained volunteers, good communication, and regular drills, they’ve built a community able to support itself in those critical first hours.

Preparedness is built over time, and I believe Charbonneau’s model could be tailored to fit other communities within Wilsonville. By weaving preparedness into HOA routines, strengthening partnerships between neighborhoods and the City, and sharing the tools that already work, we can build a community where households know the basics, and where every HOA has designated leaders and a simple plan.

Our people are our strength. If we invest in preparedness, we’ll be ready when the unexpected happens. We won’t face it alone; we’ll face it as a community. I’d love to help facilitate that investment.

If you are active in your community and/or HOA, I’d love to connect to discuss how to begin expanding individual and community preparedness throughout Wilsonville. E-mail me today (scull@wilsonvilleoregon.gov) or call 971-804-0613 to get in touch, so we can start the conversation.



Councilor Sam Scull (left), with Charbonneau Safety Coordinator Neil Kennedy.

Help Shape 50-Year Vision for Greater Portland

Metro, greater Portland’s regional government entity, is bringing community members together to develop Future Vision — a 50-year visionary outlook for the Portland-metro area.

To kick-off this effort, Metro is inviting public input to learn what residents value most and what kind of future they want to see. The survey is available at oregonmetro.gov/futurevision through May 15. It is available in English, Spanish, Vietnamese, Russian and Chinese.

“The Future Vision is our chance to come together and create the future we want to see,” said Metro Councilor Juan Carlos González, who chairs the Future Vision Commission. “The way people experience the region in 50 years will be a direct result of the choices we make today.”

Survey participants have a chance to win prizes, which include an annual Metro Regional Parks pass, and tickets for the Portland Thorns, the Oregon Symphony, the Oregon Zoo.

Public engagement activities to inform Future Vision, which continue through May 2027, include listening sessions, events and more. Metro is also



inviting individuals to host conversations in their communities and share feedback with Metro.

The Future Vision will serve as a renewed outlook for the region, and touch on a wide range of topics, including land use, transportation, our economy, housing, climate, nature, arts and culture. It will be informed by research and extensive public engagement.

“We need all voices at the table to help us build toward that vision — a region where everyone can access living wage jobs, safe transportation, clean air and water. A region where wilderness, animals and plants are protected. A region where there is room — and opportunities — for everyone, not just the few,” González said.

Metro’s first Future Vision was published in 1995. The Metro Charter, approved by voters in 1992, calls for the adoption of a Future Vision that is “a long-term visionary outlook for at least a 50-year period.”

Learn more about the project and how to engage at oregonmetro.gov/futurevision

Take Metro’s Future Vision Survey



The Importance of Including Native Species in Landscaping Plans

Ornamentals? Cultivars? Oregon natives? From home gardens to commercial landscapes, do the plants chosen for landscaping really matter? In a word, yes.

The decision to plant native species — as opposed to non-native ornamental plants or cultivars (plants propagated for their physical characteristics) — is one that carries important ecological, environmental, and aesthetic implications in Oregon’s Willamette Valley.

Over the course of millennia, vegetative species evolved to thrive in a local habitat with unique soils, microclimates, and wildlife pressures like grazing and ground disturbance. The coevolution of these plants and our local wildlife creates a key in lock effect. Native plants offer the most suitable forage and cover for local wildlife, especially pollinators. Many ornamental species and cultivars — particularly non-native ones — can’t provide the same support. Non-native plants often fail to meet the dietary and habitat needs of local fauna, disrupting the intricate relationships that sustain ecosystems.

Because Oregon’s native plants have adapted to local environmental conditions, they are better equipped to support natural processes like soil stabilization, water percolation and retention, and nutrient cycling. Native plants are more resilient to pests, disease, and drought, requiring fewer chemical interventions and less supplemental watering. Non-native ornamentals often struggle with pests and may need more frequent watering and/or the application of fertilizers and herbicides to stay healthy. Generally, native plants require less maintenance, reducing the resources spent on upkeep.

Native plants reflect the natural beauty and seasonality of Oregon’s landscapes, providing a sense of place and connection to the broader environment. Native assemblages create gardens and landscapes

that blend seamlessly with the surrounding ecosystem; many ornamental plants may look out of place or inconsistent with surrounding vegetation.

Planting native species in Oregon is the sustainable, environmentally-friendly choice that supports pollinators and local wildlife, conserves water, and reduces chemical applications, all while enhancing the beauty and functionality of Wilsonville’s landscapes.

The City’s Natural Resources Program supports native planting by offering up to five free plants to residents who use the Bosky Dell Natives Nursery coupon included with this article.

For more information on native plants, contact environmental specialist Jim Cartan at 503-570-1552.



