



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

May 25, 2006



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Wilsonville Plan Amendment
DLCD File Number 009-05

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: June 12, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Stacy Hopkins, DLCD Regional Representative
Mark Darienzo, DLCD Flood Map Modernization Program Coordinator
Steve Oulman, DLCD Transportation Planner
Chris Neamtzu, City of Wilsonville

<paa> ya/



2 Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

DEPT OF
MAY 23 2006
LAND CONSERVATION
AND DEVELOPMENT
For DLCD Use Only

Jurisdiction: City of Wilsonville Local file number: LP2005-12-00012

Date of Adoption: 5/15/06 Date Mailed: 5/22/06

Date original Notice of Proposed Amendment was mailed to DLCD: 12/19/05

- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input checked="" type="checkbox"/> Other: <u>Master Plan Amendment</u> |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Villebois Village Master Plan amendments to revise Chapter 3: Parks & Open Space /
Off Street Trails and Pathways; and Chapter 4: Utilities

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME".
If you did not give Notice for the Proposed Amendment, write "N/A".

Same

Plan Map Changed from: n/a to: n/a

Zone Map Changed from: n/a to: n/a

Location: Villebois Village Planning Area Acres Involved: 480

Specify Density: Previous: n/a New: n/a

Applicable Statewide Planning Goals: ~~XXX~~ 1, 5, 8, and 11

Was and Exception Adopted? YES NO

DLCD File No.: 009-05 (14892)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

See attached list.

Local Contact: Chris Neamtzu Phone: (503) 682-4960 Extension: _____

Address: 30000 SW Town Center Loop East City: Wilsonville

Zip Code + 4: 97070 - Email Address: neamtzu@ci.wilsonville.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**

per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO (2) Copies** of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **maru.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

May 22, 2006

DLCD
Attn: Plan Amendment Specialist
635 Capitol ST NE, Suite 150
Salem OR 97301

Re: Wilsonville Ordinance No. 609

Enclosed please find the Notice of Adoption and two copies of Ordinance No. 609 adopted by the Wilsonville City Council at their May 15, 2006 meeting.

Should you have any questions, please feel free to call me at 503-570-1506.

Sincerely,

Sandra C. King, MMC
City Recorder

/sck

Enclosures

ORDINANCE NO. 609

AN ORDINANCE ADOPTING AN AMENDED CHAPTER 3 – PARKS AND OPEN SPACE/OFF STREET TRAILS AND PATHWAYS AND CHAPTER 4 –UTILITIES OF THE VILLEBOIS VILLAGE MASTER PLAN

WHEREAS, Ordinance No. 554 amended the Wilsonville Comprehensive Plan text to direct implementation of the Villebois Village Concept Plan, which was adopted by Ordinance No. 553 as a refinement of the Dammasch Area Transportation-Efficient Land Use Plan (DATELUP) to guide the build out of the Dammasch Area of Wilsonville; and

WHEREAS, Comprehensive Plan Implementing Measures 4.1.6.a and 4.1.6.b direct development and adoption of a Villebois Village Master Plan, whereby the build out of the Dammasch area defined in the Comprehensive Plan can be accomplished consistent with the adopted Villebois Village Concept Plan; and

WHEREAS, the Villebois Master Plan was adopted by City Council via Ordinance No. 556 in August of 2003, and was amended through Ordinance No. 566 in June 2004 and Ordinance No. 594 in December of 2005; and

WHEREAS, changes to the Villebois Village Master Plan are proposed by the Master Planner Costa Pacific Communities and involve a complete rewrite of Chapter 3 – Parks and Open Space/Off-Street Trail and Pathways and Chapter 4 – Utilities, as well as the creation of a Technical Appendix document; and

WHEREAS, the proposed amendments provide substantial detail regarding the parks and recreation requirements for Villebois, lacking in the current Plan, resulting in a clearer understanding of the recreational experience at Villebois and assisting in providing greater certainty in the process of regulating and designing developments in the Village, to the benefit of landowners, developers, staff and land use decision makers; and

