

From: [Leslie Otto](#)
To: [Planning](#)
Subject: Villebois Development
Date: Tuesday, September 21, 2021 5:25:25 PM

[This email originated outside of the City of Wilsonville]

Greetings

I am contacting you regarding the recent communication I received regarding a new development in my neighborhood.

I am disappointed that the cut off date for written submissions is September 17 when I only received the letter five days before that, and therefore have not had much time to consider this new development.

Also, I think we as a community are at a serious disadvantage having to attend via zoom meetings and not being allowed to attend in person. Many people in my community are not comfortable with zoom. I feel that the city of Wilsonville is purposely putting us at a disadvantage to express our concerns regarding this development. I do not understand why we cannot attend in person?

Covid is simply not a good excuse!

I know many of my neighbors may not be voicing their dissent to this proposed development simply because of the short deadline for written submissions and because a zoom meeting may be challenging.

Sincerely,
Leslie Otto



From: [Andy Green](#)
To: [White, Shelley](#)
Subject: Villebois Mixed Use Hearing
Date: Wednesday, September 22, 2021 9:34:45 AM

[This email originated outside of the City of Wilsonville]

Hi,

I'm writing in support of the Villebois mixed use hearing coming up. I've lived in Villebois since 2008 and am eager for more commercial opportunities for all residents in Villebois. Taking positive steps forward in completing the Village Center is needed to make an already wonderful neighborhood even better.

Thank you for your time.

Andy Green
Villebois home owner and local business owner

--

AG

Andy Green
CEO, Green Group Real Estate (licensed)
503.314.8013
andy@greengrouprealestate.com
www.GreenGroupRealEstate.com
Facebook.com/GreenGroupRealEstate



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From: [Garet Prior](#)
Subject: Support our center, approve Villebois Village Center application
Date: Friday, September 24, 2021 1:30:31 PM

[This email originated outside of the City of Wilsonville]

Dear members of the Development Review Board and City Council,

Please approve Resolution No. 393. Villebois Village Center Mixed-Use Development: Pacific Community Design at your upcoming meetings on September 27 and October 4.

Why support our [Villebois] center

- We need more home choices for all shapes and sizes so that Wilsonville can be a place where all kinds of people can afford to live.
- We need housing for middle-class and workforce homes near jobs, schools, and transit.
- We need to support seniors aging in place and youth.
- Villebois was planned to accommodate this development and its needs for parking, traffic, and fire safety.
- Diverse housing is an essential way to fight climate change and reduce school segregation.

If you want to read more about why we need this development and how concerns can be addressed, [click here](#).

We have a choice; we either stick to the long-standing plan for Villebois center that supports diverse housing types for all kinds of people, or we restrict housing to the most expensive and exclusive, pushing people further from jobs, schools, and transit and forcing longer, costlier commutes.

Please reach out if you have any questions or would like to discuss further.

Thank you,

--

Garet Prior

[A Garet in Wilsonville](#)



(440) 796-0298

From: [Eric Drinker](#)
To: [Planning](#)
Cc: _____
Subject: Villebois Village Center
Date: Friday, September 24, 2021 3:37:02 PM

[This email originated outside of the City of Wilsonville]

Hello,

My name is Eric Drinker and I am a Wilsonville resident. I am also searching for a permanent home to purchase. I would love to stay in Wilsonville as I love it here but the costs of most homes are a big challenge for me and my partner. I ask that you support allowing different types of dwellings other than stand alone homes to be built, such as the proposed Villebois Village Center. I believe that having some lower cost housing options would be a great benefit to the city and allow those who work so hard for this community to live in this community.

Thank you,
Eric Drinker
ericdrinker@gmail.com
Mobile: 360.936.6491



From: [Victoria Hickok](#)
To: [Planning](#)
Subject: Villebois center
Date: Saturday, September 25, 2021 7:17:28 AM

[This email originated outside of the City of Wilsonville]

Hello,

I am writing to request that you keep the original vision of the villebois center which was to have businesses on the first level and then apartments on the top floors. I moved to villebois because that was the vision to have a small village area. Also I think it's important to have affordable housing in wilsonville so we can have some diversity.