GET UP TO FIVE FREE TREES



To promote healthy, cool streams in Wilsonville, the City offers community members and local property owners up to five free native tree seedlings to plant on their property.

For more information and to get a tree coupon for five trees, contact Jim Cartan, Environmental Specialist, at 503-570-1552; jcartan@ci.wilsonville.or.us.

Exp. Date: 12/31/2025





A Four-Mayor Farewell for Wilsonville’s Outgoing City Manager

A St. Patrick’s Day retirement celebration for the man in the middle, long-time City Manager Bryan Cosgrove, drew an assembly that included not one ... not two ... not three ... but the last four

mayors of Wilsonville: Shawn O’Neil, Julie Fitzgerald, Charlotte Lehan and Tim Knapp. Each paid respects to Cosgrove, who retired at the end of March after 15 years as the City’s chief executive.

Planning Commission Meeting - August 12, 2026
Town Center Building Height Waiver

Community Egg Hunt Returns to Memorial Park on Apr. 4

On Easter weekend, Wilsonville Parks and Recreation hosts its annual Community Egg Hunt at Memorial Park on Saturday, Apr. 4, at 10 am. All are welcome at this free community event.

Young egg hunters (ages 1-11) are divided into groups according to age, and sent onto the field to gather 18,000 prize eggs strewn about the Memorial Park Sports Fields. Because parking near Memorial Park is limited, visitors are encouraged to arrive early or use SMART. Prizes, including gift baskets, will be awarded to several lucky participants. Bailey the Bunny will be on hand for photos.



A big thanks to The Nichols Family Agency for their generous sponsorship of this event! Grab your kids and your baskets, and don't miss this springtime tradition.

Fourth Annual WCSI Bingo Night Fundraiser to Take Place on Apr. 18

Wilsonville Community Seniors, Inc. (WCSI) is hosting its fourth annual Bingo Night on Saturday, Apr. 18, from 6:30 to 9 pm at the Wilsonville Community Center (7965 SW Wilsonville Rd.). Doors open at 6 pm.

Admission is \$30, and anyone over the age of 18 may play. Daubers are available for purchase.

The event also includes raffle baskets, a 50/50 game, and other activities. Proceeds support WCSI's activities for local seniors.

Seating is limited. Tickets may be purchased in advance at the Community Center on Mondays, Wednesdays, and Fridays, 9 am-noon; or on Thursday, Apr. 2, 5-7 pm.

For more information visit wsci.info or e-mail wilsonvillecsi@gmail.com.



Dump Bulky Waste on May 16

The City's popular Bulky Waste Day takes place on Saturday, May 16, 9 am-1 pm, at Republic Services (10295 SW Ridder Rd.) in Wilsonville.

Twice each year, Bulky Waste Day provides Wilsonville residents with an opportunity to dispose of large or unusual items that cannot be picked up curbside. Proof of residence is required.

In lieu of a drop fee, participants may provide a cash donation on site to support the work of Wilsonville Community Sharing, the community's local food bank.

Volunteers from the Wilsonville Rotary are picking up bulky waste, by request, from a limited number of residents who wouldn't otherwise be able to participate. Bulky Waste pickup can be requested online at bit.ly/BW_pickup

For more information, contact Bill Evans at evans@wilsonvilleoregon.gov, 503-570-1502.

Bulky Waste Day
Sat, May 16, 9 am-1 pm
Republic Services
10295 SW Ridder Rd.

Schedule Set for May Meetings to Approve 2026-27 City Budget

The City of Wilsonville's Budget Committee has scheduled three May meetings to review current financial operations and to consider and approve a Fiscal Year (FY) 2026-27 budget to be forwarded to the City Council for its consideration.

Wednesday, May 6, 6-10 pm, City Hall (Council Chambers): The Budget Committee convenes for an initial review of the City's proposed FY 2026-27 budget. The Committee scrutinizes aspects of the budget, hears public testimony and completes initial review and deliberation.

Tuesday, May 12, 6-10 pm, City Hall (Council Chambers): Review and deliberation on the proposed FY 2026-27 budget continues; the City's Urban Renewal Agency budget is also considered. The public is welcome to address the Committee regarding either budget. The Budget Committee may approve and recommend the budget for City Council adoption at the end of this meeting, or convene a third meeting if further deliberation is needed.

Thursday, May 14, 6-10 pm, City Hall (Council Chambers): The Budget Committee would complete the review and approval of the FY 2026-27 budget during this final meeting if the committee needs additional time after the May 12 meeting.

Once approved by the Budget Committee, the City's annual budget is forwarded to the City Council for deliberation and potential adoption at a public hearing in June at City Hall.