WHEREAS, the amendments to Chapter 4 - Utilities include modifications to the stormwater management plan resulting in the reconfiguration and deletion of detention facilities while still satisfying the City requirements for stormwater management; and

WHEREAS, the proposed changes to the Villebois Village Master Plan have been analyzed by Staff and are found to be in compliance with City Code, the Comprehensive Plan and other applicable standards; and

WHEREAS, the Parks and Recreation Advisory Board has reviewed the proposed amendments at a specially scheduled meeting of February 21, 2006 and forwarded a recommendation of approval to the Planning Commission; and

WHEREAS, at the Planning Commission's February 8 and February 22, 2006 meetings, duly noticed public hearings were conducted and a unanimous recommendation of approval forwarded to the City Council; and

WHEREAS, the City Council conducted a duly noticed public hearing on the proposed Master Plan on March 20, 2006 and April 3, 2006; and

WHEREAS, the Council has considered the record before the Planning Commission, the Planning Division staff report and testimony and evidence of interested parties;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

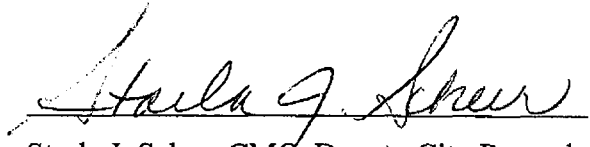
Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the statements of fact and Conclusionary Findings in the staff report in this matter dated March 13, 2006, attached as Exhibit A and incorporated by reference as if fully set forth herein.

Section 2. Order.

- (a) The City Council hereby adopts as an ancillary document to the Wilsonville Comprehensive Plan, the amended Villebois Village Master Plan, as recommended by the Planning Commission on February 22, 2006 attached hereto and incorporated herein as Exhibit B, and
- (b) The City Council hereby directs the initiation of appropriate master plan updates, as indicated in the Staff Report and Conclusionary Findings pertaining to this matter.

SUBMITTED to the Wilsonville City Council for first reading at a regular meeting thereof on the 20th day of March, 2006 and a second reading on the 15th day of May, 2006 at the

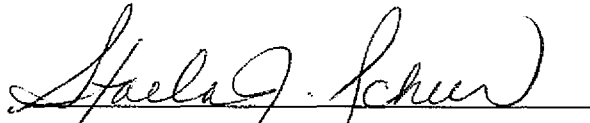
hour of 7:00 p.m. at the Wilsonville Community Center, 7965 SW Wilsonville Road,
Wilsonville, Oregon.


Starla J. Schur, CMC, Deputy City Recorder

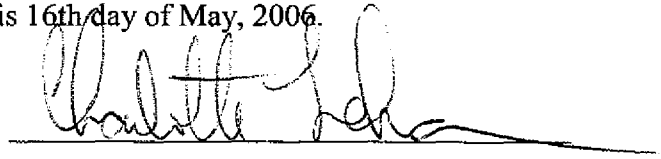
ENACTED by the City Council on the 15th day of May, 2006, by the following votes:

YEAS: 4

NAYS: 0


Starla J. Schur, Deputy City Recorder

DATED and signed by the Mayor this 16th day of May, 2006.


CHARLOTTE LEHAN, Mayor

SUMMARY OF VOTES:

Mayor Lehan	Yea
Councilor Kirk	Yea
Councilor Holt	Yea
Councilor Knapp	Yea
Councilor Ripple	Excused

Attachments: **Exhibit A. Staff report dated March 13, 2006**
 Exhibit B. Amendments to Villebois Village Master Plan

WILSONVILLE PLANNING DIVISION
Legislative
STAFF REPORT

HEARING DATE: March 20, 2006

DATE OF REPORT: March 13, 2006

FILE NO.: LP-2005-12-00012

APPLICANT: Costa Pacific Communities-Master Planner

REQUEST: Villebois Village Master Plan amendments to *Chapter 3: Parks & Open Space/Off-Street Trails and Pathways* creating a detailed parks and recreation master plan, and modifications to *Chapter 4: Utilities* related to stormwater and rainwater management as well as the establishment of a Technical Appendix.

