



REQUEST FOR PROPOSALS

Responses to Submitted Questions

Frog Pond East and South

February 12, 2021

Questions and Responses

The City of Wilsonville received the following questions for the RFP due February 18, 2021 prior to the advertised deadline for submitting questions of February 11, 2021 at 5 p.m. The City's responses are provided after each question. Where multiple questions were substantially similar, the questions and responses are combined.

1. The RFP does not mention an Advisory Committee. Do you anticipate the Planning Commission will serve in that role, with City Council check-in's during the process?

This has not been determined. Traditionally for a project this size we would have an advisory committee. The advisory committee would be part of the outreach process. We are open to a variety of innovative ideas to get the right people to advise us on the project. We are open to alternative structures that could be more conducive to the participation of interests that may not be best supported by a traditional advisory committee structure.

2. Approximately how many ADUs has the City approved in the last 3 years? Is the City's interest in Task 2.2 because ADU activity has been slow or limited?

Approximately 13 ADU's have been approved by the City over the last 3 years. Only 1 of the ADU's was associated with a new single-family home. Task 2.2 is driven by a Metro requirement from the UGB expansion, but the City is also interested in general in barriers to ADU development, particularly during initial construction.

3. Has the project cost and funding for the Community Park (south of Advance Road) been determined, and therefore is not in need of a recommendation from this project's Funding Plan?

While some preliminary work has occurred on project cost and funding it is not yet determined. This is seen as a separate project not part of this project's funding plan.

4. The current Wilsonville travel demand model is based on Metro's prior Gamma model (2010 base and 2035 horizon year) and was used for the Wilsonville TSP and other recent planning projects (Frog Pond West, Town Center, etc.). Metro's current K2 model has 2015/2040 years and was used for the most recent RTP update. Does the City intend to apply the existing Wilsonville model for this project or update the model to be consistent with the latest Metro model and regional land use forecasts? Updating the model involves substantially more work than using the existing model.

The City intends to update the model prior to its use for this project, so updating the model would not be part of the scope of this project.

5. Is Deliverable 2.3.4 intended to include analysis of financial feasibility for the preferred housing mix?

Preferred housing mix will be influenced by financial feasibility information from earlier tasks in this project as well as analysis from other projects such as the current Middle Housing in Wilsonville Project. No separate financial feasibility analysis is anticipated as part of this task. This task more looks at test fitting the preferred housing mix with siting and design standards, street layout, and similar.

6. Is Deliverable 3.2.1 intended to include evaluation (quantitative or qualitative) of how alternative SDC options could affect the financial feasibility of the preferred housing mix?

The analysis of the pros and cons listed under this deliverable would include analysis of the pros and cons related to the financial feasibility of the preferred housing mix. This pros and cons analysis should include both quantitative and qualitative evaluation.

7. Deliverable 2.5.1 references working with a certified arborist. Does the City have an arborist on retainer that is available to the project (and therefore is not part of the consultant budget), or, is the use of the arborist to be paid for from the consultant budget?

The arborist would be a sub-consultant paid for from the consultant budget.

8. The current Middle Housing project has identified the need to verify the capacity of planned infrastructure for Frog Pond West. Will that work have been completed prior to the work for East and South?

The City assumes the infrastructure tasks for the Middle Housing project would be completed prior to the infrastructure related tasks for Frog Pond East and South.

9. Can you describe what is expected from the consultants for “The plan may also look at the potential to partner with the State of Oregon on nearby state park property adjacent to the Willamette River” in 2.5.3. While this is an exciting opportunity, it is contextual to the Master Plan project area. We are concerned about the level of budget resources needed for this element.

The project team should, at a minimum, coordinate with State Parks regarding the long-term vision and plan (State plans for improvements, if any and ownership) for the Meridian Landing site on the Willamette River. The project team should also determine whether there is adequate existing public access to the site from the north, and if not how access could be provided.

10. The RFP, page 6 of Exhibit A, refers to OAR 660-046-0205.c. That section is quoted below. Can you confirm: (a) if this is the right citation; and (b) if it is, how it relates to Deliverable 3.1.2 Infrastructure Needs?

The correct citation, as partially quoted in the description of Deliverable 3.1.2, is OAR-046-0205. (2) (b) (A) (i.) stating the following: A Large City must plan to provide urban water, sanitary sewer, stormwater, and transportation systems that accommodate at least 20 dwelling units per net acre if located within a metropolitan service district boundary, and 15 dwelling units per net acre if located outside of a metropolitan service district boundary.

660-046-0205

Applicability of Middle Housing in Large Cities

(1) A Large City must allow for the development of Duplexes in the same manner as required for Medium Cities in OAR 660-046-0100 through OAR 660-046-0130.

(2) A Large City must allow for the development of Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through additions to or conversions of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. A Large City may regulate or limit development of these types of Middle Housing on the following types of lands:...

(c) Impacted by State or Federal Law: A Large City must demonstrate that regulations or limitations of Middle Housing other than Duplexes are necessary to implement or comply with an established state or federal law or regulation on these types of lands.