Thank you,

Victoria Hickok



From: [Trever Hickok](#)
To: [Planning](#)
Subject: Villebois village center
Date: Saturday, September 25, 2021 8:34:12 AM

[This email originated outside of the City of Wilsonville]

Greetings,

I am writing to request that you keep the original vision of the villebois center which was to have businesses on the first level and then apartments on the top floors. My wife and I moved about a block away from the village center because that was the vision. To have a small village area where the whole community can gather and develop lasting bonds. I also I think it's important to have affordable housing in wilsonville so we can have some diversity.

Thank you,



From: [Jay Edwards](#)
To: [Planning](#)
Subject: In Support: Villebois Village Center Application
Date: Sunday, September 26, 2021 10:08:02 AM

[This email originated outside of the City of Wilsonville]

Greetings, Wilsonville Development Review Board! I want to thank you first and foremost for all the work that you are doing, in particular concerning the Villebois Village Center Application that is set to enable more affordable housing in Wilsonville.

I'm fortunate to be a resident of Villebois, and equally fortunate to serve on the Wilsonville DEI Committee. As you know, it's important for me to point out that I do not speak for the Committee through this communication, but it does strike me that adding more affordable housing options in Wilsonville will help to enable the DEI Committee's work.

I say this because the only way that the DEI Committee can gather and communicate diverse perspectives is for those perspectives to exist in Wilsonville. Since so much of diversity is tied to personal finances -- and with personal finances so closely tied to the ability to own a home - - it seems that one of the best ways to encourage diversity in Wilsonville is to make living here more affordable for more people. And with diversity of thought comes a more robust talent base to help address problems and opportunities that the City may face in the future.

For these reasons I ask that you approve the planned work to encourage a richer mix of housing options in Villebois, and elsewhere in the City as appropriate. Many thanks, and take care...

Jay Edwards
(m) 503.939.0388
[Wilsonville Alliance for Inclusive Community](#)



From: daewortman@gmail.com
To: [Luxhoj, Cindy](#)
Cc: [Mayor Julie Fitzgerald](#); [Councilor Charlotte Lehan](#); [Councilor Kristin Akervall](#); [Councilor Joann Linville](#)
Subject: Villebois Village Mixed Center Project
Date: Sunday, September 26, 2021 1:29:16 PM

[This email originated outside of the City of Wilsonville]

Cindy,

I want to submit the following comment for the Villebois Village Center Mixed Use Project.

I strongly support this project. When I was looking for places to live in 2017, the reason I chose Villebois was because of the thoughtful master plan and vision for a mixed use, walkable community. I lived for two years in the Domaine at Villebois apartments while got to know the area and got accustomed to a commute to Salem (which, by bus from the transit center, was great). I got a chance to review the award-winning master plan for Villebois and was excited to see the future development of the Piazza and the retail envisioned for the area. I thought how great it would be to be able to walk to a lively and activated Piazza, with a coffee place, market, restaurant and other amenities. I chose to buy a townhome in Villebois, largely for this reason, and I have called it home ever since.

Now, we have a chance to see the Master Plan's vision finally realized. I read the staff report, their land use and zoning analysis, the traffic analysis and tree report. The developer has proposed a project that is consistent with the vision, provides good off street parking, and provides housing, which is in dire need in Oregon and Wilsonville. I think the staff made some great suggestions, particularly regarding ensuring any future retail spaces are oriented toward the Piazza. In an ideal world we would see more active retail right now around the Piazza, but we are in anything but an ideal world.

I can certainly see the perspective of immediately adjacent residents who may oppose this project, but I think it's also incumbent on buyers, and/or their real estate agents, to be informed about future plans for adjacent properties. I can speak for myself that if I bought a home near a vacant piece of land, I would sure want to know what the future plans were for it. The City has been nothing but transparent through the Village designation and the master plan the future plans for these properties. And, the developer has a right to develop them consistent with these plans.

One additional issue I urge the city to take up is the status of the current vacant storefronts. There are all sorts of stories, frustrations and rumors about these spaces. When the bar was there it was a great amenity. I have heard that the city permitting process is impossible, that the building owner is charging exorbitant rent, that the owner is taking a tax write off and has no desire to lease it, and more. I have also heard frustrations from Villebois residents who tried to lease the space and were rebuffed. I urge the city to intervene in this process, set the record straight, and find a workable solution from an economic development standpoint.



I urge the DRB to recommend this project for permitting and stay true to the vision the city has been committed to all along.