The Budget Committee consists of Wilsonville's five City Councilors and five appointed citizens at large (Larisa Manuel Byers, Synthea Russell, Adrienne Scritsmier, Tyler Beach, TBD)

For more information about the City's budget and fiscal planning, see wilsonvilleoregon.gov/Budget

2026-27 Budget Meetings
May 6, May 12, May 14, 6 pm
Wilsonville City Hall
29979 SW Town Center Loop E.



The City's DEI Committee Recognizes the following April Events:

- Deaf Heritage Month
- Arab American Heritage Month
- April 1-9: Passover

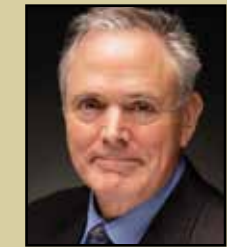
Cultural Calendar

City Calendar

APRIL		
4	Sat	• Community Egg Hunt 10 am, Memorial Park Fields
6	Mon	• City Council Meeting, City Hall 5 pm-Work Session, 7 pm-Meeting
7	Tue	• Municipal/Traffic Court 2 pm, City Hall
8	Wed	• Planning Commission Meeting 6 pm, City Hall • Kitakata Sister City Advisory Board 6 pm
9	Thu	• Parks & Recreation Advisory Board Mtg. 6 pm
11	Sat	• SMART Pollinator Pedal Bike Ride 10:30 am, Mem. Park tennis courts
13	Mon	• Development Review Board (Panel A) Mtg 6:30 pm, City Hall
14	Tue	• Diversity, Equity and Inclusion Committee 6 pm, City Hall
18	Sat	• WCSI Bingo Night 6:30-9 pm, Community Center
20	Mon	• City Council Meeting, City Hall 5 pm-Work Session, 7 pm-State of the City
21	Tue	• Municipal/Traffic Court 2 pm, City Hall
22	Wed	• Library Board Meeting 6:30 pm, Wilsonville Library
25	Sat	• W.E.R.K. Day Park Clean-Up 8 am, Community Center/Mem. Park
27	Mon	• Development Review Board (Panel B) Mtg. 6:30 pm, City Hall
30	Thu	• Community Enhancement Committee Mtg. 6 pm, City Hall
MAY		
4	Mon	• City Council Meeting, City Hall 5 pm-Work Session, 7 pm-Meeting
5	Tue	• Municipal/Traffic Court 2 pm, City Hall
6	Wed	• Tourism Promotion Committee Meeting 10 am, City Hall • Budget Committee Meeting 6 pm, City Hall
11	Mon	• Development Review Board (Panel A) Mtg 6:30 pm, City Hall
12	Tue	• Diversity, Equity and Inclusion Committee 6 pm, City Hall • Budget Committee Meeting 6 pm, City Hall
13	Wed	• Wilsonville-Metro Community Enhancement Committee Meeting 10 am, City Hall • Planning Commission Meeting 6 pm, City Hall • Kitakata Sister City Advisory Board 6 pm
14	Thu	• Parks & Recreation Board Meeting 4 pm • Budget Committee Meeting (if needed) 6 pm, City Hall
16	Sat	• Bulky Waste Day 9 am-1 pm, Republic Services
18	Mon	• City Council Meeting, City Hall 5 pm-Work Session, 7 pm-Meeting
19	Tue	• Municipal/Traffic Court 2 pm, City Hall
20	Wed	• Arts, Culture & Heritage Commission Mtg 5 pm, City Hall
25	Mon	• Memorial Day City Offices, Library, SMART Closed
27	Wed	• Library Board Meeting 6:30 pm, Wilsonville Library
All dates and times are tentative; check the City's online calendar for schedule changes at wilsonvilleoregon.gov .		

Wilsonville City Council

The City Council typically convenes on the first and third Monday of each month at City Hall, with a work session generally starting at 5 pm, followed by a meeting at 7 pm. Meetings are broadcast live on Xfinity Ch. 30 and Ziplly Ch. 32 and are replayed periodically. Meetings are also available to stream live or on demand at wilsonvilleoregon.gov/WilsonvilleTV. Public comment is welcome at City Council meetings.