LOCATION: Villebois

STAFF REVIEWER: Chris Neamtzu AICP, Long-Range Planning Manager

CRITERIA: *Wilsonville Comprehensive Plan:*
Citizen Involvement Goal 1.1; Implementation Measures 1.1.1.a, 1.1.1.e, 1.1.1.f; Parks/Recreation/Open Space, Pages: C-20 through C-24; Villebois Village Master Plan

Planning and Land Development Ordinance:
Sections 4.003: Consistency with Plan and Laws; 4.125: Village Zone and 4.198: Comprehensive Plan Changes-Adoption by the City Council.

SUMMARY:

The Planning Commission conducted public hearings on February 8 and February 22, 2006 on the proposed changes to Chapters 3 and 4 of the Villebois Village Master Plan recommending to the City Council approval of the proposed changes with Staff's recommendations. There was testimony from one individual that Staff responded to at the public hearing (please refer to the minutes from the February 8, 2006 meeting). Prior to the second hearing date with the Planning Commission, Staff and the applicant were able to resolve most of the issues that were raised in the first hearing. At the hearing on the 22nd, there was lengthy discussion about Staff's proposed implementation measure #21 which requires bonding for parks construction in SAP Central on a

per dwelling unit basis. The Commission supported Staff's proposal, and the applicant is now also in agreement with this language. The Master Plan that has been submitted for Council's review contains all of the changes that were addressed at the Planning Commission hearings.

The two outstanding items that need additional work prior to final adoption of this Ordinance by the City Council are: 1) Re-visitation of the Development Agreements regarding the financing of the parks; and 2) On-going discussions with Metro regarding wetland mitigation areas and Coffee Lake restoration as it relates to parks programming.

RECOMMENDATION:

Staff respectfully recommends that the City Council approve the proposed Master Plan modifications on first reading and direct Staff to complete discussions and negotiations on the two items listed above

BACKGROUND:

Staff, consultants, Villebois Master Planner and project developers have been working for the past six months to develop a detailed parks, recreation and amenity program for Villebois. The revised master plan was developed in order to determine the adequacy of the proposed parks acreages and recreation facilities and amenities package. The revisions were developed to demonstrate a complete recreational experience at Villebois as well as to assist decision makers in reviewing the PDP applications and to give context to the greater Villebois plan in each subdivision application. Upon adoption, the master plan will apply to existing and future development applications.

The Villebois Village Master Plan originally included an analysis of the parks and open space areas in comparison to the 1994 Wilsonville Parks and Recreation Master Plan. The City's 1994 Parks and Recreation Master Plan did not include the Villebois planning area. Therefore, the compliance analysis relied on standards of park acreage per population based on the standards in the 1994 Plan. The analysis conducted in the adopted Plan determined that the Villebois Village Master Plan satisfied the recommended standards contained in the City's 1994 Parks and Recreation Master Plan for the categories of neighborhood parks, minor limited use/minor multi use recreation centers, nature trails, minor and major pathways, and partially satisfied the recommended standards for community parks, regional parks, major limited use and major multi use recreation centers. It was always anticipated in the approval process that areas of park and recreation deficiency would be accounted for in the update to the City wide Parks and Recreation Master Plan.

After adoption of the original Villebois Master Plan, efforts began to further detail and define the park and open space areas. This effort reflects the desire of all parties involved to have greater clarity regarding parks and amenity requirements. Through a collaborative process between the Master Planner, City, Developers and various consultants, the focus shifted away from categorizing and comparing the park areas to those in the City's existing Parks and Recreation

Master Plan, (which itself is undergoing substantial revision) to an experiential approach to the unique Villebois parks system. The experiential approach focuses on the park user, in an effort to create park spaces that are engaging to all of their senses and provide a broad range of intensities of activity, through the provision of programming elements that allow for a wide variety of different experiences. With this change in approach, it was no longer logical to continue to use the standards in the 1994 Parks and Recreation Master Plan as guidelines to determine the adequacy of the park spaces in Villebois, although the plan uses some of the City's 1994 Parks and Recreation Master Plan categories and terminology. Staff feels that Master Plan provision of facilities addressing a variety of recreation experiences will more fully meet the Parks, Open Space and Recreation goals and policies of the Wilsonville Comprehensive Plan (See findings)

The Villebois Parks and Recreation Master Plan, once approved by Council, will be included in the new citywide Parks and Recreation Plan as a freestanding chapter with its associated links to other citywide park, bike and pedestrian facilities.

