

Resolution No. 3121

Frog Pond East and South Infrastructure Funding Plan

Wilsonville City Council
November 18, 2024



WILSONVILLE
OREGON

Today's Agenda

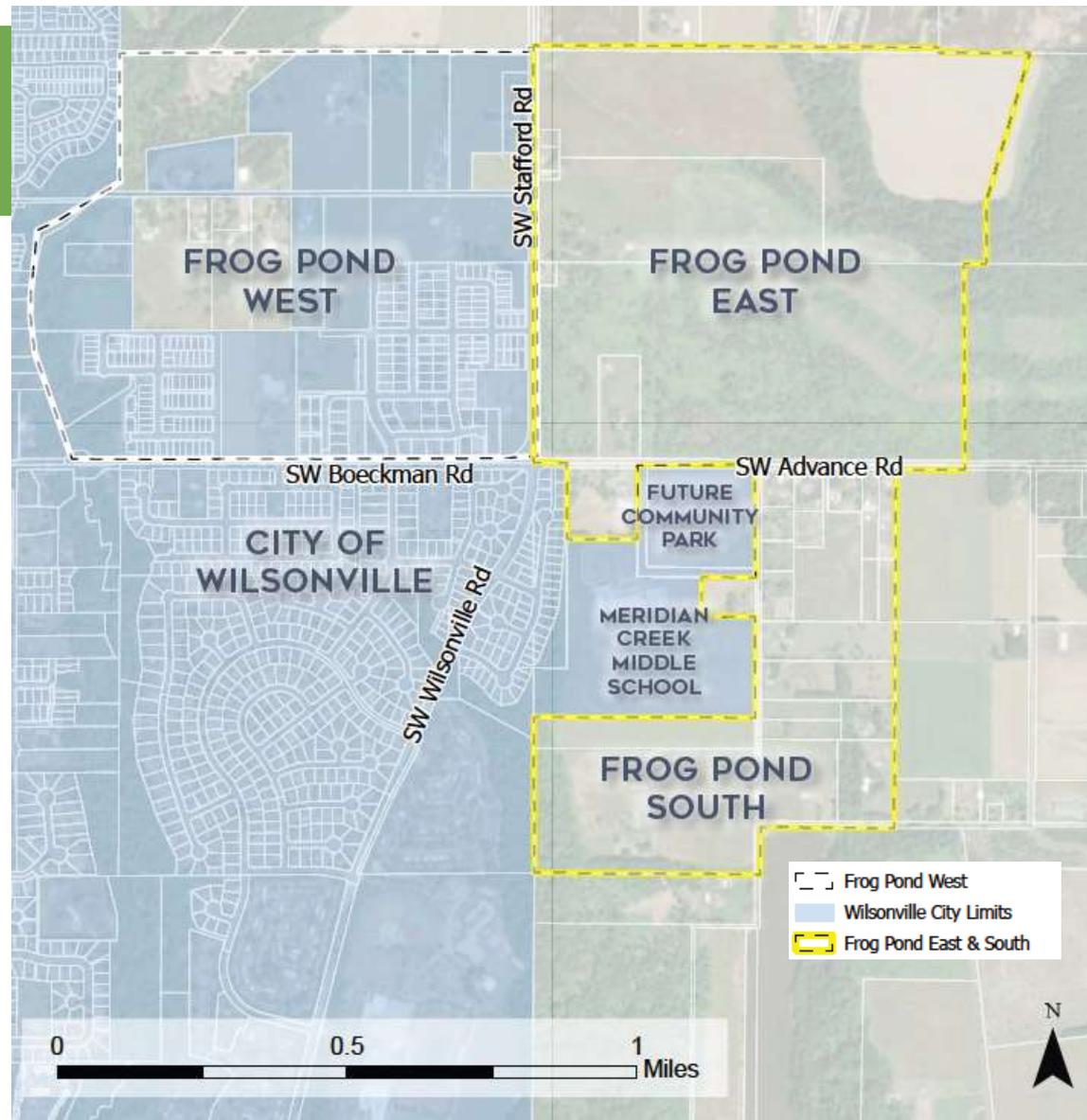
- Background and Context
- Assumptions Made
- Infrastructure Funding Strategies
- Recommended Action



