

FROG POND EAST & SOUTH MASTER PLAN



A VISION AND IMPLEMENTATION PLAN FOR TWO NEW
NEIGHBORHOODS IN EAST WILSONVILLE



ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

ACKNOWLEDGEMENTS

PLANNING COMMISSION:

Ronald Heberlein, Chair 2022
Kamran Mesbah, Chair 2021
Jennifer Willard, Vice-Chair 2021-2022
Olive Gallagher
Andrew Karr
Breanne Tusinski
Aaron Woods
Jerry Greenfield, former Commissioner

CITY COUNCIL:

Mayor Julie Fitzgerald
Kristin Akervall, Council President
Charlotte Lehan, Councilor
Dr. Joann Linville, Councilor
Ben West, Councilor

METRO STAFF

Tim O'Brien, Principal Regional Planner

OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT STAFF:

Laura Kelly, Regional Representative
Kelly Reid, Regional Representative

WEST-LINN WILSONVILLE SCHOOL DISTRICT STAFF:

Pat McCough, Chief Operations Manager
Remo Douglas, Bond Program Manager

TUTALATIN VALLEY FIRE & RESCUE

Alex McGladrey, Deputy Fire Marshall

CITY OF WILSONVILLE STAFF:

Miranda Bateschell, Planning Director
Dan Pauly, Planning Manager
Kim Rybold, Senior Planner
Cindy Luxhoj, Associate Planner
Georgia McAlister, Associate Planner
Philip Bradford, former Associate Planner
Mandi Simmons, Administrative Assistant
Zach Weigel, City Engineer
Amy Pepper, Development Engineering Manager
Andrew Barrett, Capital Projects Engineering Manager
Chris Neamtzu, Community Development Director
Kerry Rappold, Natural Resources Manager
Kris Ammerman, Parks and Recreation Director
Dustin Schull, Parks Supervisor
Amanda Guile-Hinman, City Attorney
Ryan Adams, Assistant City Attorney
Barbara Jacobson, former City Attorney
Eric Loomis, Transit Operations Manager
Kelsey Lewis, Transit Grants and Program Manager
Delora Kerber, Public Works Director
Martin Montalvo, Public Works Operations Manager
Brad Painter, Roads and Stormwater Supervisor
Ian Eglitis, Utilities Supervisor
Andy Stone, IT Director

CONSULTANT TEAM



Centro Cultural
DKS Associates
ECONorthwest
Leland Consulting Group
Murraysmith | Consor
Walker Macy



A VISION FOR FROG POND IN 2035

The Frog Pond Area in 2035 is an integral part of the Wilsonville community, with attractive and connected neighborhoods. The community's hallmarks are the variety of quality homes; open spaces for gathering; nearby services, shops and restaurants; excellent schools; and vibrant parks and trails. The Frog Pond Area is a convenient bike, walk, drive, or bus trip to all parts of Wilsonville.

FROG POND AREA PLAN VISION STATEMENT

ADOPTED BY THE WILSONVILLE CITY COUNCIL
NOVEMBER 16, 2015





TABLE OF CONTENTS

1. INTRODUCTION	1
Purpose – What This Plan Is About	2
A Vision and Guiding Blueprint	2
Knitting Together a Community	4
Scope and Regulatory Role – How the Plan Will Be Used	4
The Planning Process – Community engagement.....	5
2. VISION	11
Continuing Priorities from the Area Plan and Frog Pond West	12
Additional Priorities for Frog Pond East and South	12
Inclusive Community Engagement	12
Implementation of the City’s Equitable Housing Strategy Plan	14
Middle Housing	14
Housing Variety and Affordability	14
3. CONTEXT AND SETTING.....	15
Regional and City Context.....	16
Surrounding Areas	16
East Wilsonville	18
Frog Pond Area	20
Setting - Frog Pond East and South	22
Housing Inventory	24
4. HOUSING AND MARKET CONDITIONS.....	25
Affordable Housing Needs and Opportunities	26
Affordable Housing Recommendations for Frog Pond East and South	29
Neighborhood Commercial Market Findings	31
Project examples	32
Commercial Area Recommendations	34
5. COMMUNITY DESIGN CONCEPTS.....	37
From Design Concepts to A Community.....	38
Neighborhood Destinations	39



TABLE OF CONTENTS

Connections Between Destinations	41
Streets and Trails to Connect the Community	43
Neighborhood Centers.....	45
Subdistricts	47
Implementing the Design Concepts	49
Neighborhood Destinations Within Frog Pond East and South	49
Form Based Design and Transect.....	51
A Wide Variety of Housing Choices	51
The SW Brisband Main Street	52
Parks and Open Space	52
Transportation Choices and Connections	53
Subdistricts	53
6. LAND USE	55
Residential Land Use and Urban Form	56
Variety Throughout	56
Affordable Housing Integration	60
Form Based Design and Transect	62
Use of Subdistricts	62
Housing Metrics	63
Neighborhood Commercial	63
Neighborhood Commercial Design	65
Parks, Civic Uses, and Open Spaces	66
7. PUBLIC REALM	67
Principles	68
Preserving trees and natural resources	70
Tree Preservation	70
Incorporating natural areas	74
Parks and Open Spaces	75
East Neighborhood Park	77
Green Focal Points	79
Street and Block layout	80
Active Transportation	82