The applicant proposes to replace the adopted text of Chapter 3 of the Villebois Village Master Plan (dated "*Adopted December 5, 2005*") in its entirety and modify figures with the proposed submittal (titled *Proposed Legislative Amendment Villebois Village Master Plan (City File No. LP-2005-12-00012) –Submitted January 27, 2006*). The applicant's proposal goes into substantial detail regarding what is proposed in each park and gives an overview of the experiences that each park will provide. The application also demonstrates the distribution of various uses and experiences. The references to the 1994 plan have been replaced with an overall experiential approach to parks planning that is unique to Villebois.

A new component of the application is the creation of a Technical Appendix. This companion document contains a number of agreements, memorandums and exhibits that accompany and support the Villebois Village Master Plan. Examples of elements in the Technical Appendix include DKS and Associates traffic analyses, a Memorandum of Understanding with Metro, HDR and Inter-Fluve floodplain and stormwater study, and conceptual parks amenity layouts at scale and the PowerPoint presentation print out.

The applicant also proposes changes to the stormwater management plan (Section 4.3 of the Master Plan) and figures #6A and 6B of the Villebois Master Plan (Chapter 4-Utilities). In summary, Ponds C1, C2, and D have been deleted from the Greenway and Ponds E1, E2 and F have been expanded/redesigned to accommodate the additional stormwater that was planned for the removed facilities. The end result is satisfaction of all of the City requirements for stormwater management.

Recreational uses have been programmed into the space that these ponds previously occupied (RP-3, RP-8 and NP-3), greatly enhancing the overall recreational experience. Several detention basins have also been deleted along the west edge of Coffee Creek wetlands based on a detailed floodplain analysis conducted by HDR and Inter-Fluve. This analysis (Appendix E of the Technical Appendix) concluded that releasing stormwater from Villebois without detention will have no significant impact on water levels in Coffee Creek. For more detailed information please refer to Chapter 4 of the Master Plan and the Technical Appendix.

Staff conducted a work session with the Planning Commission on January 11, 2006 and discussed a number of policy issues (See Exhibit F). Some of these are covered again in this Staff Report and a number are proposed to be addressed with new Implementation Measures. On January 28, 2006, Staff conducted a work session with the City Council on similar issues and received additional direction.

The following is a summary of issues that were raised and addressed at the Planning Commission public hearings and are covered in more detail on the next eight pages.

- 1) Addition of the Staff proposed Implementation Measures on parking and on bonding.
Agreed to by Costa Pacific. Language added. Issue Resolved.
- 2) Provision of letters from Metro and the West Linn/Wilsonville School District generally supporting the proposed plan.
Letters received. Issue Resolved. Additional information provided by the School District.
- 3) Addition of volleyball as an active recreational use.
Added to Greenway. Issue Resolved.
- 4) Addition of a pocket park near Grahams Ferry Road and Barber Street.
Agreed to by West Hills in concept, size of park and specifics need to be determined.
- 5) Addition of a restroom at Hilltop Park.
Agreed to by Costa Pacific. Issue Resolved.
- 6) Addition of a restroom at LG-8 near the soccer field, or provision for a seasonal restroom facility.
Provision of a seasonal facility agreed to. Issue Addressed.
- 7) Consider improving the design of LG-15, LG -16 and PP-9 to provide better flow as a linear greenway.
Redesign submitted to Planning Commission and approved. Design improved and size slightly increased.

Development Agreements:

This issue needs to be finalized before final City Council action. The approved Villebois Development Agreements need to be revisited in light of all of the parks planning work that has occurred since original adoption. Refined cost estimates need to be generated by the Master Planner/Developer to evaluate this situation. It will be necessary to revisit these agreements and propose amendments or revisions to accompany the review and adoption by the City Council of the Master Plan amendments to the parks and recreation and utilities chapters. At the time of preparing this Staff Report, this issue had not been resolved but Staff understands that it is being worked on and information could be available at the public hearing on March 20, 2006.