Respectfully,

Dave Wortman
28967 SW Costa Circle W

From: mcooperweb@gmail.com
To: [City Recorder](#); [Planning](#)
Subject: support the Villebois Center original plan
Date: Sunday, September 26, 2021 8:50:35 PM

[This email originated outside of the City of Wilsonville]

To the Developmental Review Board and City Council,

Please consider this email a vote in support of the originally planned and approved Villebois Center. While much time has passed since the neighborhood first began being built, the need for diverse housing types has only increased. The original intent of the Villebois neighborhood was to be inclusive of all kinds of people (age and economic status, included) and that should remain.

As a homeowner in this neighborhood, I feel the priority for this area should be to continue with the denser housing as planned, and invest in incentives to get businesses into the store fronts on the first floor of the buildings.

Thank you,

--

Megan Prior
29078 SW Charlotte Lane, Wilsonville, OR 97070



From: [K SCHWAB](#)
To: [White, Shelley](#)
Subject: RE: Villebois Village Center Mixed Use
Date: Monday, September 27, 2021 9:49:45 AM
Attachments: [1F922F4038804F24B59D5252FEDE8ABD.png](#)
[Testimony Sign Up - Fillable Form 2020 updated 05.04.2020\[4869\].pdf](#)

[This email originated outside of the City of Wilsonville]

Hi,

I do not wish to speak; however, I am opposed to this plan because it will mean I have 3 apartment buildings around my house. There is already one behind my house and this will add one next to my house and across the street from the front of my house. In addition, the plan does not provide sufficient new parking spaces.

Thanks!
Karen

Sent from [Mail](#) for Windows

From: [White, Shelley](#)
Sent: Monday, September 27, 2021 8:59 AM
To: [K SCHWAB](#); [Planning](#)
Subject: RE: Villebois Village Center Mixed Use

Hi Karen,

Please fill out the attached Testimony Sign-up card and return it to me. Once received, I will forward you the virtual meeting link. Please note that attendees are limited to 3 minutes of oral testimony only. If you have written materials you would like to share with the Board, please send them to us so that we can share them with the Board prior to the meeting.

We ask that everyone (even project applicants and representatives) turn in the testimony card prior to the meeting regardless of whether they intend to testify or not. It helps us understand who is attending for what portion/agenda item. It also helps us keep track of who wishes to receive a copy of the final decision. And of course, if an attendee originally decides that they just want to watch but later decides they would like to testify we already have their information on hand. In the world of virtual meetings, this is the best way we can keep track.

Thank you! Have a great day!

Shelley White
Administrative Assistant
City of Wilsonville

503.570.1575

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From: K SCHWAB <schwabbk@msn.com>
Sent: Monday, September 27, 2021 8:01 AM
To: Planning <planning@ci.wilsonville.or.us>
Subject: Villebois Village Center Mixed Use

[This email originated outside of the City of Wilsonville]



City of Wilsonville
Exhibit D19 DB21-0008 et al

Hi,

Can I please get the link to tonight's meeting.

Thanks!

Karen

Get [Outlook for iOS](#)

From: [Brian Everest](#)
To: [Luxhoj, Cindy](#)
Subject: In support of the Villebois Village Center application
Date: Monday, September 27, 2021 10:16:15 AM

[This email originated outside of the City of Wilsonville]

I am writing in support of the Villebois Village Center application as proposed. As a renter in a growing and competitive housing market in Wilsonville, I am acutely aware of how difficult it is to find affordable housing within our city limits both as a renter and with the hope of home ownership. I believe that the additional rental housing and live-work housing opportunities only helps to diversify what is being offered as available housing stock and will help to stabilize the rental increases as more supply is available.

The Villebois Village Center was designed to offer a variety of housing products intermixed together to ensure that housing for middle-class and others can find homes near their jobs, schools, transit and community services. The diversity in the housing options allow for a accommodation of diverse lifestyles, and housing needs in the same neighborhoods, rather than segregating or relegating people to the outskirts of town or worse, not even allowing them to find housing within our city limits.

The Villebois Village Center was also planned to accommodate the additional parking, traffic and fire safety concerns that are being expressed. The plan calls for more parking than what was required, and further studied the traffic impacts and found no negative impacts to what was originally designed.

There will always be NIMBY concerns for those who are closest to the properties to be developed. It is difficult for a neighborhood that has established itself to accept change. However, we are being asked to look at the larger picture and the benefit for not just those currently living in Villebois, but also for those who will come in the future. The concerns about this proposed development would be the same concerns regardless of the type of development.