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City Council: 503-570-1501; council@wilsonvilleoregon.gov
Police Non-Emergency Dispatch: 503-655-8211





Planning Commission Record

Comments

From: [Ken Spencer](#)
To: [Amanda Guile-Hinman](#)
Subject: Comments for the 5/19/26 Town Center Development Code Project Task Force meeting
Date: Monday, May 18, 2026 11:38:58 AM
Attachments: [image001.png](#)
[image002.png](#)



Hello,

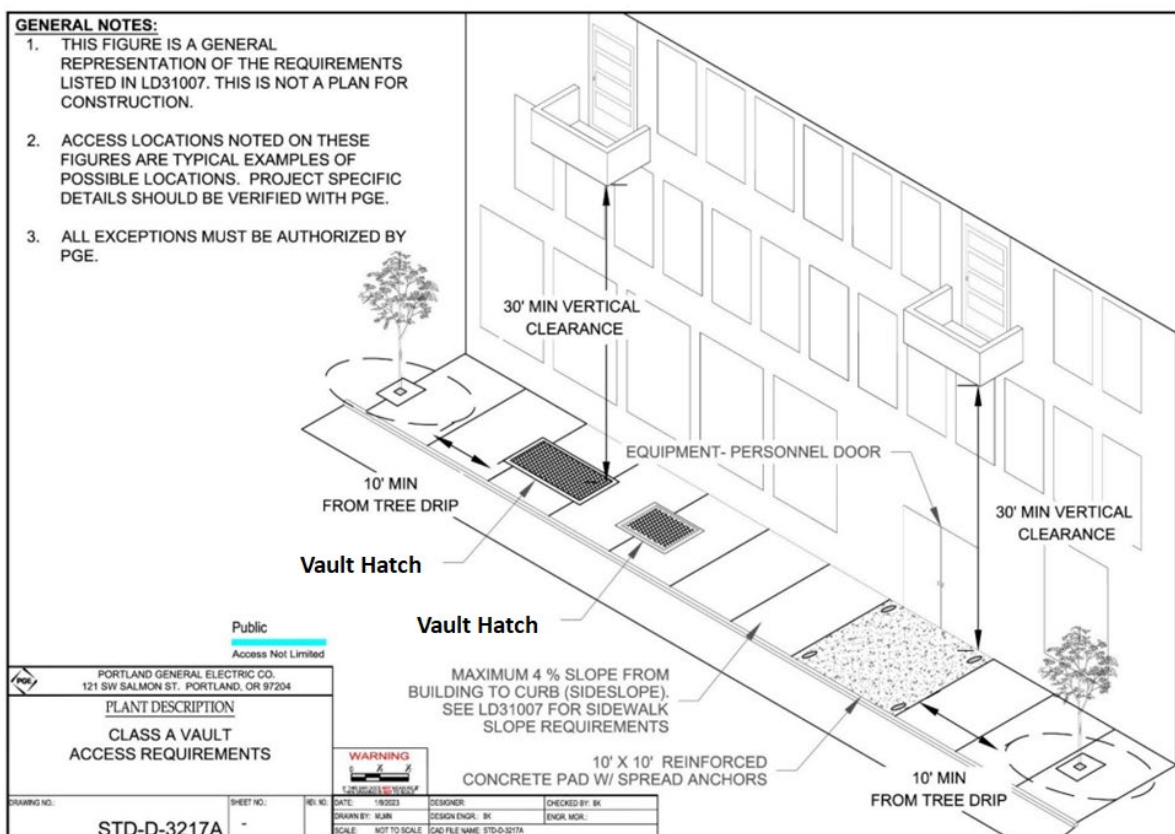
On behalf of PGE, I offer the following comments for the task force to consider. While the comments don't directly relate to the consideration of the number of floors above grade, it does relate to the minimum setbacks listed in each options table paired with the building height consideration.

The minimum setback listed in each option table (for front, side, and rear) is 0 ft. For any project using this setback, there is no public utility easement (PUE) to allow for placement of PGE infrastructure (conduit, vaults, transformers, etc.). This leaves only the City right-of-way (ROW) to house this equipment.

When PGE equipment is required to be placed in the ROW, it typically means placement under the sidewalk. Placement under most street surfaces won't allow for the minimum required separation between dry and wet utilities.

If PGE equipment is located in the sidewalk space, any required building transformers must be located within the building perimeter in a Class A vault. This vault is a large, main floor, PGE-dedicated room that is accessible from a public street and has unimpeded access. Large roll-up or double swinging doors are required.

The impact of the ROW and Class A vault equipment placement is the elimination of street trees and pedestrian amenities. Below is a sketch to provide a simple visual representation of the impact of the 0 ft. setback requirement.



Among other things, this will cause challenges with the City tree canopy requirements. Additionally, the impact to first floor square footage uses will be felt.

PGE is providing these comments to help the task force understand the impacts of reduced setbacks with necessary clearances for utilities and would be happy to have further conversations around the potential impacts to help find an appropriate solution that works for all parties.

I appreciate your consideration of this issue.



Ken Spencer, PE

Customer Operations Engineer | 503.970.7200

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