Metro Land:

City Staff, Costa Pacific, Matrix Development and consultants met with Metro Staff to discuss the park programming and amenities that are depicted on Metro land as well as broader issues related to Coffee Creek wetland enhancements and mitigation. Staff has received conceptual

approval of the parks layout in a memo from Metro. **There are important on-going discussions that need to be completed prior to finalization of the parks plan for Villebois.**

School Site:

City Staff has requested that the Master Planner coordinate with the West Linn/Wilsonville School District (WLWVSD) as part of the parks programming proposal. There are a number of assumptions that the Master Planner has made regarding the school site. If the assumptions are not able to be delivered or agreed to, the parks plan would be negatively affected necessitating additional Staff analysis. Coordination is essential so that the Master Planner can communicate to the City Council the likelihood of certain fields, courts and gym space being available and can then confidently include them in the plan. While an implementation measure (#17) is proposed to address coordination, Staff is concerned about assumptions being made as part of the approval process without the coordination occurring that is needed to determine if these proposals are deliverable and likely to occur. Roger Woehl of the School District has submitted a site analysis of the proposed school site completed by their architect Dull Olson Weeks Architects (DOWA) showing three possible ways the site could be developed. In each case, there are some sports fields, covered play areas, and a two story building.

Developer Coordination:

Coordination between all of the parties continues to be a challenging issue. Coordination has occurred over the past eight months as the parks and recreation plan was developed. Costa Pacific has had a series of discussions with the Villebois developers, West Hills and Matrix Development as part of refining the final parks proposal. Staff understands that the January 27, 2006 submittal has accounted for all of Matrix and West Hills concerns regarding the draft submittal that was delivered to the City on December 19, 2005.

SAP East:

At the meeting on February 22, 2006, Matrix Development submitted a letter (PC Exhibit S) proposing a community building/interpretive center not less than 3,500 SF along the west edge of Coffee Creek to serve the east side residents as well as the general public. This proposal presents an exciting scenario for partnerships. This type of facility would provide indoor and outdoor activities focusing on the environment, art, education and exercise and would have a sustainable element.

On-Street Parking for the Parks:

The Villebois Master Plan includes vehicle parking only on one side of the street (for regional and community parks) so that views into the natural resource areas such as Graham Oaks, Coffee Creek and various parks areas are enjoyed by all of the public and are not impeded by on-street parking. The Master Planners draft submittal proposes to provide only on-street parking to serve the various parks uses. Staff is in agreement with the concept of single loading the on-street parking but is unclear if adequate amounts of parking can be provided within a reasonable distance from park amenities to serve the planned facilities. At Staff's request the Master

Planner/Alpha Community Development has prepared a draft analysis of the parking so that the distribution and location of proposed parking can be further reviewed (Please refer to PC Exhibits K, L, M and N). DKS and Associates and Staff have spent limited time going through the parking analysis. This review has raised several areas of concern that have not been adequately addressed. These areas include:

- Amount of parking for the soccer field located south of the Boeckman Road roundabout, indoor recreational facilities as well as other potential parks “destinations”.
- Parking in the Village Center and how it is balanced against other competing uses such as retail. An assessment of demand is needed.
- The issue of crossing busy streets to access parks.
- ADA parking, where and how this will function.

It is likely that some hybrid of on-street parking and off-street parking would be acceptable. Due to the fact that the detailed parks elements will not be designed until application for PDP/FDP approvals, Staff recommends that an implementation measure is added to the Master Plan requiring additional analysis at that point in the land use review process.

Proposed New Implementation Measure #20 – Chapter 3:

The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.