Building this proposal will not only provide for additional needed housing within Wilsonville (which already has limited lands available for housing development) but it will help to complete the original design of a lively and useable community center with the opportunity for additional retail, and other services available to those within walking distance of their homes. The alternative is leaving the property vacant with the hopes of a development sometime in the future. These vacant lots not only give you a sense of an incomplete community but are not immune from safety and security concerns.

This development would further support the equity housing initiatives supported by the City Council. I hope that you will endorse this application and complete the long-standing plan for Villebois center, supporting diverse housing needs that are accessible to the best parts of our city and our city services.

--

Brian Everest (He/Him)
Wilsonville, Oregon
360-521-5779



From: [Bateschell, Miranda](#)
To: [Luxhoj, Cindy](#); [White, Shelley](#); [Pauly, Daniel](#)
Subject: FW: Request to Approve Resolution No. 393
Date: Monday, September 27, 2021 11:36:25 AM

Comment which came through City Recorder. Please confirm receipt and add to your exhibits.
Thanks,

Miranda Bateschell (*she/her*)
Planning Director
City of Wilsonville
503.570.1581

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From: Mombert, Zoe <mombert@ci.wilsonville.or.us>
Sent: Monday, September 27, 2021 11:34 AM
To: Bateschell, Miranda <bateschell@ci.wilsonville.or.us>; Veliz, Kim <veliz@ci.wilsonville.or.us>
Subject: FW: Request to Approve Resolution No. 393

FYI...

From: Mary Closson <closson.marve@gmail.com>
Sent: Monday, September 27, 2021 11:32 AM
To: Mayor Julie Fitzgerald <fitzgerald@ci.wilsonville.or.us>; Councilor Kristin Akervall <akervall@ci.wilsonville.or.us>; Councilor Charlotte Lehan <lehan@ci.wilsonville.or.us>; Councilor Ben West <west@ci.wilsonville.or.us>; Councilor Joann Linville <linville@ci.wilsonville.or.us>; Cosgrove, Bryan <cosgrove@ci.wilsonville.or.us>; Mombert, Zoe <mombert@ci.wilsonville.or.us>
Subject: Request to Approve Resolution No. 393

[This email originated outside of the City of Wilsonville]

Dear members of the Development Review Board and City Council:

I'm writing to urge you to approve Resolution No. 393, Villebois Village Center Mixed-Use Development: Pacific Community Design at your upcoming meetings on September 27 and October 4.

The following points express why I believe this resolution should be approved:

- We need more home choices for all shapes and sizes so that Wilsonville can be a place where all kinds of people can afford to live.
- We need housing for middle-class and workforce homes near jobs, schools, and transit.

- We need to support seniors aging in place and our youth.
- Villebois was planned to accommodate this development and its needs for parking, traffic, and fire safety.
- Diverse housing is an essential way to fight climate change and reduce school segregation.

If you want to read more about why we need this development and how concerns can be addressed, [click here](#).

I'll close with the words of Gareth Prior:

"We have a choice; we either stick to the long-standing plan for Villebois center that supports diverse housing types for all kinds of people, or we restrict housing to the most expensive and exclusive, pushing people further from jobs, schools and transit and forcing longer, costlier commutes."

Thank you for your consideration.

Mary Closson
11692 SW Palermo St.
Wilsonville, OR 97070
Mobile: 503.320.9757

Veliz, Kim

From: Jeffrey Mayer <jmayer1978@gmail.com>
Sent: Monday, September 27, 2021 10:33 AM
To: City Recorder
Subject: Wilsonville DRB Panel B (Villebois piazza changes)

[This email originated outside of the City of Wilsonville]

Hello,

I am writing today regarding DRB Panel B, to voice my opinion AGAINST the DB21-008 Zone Map Amendment.

Being an almost 5-year resident of Villebois and having learned the history of this development since moving here, my opinion is that the open lots surrounding the piazza should be turned into park space. The Wilsonville City Council has allowed Villebois to be over developed through houses that are so tightly packed together that original sections of Villebois are no longer served by the purpose-built primary school, no further homes should be added to this neighborhood. Due to the closing of Quench Taproom, we have empty retail space in the neighborhood, which has gone unused since ~June of 2019 – we don't need more retail space to bring more traffic through the center of the neighborhood, or to sit vacant due to high rent or lack of will. Lastly, the lot currently allocated as "parking" in the new plan, is currently a park which would be destroyed to implement this change, I don't believe anyone in the vicinity would like to see a park replaced with a parking lot.

