



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: October 3, 2022		Subject: Frog Pond East and South Master Plan Staff Member: Daniel Pauly, Planning Manager Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: On September 14 Planning Commission held a work session and provided feedback that is integrated into the staff report and attachments.	
Staff Recommendation: Provide input regarding infrastructure for Frog Pond East and South.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond Area Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Provide feedback and input on infrastructure analyses and plans for Frog Pond East and South.

EXECUTIVE SUMMARY:

Following designation of the subject land as an urban reserve in 2010, the City adopted the Frog Pond Area Plan in 2015 to set the stage for additional planning and eventual development to meet identified housing needs. Besides the urban reserve area, the Frog Pond Area Plan also established a vision for growth for undeveloped land already within the City's Urban Growth Boundary (UGB) now known as Frog Pond West. In 2017, a Master Plan and implementing zoning code was adopted for Frog Pond West. The Master Plan provided the necessary regulatory framework for the residential neighborhood currently under development north of Boeckman Road and west of Stafford Road.

In 2018, Metro expanded the UGB to include the urban reserve land known as Frog Pond East and South. As part of the Metro Ordinance adopting the UGB expansion, Metro required Wilsonville to complete master planning to make the area development ready, from a regulatory standpoint, by December 2022. Similar to past master planning efforts, such as Villebois and Frog Pond West, this master planning effort will identify the types and locations of the homes, other land uses, parks, open spaces, streets, trails and neighborhood amenities to be built over the next 10-20 years. To support implementation of the plan, the process will also identify water, sewer, stormwater, and transportation infrastructure needs and funding sources.

This will be the City Council's eighth work session on the Frog Pond East and South Master Plan. The previous work sessions and their content were as follows:

Work Session 1-October 2021: Focus on overall project scope and the outreach plan.

Work Session 2-January 2022: Initial feedback on the needs and opportunities for affordable housing and housing variety.

Work Session 3-March 2022: Continuation of the topic of housing needs for more detailed feedback and direction, introduction of the neighborhood commercial evaluation.

Work Session 4-May 2022: Further discussion of the neighborhood commercial center and discussion of the design concepts for development of land use and urban design alternatives.

Work Session 5-June 2022: Provided direction on draft land use alternatives, including mapping the locations of different housing types and forms (grouped into Type 1, Type 2, and Type 3).

Work Session 6-July 2022: Reviewed the draft preferred land use alternative and gave direction on land use policies around housing variety.

Work Session 7-September 2022: Discussion of housing variety policy and first time home ownership and public realm master plan components.

This *Work Session 8* will primarily focus on the Transportation Analysis (Attachment 1) and Infrastructure Technical Memo (Attachment 2). The project team will be available to discuss and answer any questions. In addition, the project team will be available to answer any outstanding questions or have discussion about other project elements from prior work sessions.

Transportation Analysis and Proposed Infrastructure

The 2015 Frog Pond Area Plan set the vision for all three Frog Pond neighborhoods and thus, included a transportation evaluation that encompassed Frog Pond East and South. Traffic modeling has thus anticipated development of these neighborhoods consistent with the Plan. The attached Transportation Analysis (Attachment 1) refines the prior 2015 evaluation. The Transportation Analysis is based on the maximum potential amount of commercial - to test the system, the analysis assumed 50,000 square feet although the current recommendation is a maximum of 44,000 square feet - and the likely number of dwelling units (1,800) under the preferred land use alternative. As a next step, the information from the preferred land use alternative Transportation Analysis will be used to develop a street project list to include in the infrastructure plan.

Key points of the Transportation Analysis are as follows:

- With recommended improvements and construction of high-priority projects in the Wilsonville and Clackamas County Transportation System Plans (TSPs), level of service will be met at impacted intersections, both nearby and further away in Wilsonville. This includes the I-5 interchanges and the Elligsen/Stafford intersection.
- New round-a-bouts are recommended on Stafford Road at Kahle Road and Brisband Street and on Advance Road at 60th Avenue.
- A median/barrier is recommended on Stafford Road at Frog Pond Lane to prevent traffic from crossing Stafford Road while still allowing most movements to and from Stafford Road into Frog Pond West and Frog Pond East.
- A number of pedestrian crossing amenities are recommended subject to further refinement with public input, including from stakeholders such as the school district.