Regional Park -2 (RP-2) and Ponds E1-E2:

The Master Planner, Alpha, OTAK and Carol Mayer-Reed have been working on a plan to design the Greenway section RP-2 for dual use as a detention pond and as an area for active recreation. A conceptual plan has been provided that shows a large lawn area and full court basketball in the area where Ponds E1 and E2 are located (Please refer to Sheet 12 of the color park renderings in the Technical Appendix). These facilities would carry storm drainage in large storm events (2, 10, 25, and 100-year storm events), which would drain away over 1-2 days and would be available for recreation during the dry months and between rain events. For example, in a 25-year storm event, Pond E1, and E2 would have a water depth of approximately 2'. In a 100-year event, the water would be approximately 4' deep. Provision of underground drains, soil amendments, establishment of sand based turf, and proper grading will all be utilized to ensure a usable park area. The Master Planner has accomplished the challenge of balancing active recreation with the City's stormwater management requirements.

Villebois Stormwater:

The Master Planner has proposed removal of several local detention ponds along the west edge of Coffee Creek. The City's Stormwater Master Plan contains provisions that allow flexibility regarding detention when the stormwater drains directly to the Willamette River (i.e. property south of Wilsonville Road) or to a body of water such as the Coffee Creek wetlands.

The basis for the proposed amendment to the utilities section of the Villebois Mater Plan is a floodplain study completed by HDR Engineering, Inc. and Inter-Fluve. That study looked at the existing and future flows for the Coffee Lake Creek basin and the effect regional (i.e. facilities identified in the city's Stormwater Master Plan) and Villebois detention facilities would have on these future flows. Results from the study indicate that future flows without the proposed Villebois detention facilities would have little impact on the water surface elevation or the function of the wetlands in the Coffee Lake Creek floodplain.

Based on the results of the study completed by HDR and Inter-Fluve, Staff is recommending the elimination of the Villebois detention facilities that discharge to the Coffee Creek floodplain in SAP-East. Council is currently reviewing related amendments to the Stormwater Master Plan. Removal of the detention facility in the Villebois Master Plan allows the use of the large area between the planned streets and the wetland edge for additional picnic areas, trails, viewing platforms, wetland and wildlife overlooks, open grassy areas and sports fields. These amenities greatly enhance the parks program for Villebois.

Approval and Application of Rainwater Management Plans:

There have been challenges related to rainwater management at Villebois since inception of the Master Plan. Soil conditions, slow percolation rates, maintenance, and liability are just some of the issues that have been addressed by the Commission in the past. Staff has come to the realization that while mitigation of 100% of rainwater within the project is an admirable goal, it creates conflicts with other highly desirable neighborhood amenities such as usable park land.

As the Council is aware, some of the original rainwater management targets have been modified through code and master plan amendments. Earlier amendments removed the requirement for rainwater mitigation on the individual lots, and also allowed the City Engineer to approve less than 100% mitigation within a PDP if plans were not technically feasible. As Staff and the Master Planner have worked to improve the parks and recreational amenities plan, it has become clear that a balancing of the rainwater management goals with the need for adequate parks and recreation would require further reductions in the required amount of rainwater mitigation.

Staff's proposal is to recommend rainwater mitigation at a level which will allow for flexibility in parks design. Depending on the area, (e.g., dense neighborhoods not admitting to sufficient space for both rainwater systems and competing uses), Staff may recommend, and the Development Review Board/City Council may approve, a lesser amount of mitigation. Still, some areas may provide opportunities to accommodate all uses, warranting a greater (e.g. 100%) mitigation requirement. The determination will be case by case, considering the terrain, currently planned uses, and technical constraints. Staff is endeavoring to facilitate the potential for rainwater management by working, for instance, on a park design that will allow for seasonal use of the Greenway during dry months and programming the areas with active recreation that in wet conditions would be inundated with stormwater. Staff believes this approach to be a sound compromise, and one that benefits Villebois and strikes the delicate balance between park usability, active recreation, density, tree preservation, and sustainability.

Phasing of Parks Improvements:

There are two issues related to phasing of parks improvements. The first is at what point in a PDP should parks be constructed? The second is the timing of park improvements when a park is located in an adjacent or later phase of development that is intended to serve homes that are being built in an earlier phase.