The most simple and community-focused solution would be to turn these currently overgrown/empty lots into parks for the neighborhood. As a community we shouldn't have to give up green space for asphalt.

Best Regards,
Jeff Mayer



From: [Elaine Smith-Koop](#)
To: [Luxhoj, Cindy](#); [Planning](#)
Subject: Villebois Village Center Mixed Use, DRB Hearing Sept. 27, 2021 at 6:30 pm
Date: Monday, September 27, 2021 1:40:54 PM

[This email originated outside of the City of Wilsonville]

Dear DRB:

1. Parking. I have concerns that there are insufficient parking spaces included in the development. Parking is already very tight for residents who live near the Piazza, since the new condo building was completed. Occupants of 143 new apartments will likely have at least 143 vehicles, since most of the apartments have more than one bedroom, and there is insufficient public transit to Villebois to allow occupants to be vehicle-free. More parking needs to be included in the development.

2. Traffic. I also have concerns regarding the increased traffic that will result from the proposed development. There are already increasing traffic issues. I live at the corner of Valencia and Costa Circle West. A significant number of vehicles passing my house do not obey the traffic rules. Drivers roll through the stop sign at the corner of Valencia and Costa Cir. W., as well as the 4-way stop at the corner of Barber and Costa Cir. W. There is no marked pedestrian crossing to Edelweiss Park at Valencia, where many people, including young children, cross the street to the park. Drivers speed along Costa Cir. W. accelerating away from the 4-way stop at Barber and Costa Cir. W. There needs to be a reduced speed limit, 20 mph, and a safety zone created, to keep pedestrians safe. There also needs to be enforcement of the traffic rules.

I would like to participate in the zoom meeting tonight. Please email me the zoom link.

Thank you.

Elaine D. Smith-Koop
28955 SW Costa Cir. W.
Wilsonville, OR 97070
(503) 910-2934



From: [Paul Diller](#)
To: [Luxhoj, Cindy](#)
Subject: Support for Villebois Center
Date: Monday, September 27, 2021 2:29:52 PM

[This email originated outside of the City of Wilsonville]

Dear Sirs and Madams:

I write in support of the DRB application for Villebois Center. My understanding is that the project will increase housing choice for residents, including seniors. Given the astronomical price of new housing in Wilsonville, particularly in the Frog Pond area, where \$600,000 seems to be the *minimum* for what are mostly single-family, detached homes, it is essential that Wilsonville stick with the original plan for Villebois as a livable, mixed community.

Sincerely,
Paul Diller
Wilsonville, Ore.



From: [Tracy Gilday](#)
To: [Planning](#)
Subject: Please give my info to the Villibois guy
Date: Monday, September 27, 2021 10:38:34 PM

[This email originated outside of the City of Wilsonville]

Hello,

Please give my information to the Villebois spokesperson so that we can have a conversation. I can arrange for all neighbors surrounding the parking lot to come and speak with him.

Tracy Gilday
tracygilday@gmail.com
(503) 887-5475



From: [White, Shelley](#)
To: [Pauly, Daniel](#); [Bateschell, Miranda](#); [Luxhoj, Cindy](#); [Jacobson, Barbara](#)
Subject: FW: Villibois question
Date: Monday, September 27, 2021 10:25:15 PM

Another question...

Shelley White
Administrative Assistant
City of Wilsonville

503.570.1575

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: Tracy Gilday <tracygilday@gmail.com>
Sent: Monday, September 27, 2021 10:22 PM
To: White, Shelley <swhite@ci.wilsonville.or.us>
Subject: Villibois question

[This email originated outside of the City of Wilsonville]

When will the residents be in charge of the HOA?
Can we take more time to evaluate the parking issue?
We were never notified about the neighborhood meeting in 2018.

Thanks,
Tracy Gilday

From: [Tracy Gilday](#)
To: [White, Shelley](#)
Subject: When will the residents be in charge of the HOA?
Date: Monday, September 27, 2021 9:42:34 PM

[This email originated outside of the City of Wilsonville]

This is regarding the Villebois meeting.

Thanks,
Tracy