Background and Context



Location



Frog Pond Timeline

2002
UGB
Expansion to
include West

2015
Area
Plan

2017
West
Master
Plan
Adoption

2018
UGB
Expansion to
include East &
South

2022
East &
South
Master
Planning

2023
TSP update to
add East &
South
Projects

2024
East &
South
Funding
Strategy



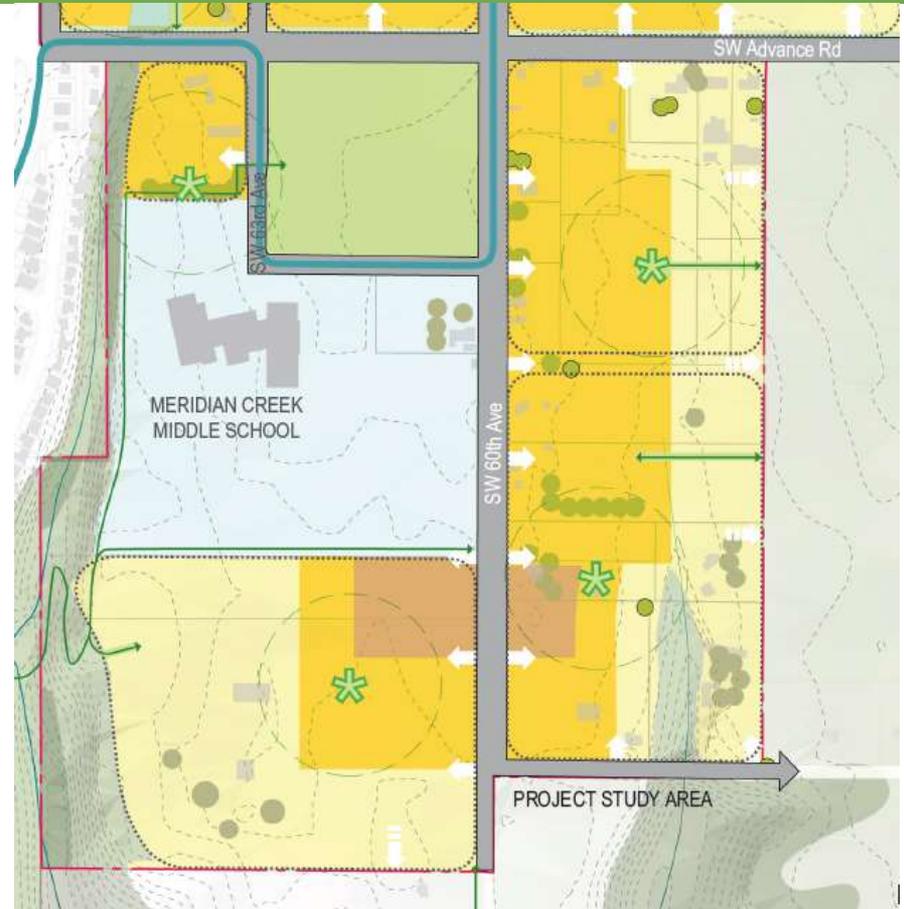
Unique Aspects of Frog Pond East

- Mostly large ownership
- BPA powerline corridor
- Riparian and wetlands
- Stafford and Advance Roads frontage
- Commercial Main Street
- Three sewer pump stations needed



Unique Aspects of Frog Pond South

- Access primarily via 60th Avenue
- Smaller parcels and more owners
- Topography impacts infrastructure
 - Storm
 - Sanitary



Infrastructure Categories

- Off-site Infrastructure
 - Boeckman Creek water line crossing
 - Meridian Creek water line crossing
- On-site Infrastructure
 - Local streets/sidewalks
 - Sewer mains
 - Water mains
 - Stormwater management

Frog Pond East and South Framework Projects

- Stafford Road
- Advance Road
- 60th Avenue south of Advance Road
- Frog Pond South Sanitary Pump Station
- Stormwater Main in Frog Pond South
- Trails



Assumptions Made



Infrastructure Responsibilities

- Developer responsibility
 - 20 feet of pavement
 - Planter
 - 5 feet wide sidewalk
 - 8 inch water/sewer
- City responsibility (oversized portion)

Phasing

- Five-year Increments for 20 years
 - 2030 → 2025-2030
 - 2035 → 2030-2035
 - 2040 → 2035-2040
 - 2045 → 2040-2045



Proposed Funding Plan



Baseline Funding Strategy

- Developer builds infrastructure
 - Developer responsibility
 - City responsibility (oversized portion)
- Developer receives SDC credits for oversized portion

Alternative Funding Strategies

- Supplemental Infrastructure Fee
- Reimbursement District
- Local Improvement District (LID)
- Direct CIP Investment Using Citywide SDCs
- Localized Utility Rate Surcharge
- Urban Renewal District
- Grants and Investments by Other Governments

An aerial rendering of a town, likely Wilsonville, Oregon, showing a river flowing through the center, surrounded by green spaces, trees, and residential buildings. The scene is presented in a slightly desaturated, artistic style.

Staff Recommends Adoption of Resolution No. 3121