In the four approved PDP's, there have been conditions of approval that require parks be constructed at a certain point in the phase. Staff has recommended that parks construction be completed in any particular PDP prior to 50% of the homes being occupied. Implementation Measure #18 has been added to address this concern. This language will ensure that parks are being developed at the same time as the majority of the homes, and will avoid a scenario where there are completed phases with no completed parks nearby.

The second issue is more difficult to address and should probably be addressed at the SAP approval stage as part of the phasing plan at the PDP level. Staff is concerned that if a PDP application relied on off site parks to meet requirements there needs to be a way to ensure that the park is actually developed and that the developer of the last phase is not left with the unfair burden of providing amenities for previous development. The question is should parks in adjacent phases that are being relied upon for residents in a current phase of development be required to be built in conjunction with that phase or is there another approach that will ensure development of the parks in a fair and equitable way such as bonding.

The need to ensure the provision of parks serving a particular PDP, but located outside a PDP, can be addressed by the requirement for a formal bonding arrangement or other financial security. Staff believes it appropriate to apply the concept to the Village Center by requiring that for each Central SAP PDP, parks in the PDP be constructed on the 50% occupancy basis, and to-be-constructed parks outside the PDP in the Central SAP be bonded or otherwise secured on a per dwelling unit basis. This recognizes that the parks in Central SAP "serve" all the Central SAP PDP's, but that the development of any one PDP will not result in the construction of the "fair share" portion of needed parks. Rather than requiring construction, the requirement of a pro rata sharing appears to be reasonable. This does not remove the responsibility within each PDP for the construction of Recreational Area facilities under WC 4.125 (.05) (E.) prior to 50% occupancy of the units in the PDP.

Implementation Measure #18 was amended at the Planning Commission and reads as follows:

The parks spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

Implementation Measure #21 was adopted by the PC as follows:

In the Central SAP, the estimated cost of parks not within a PDP that are required to serve a PDP shall be bonded or otherwise secured on a pro rata, dwelling unit basis.

These two implementation measures will in turn be implemented by two proposed ordinances (considered concurrently with the master plan amendments) which codify the requirements in the V-zone.

Future Master Plan Modifications/Refinements:

The City, Master Planner and developers entered into the Villebois Master Plan parks amendment process in part to bring greater certainty to the process of designing and approving Parks and Open Spaces. Existing language provides that parks and open space provisions are conceptual which has caused confusion and conflict between the Master Planner, developers and the City. With the greater specificity of the requirements for parks and open spaces, and the understanding that the new provisions apply to pending applications, the Master Plan provides that modifications that may be made by either the City or the applicants to the approved parks and recreation plan are limited to "refinements" as defined in the code.

Other Issues and General Observations:

*** Restroom accommodations at Soccer field (East) and at Hilltop Park:**

The provision of restrooms is a necessary amenity for areas where there are large gatherings. The applicant's proposal is to include restrooms at West Park, the Village Center Plaza, just south of the elementary school site, and at Trailhead Park along Coffee Creek (Please refer to the Neighborhood Commons slide found in the PowerPoint presentation contained in the Technical Appendix).

There are two additional areas where a restroom would seem necessary and appropriate. The first is at Hilltop Park. This 2.90 acre park is proposed to include an amphitheatre which would likely draw large crowds for seasonal events and activities. A restroom at Hilltop Park is needed to accommodate the visitors to this area and to result in a community park facility. **Costa Pacific has agreed to add this amenity to Hilltop Park.**

The other area of concern is the soccer field located south of the Boeckman Road roundabout along the edge of Coffee Creek. Locations where soccer or team sports are being planned need to have accommodations for restrooms and drinking fountains. Staff understands that there are challenges to providing permanent restrooms at this location due to the depth of the sewer pipe, and the ability to connect and gravity feed service. If that is the case, at a minimum, the plan should include a note and an identified location that allows for a screened, hard surface pad for ADA accessible portable facilities to be provided on the site plan. **A temporary seasonal facility has been agreed to at this location.**

*** Child Play Areas:**

The applicant has proposed two types of child play, creative play and play structures. Creative play elements include natural forms and materials such as sand and rock, but can also include topography (grassy hills), public art, sculptures to climb upon and interactive themes such as

water, sound, or science based themes. Play structures are common in many parks and include slides, climbing elements, swings, jungle gyms, bars, and toddler facilities.