TABLE OF CONTENTS

Street Design	85
SW Stafford Road	86
SW Advance Road	87
SW 60th Avenue	88
SW 60th Avenue Collector	89
SW Brisband Main Street	90
Street Tree Plan	91
Primary Streets	91
Pedestrian Connections	94
Public Lighting Plan	95
Lighting Plan Hierarchy	95
Gateways, Monuments, and Signage	99
Gateways	99
Monuments and Signs	102

8. IMPLEMENTATION 103

Comprehensive Plan Implementation	104
Adopt the Frog Pond East & South Master Plan as a "Supporting Document"	104
Amend the Comprehensive Plan's Land Use Map	104
Apply the Existing Goals, Policies and Implementation Measures of the Comprehensive Plan	106
Adopt Additional Policies and Implementation Measures	106
Zoning Implementation	109
Zoning Map Amendments and Implementation	109
Coding for Variety and Priority Housing Types	109
Coding for Main Street	112
Infrastructure Plans	114
Transportation	114
Water System	118
Sanitary sewer System.....	120
Storm Water Management	122
Fiber Plan.....	124
Infrastructure Funding	125



LIST OF FIGURES

Figure 1. Frog Pond East & South Master Plan Area	3
Figure 2. Timeline of Frog Pond`	7
Figure 3. Regional Context	17
Figure 4. East Wilsonville Context.....	19
Figure 5. Existing Conditions	23
Figure 6. Approaches to delivering New Housing by Income Range.....	27
Figure 7. Typical Sales Prices for Recently Built Housing by Housing Type, Wilsonville and Surrounding Area (October 2021)	28
Figure 8. Housing Affordability as a Percent of Median Family Income by Housing Type for Recently Built Housing, Wilsonville and Surrounding Area (October 2021)	29
Figure 9. Frog Pond Primary Market Area	35
Figure 10. Neighborhood Destinations.....	40
Figure 11. Connections Between Neighborhood Destinations	42
Figure 12. Street and Trail Connections	44
Figure 13. Diagram of Conceptual Neighborhood Centers.....	46
Figure 14. Diagram of Conceptual Subdistricts.....	48
Figure 15. Land Use and Urban Form Plan	50
Figure 16. Neighborhood Commercial Demonstration.....	65
Figure 17. Natural Resource and Tree Inventory Map.....	71
Figure 18. Park and Open Space Plan	76
Figure 19. Street and Block Demonstration Plan	81
Figure 20. Active Transportation Plan.....	84
Figure 21. Cross Section of SW Stafford Road.....	86
Figure 22. Cross Section of SW Advance Road	87
Figure 23. Cross Section of SW 60th Avenue North of SW Advance Road.....	88
Figure 24. Cross Section of SW 60th Avenue Collector	89
Figure 25. Cross Section SW Brisband Main Street	90
Figure 26. Street Tree Plan	92
Figure 27. Public Lighting Plan.....	97
Figure 28. Gateways Plan	100
Figure 29. Comprehensive Plan Map	105
Figure 30. Traffic Control Recommendations.....	114
Figure 31. Pedestrian Improvements on SW Stafford Rd and SW Advance Road	115
Figure 32. Street Classifications	117
Figure 33. Proposed Water System	119
Figure 34. Proposed Sewer System	121
Figure 35. Proposed Stormwater System	123



LIST OF TABLES

Table 1. Feedback Highlights from Frog Pond East and South Community Engagement.....	8
Table 2. Existing Historic or Newer Homes Potentially to be Retained	24
Table 3. Types of Retail Centers.....	32
Table 4. Housing Estimates.....	63
Table 5. Commercial Development Recommendations	64
Table 6. Gateway Types, Roles, and Design Elements	101
Table 7. Implementing Zoning Designations.....	109



TECHNICAL APPENDIX

The appendices below are published separately in the Frog Pond East & South Technical Appendix

Appendix A: Community Engagement Summary	A-1
Appendix B: Affordable Housing Analysis	B-1
Appendix C: Buildable Lands Inventory	C-1
Appendix D: Market Analysis	D-1
Appendix E: Arborist Report	E-1
Appendix F: Infrastructure Plan	F-1
Appendix G: Development Code Updates.....	G-1
Appendix H: Infrastructure Funding Plan	H-1
Appendix I: Transportation Analysis: Existing and Future Conditions.....	I-1
Appendix J: Buildable Lands Inventory	J-1
Appendix K: Accessory Dwelling Unit Assessment	K-1
Appendix L: Residential Capacity Calculations	L-1

THIS PAGE INTENTIONALLY LEFT BLANK.