Water, Sanitary Sewer Proposed Infrastructure

Similar to the transportation analysis, initial water, sanitary sewer, and stormwater analysis was completed for the 2015 Frog Pond Area Plan. In a June work session, an existing conditions analysis was presented, which included the discussion of existing conditions of the Frog Pond East and South area infrastructure, previously prepared plans, and a review of applicable standards. The Infrastructure Technical Memo (Attachment 2) builds on this previous work and lays out the proposed infrastructure to serve Frog Pond East and South in a manner that meets City standards. Like the Transportation Analysis, the Infrastructure Technical Memo tests the maximum potential amount of commercial and the likely number of dwelling units under the preferred land use alternative.

The information from the Infrastructure Technical Memo will be used to estimate infrastructure costs for the Frog Pond East and South Master Plan area. The following are some key points from the proposed infrastructure analysis regarding water and sanitary sewer:

- Key off-site infrastructure planned in the City's existing infrastructure master plans are needed to provide infrastructure capacity to Frog Pond East and South:
 - Water storage capacity: Westside tank northwest of Villebois, anticipated completion 2025.
 - Downstream sanitary sewer capacity: Boeckman Road Sewer Trunk Line, construction planned in 2024. Boeckman Creek sewer interceptor, anticipated completion 2025.
- The exact amount of development that can occur in Frog Pond East and South prior to completion of the key planned off-site infrastructure projects will need further analysis. This may occur either as part of the Master Plan and/or at time of development proposal. Capacity will depend on the amount and timing of development in Frog Pond East and South relative to development in Frog Pond West and elsewhere in the City.
- Not previously identified in an infrastructure master plan, important off-site 12-inch water distribution connections are needed under Boeckman Creek from the end of Frog Pond Lane towards Canyon Creek Road and beneath Meridian Creek just south of Meridian Creek Middle School.
- Due to topography, Frog Pond East and South will require four sanitary sewer lift stations.

Stormwater infrastructure will also be part of the Frog Pond East and South Master Plan. Additional analysis and discussion is needed by the project team prior to presentation of stormwater infrastructure to the City Council. The team plans to bring this information forward in an upcoming work session.

Council may notice the Technical Memorandum includes a discussion of a hypothetical higher density scenario. State Administrative Rules adopted to implement House Bill 2001, as recently updated in September, provide a number of options for new master planned areas such as Frog Pond East and South to be found in compliance with House Bill 2001, the State's middle housing law. One of the compliance options involves planning infrastructure for a higher hypothetical density. The project scope includes this sensitivity analysis for this higher hypothetical density to help inform selection of the compliance option. The project team does not plan discussion of this alternative density at this work session, but may bring up in the future as relevant to compliance options.

Discussion Questions:

1. What questions or comments does the Council have about the Transportation Analysis (Attachment 1)?

2. What questions or comments does the Council have about the Infrastructure Analysis (Attachment 2)?
3. What additional feedback or direction, if any, does the Council have on items previously discussed during work sessions?

EXPECTED RESULTS:

Feedback and direction from the City Council on infrastructure to support the development of Frog Pond East and South.

TIMELINE:

This is the eighth in a series of work sessions for the City Council. The next work session is planned for November. The Master Plan is scheduled to be completed by December 2022, with some implementation elements extending into the first half of 2023.

CURRENT YEAR BUDGET IMPACTS:

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

COMMUNITY INVOLVEMENT PROCESS:

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

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

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

ALTERNATIVES:

The Planning Commission and City Council can continue to direct changes to the draft plan elements. In addition, the Planning Commission and City Council continues to have a number of options for policy related to housing variety.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Transportation Analysis (dated September 7, 2022)
2. Infrastructure Technical Memo (dated September 6, 2022)