Staff notes that there are different age groups that play structures are intended to serve. The primary age groups are 3-6 and 6-12. A complete parks program would have a distribution of facilities for these age groups as well as facilities for teenagers. Child play areas can be in the same park but are physically separated for safety reasons. While the general distribution of play experiences is good (with one exception), the Applicant's submittal materials do not discern the location of facilities for the 3-6 and 6-12 age children and therefore it is difficult to evaluate the real distribution of play experiences. **The consultant's have stated that for each area where play is proposed, there will be a range of experiences for children of all ages. Some areas may focus more on one age group over another, but there will be something for everybody as these areas are planned and designed.**

Staff notes that the entire Villebois project area is covered by a child play area within a 1/8 mile walking distance with the exception of the area near Barber Street and Graham's Ferry Road (Please refer to the Child Play slide with the 1/8 mile service area contained in the applicant's PowerPoint presentation in the Technical Appendix). In the draft submittal dated December 19, 2005 the applicant included a play element at this location based on numerous meetings and the project team identifying the need for a park at this location. This proposal was deleted in the final submittal. **West Hills has agreed to add a pocket park with child play at this general location, with the exact location and size to be identified as part of the PDP application. The Council may want some commitment to a minimum size, location and level of improvement as part of this application.**

*** LG-15, LG-16 and PP-9:**

During the park planning process, Staff encouraged the project team to consider a redesign of these three spaces that are over the gas pipeline to address concerns of usability, and safety. It is Staff's opinion that these small spaces are not functional, and are potentially dangerous as a linear green due to the fact that there are three street and two alley crossings in a short distance as one travels from the Greenway to Fir Park. The parks appear to be remnant spaces that were left over after platting up to the edges and do not reflect the quality site planning that has occurred in most other areas of Villebois. **In PC Exhibit T, Alpha provided a redesign of the "gas line" parks in the north. This was approved by the Planning Commission.**

Finally, it is important to reiterate that the graphic detail and parks programming appearing in the 50 scale drawings are for conceptual and feasibility purposes, not as required design.

CONCLUSION:

In conclusion, Staff believes that the Master Planner has made excellent progress reconciling the numerous conflicts between stormwater/rainwater management and usable parks. The draft parks and recreation programming plan results in more usable parkland than was originally anticipated, while still meeting the minimum density, natural resource protection and stormwater

management capacity requirements. This balance does, however negatively impact the rainwater management, resulting in less than 100% management. Staff will continue to insist on an amount of rainwater management sufficient to meet the projects overall goal of sustainability. Development of an urban village is a tremendous challenge. Staff believes that the Master Planner is on track to create a great project meeting the City's expectations.

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LP05-0012
Villebois Master Plan amendment relating to
Parks and Recreational Programming, and Utilities.
Record Index

City Council Record:

Exhibit W: March 6, 2006 letter from Roger Woehl to Chris Neamtzu

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- Exhibit F: January 11, 2006 Work session Memorandum from Chris Neamtzu to the Planning Commission.

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CONCLUSIONARY FINDINGS:

The applicant has provided extensive conclusionary findings to support the proposed legislative amendment to the Villebois Village Master Plan. By reference, Staff hereby accepts, except as otherwise noted, and incorporates the applicant's conclusionary findings as if set forth herein (Exhibit C –Applicant's findings dated January 27, 2006). Additional supporting findings are provided below.

Comprehensive Plan

GOAL 1.1 *To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

Implementation Measure 1.1.1.a *Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.*

Response: The Planning Commission and City Council legislative process on the proposed Villebois Village Master Plan amendments to Chapter 3 and 4 will allow the public to be involved in land-use planning processes. Public notice of the public hearing on this matter was provided to a list of agencies, interested individuals, as well as surrounding property owners. To date, other than reporters for the Spokesman and the Oregonian, Staff has had no inquiries on this matter. The City will continue to allow for a wide range of public participation opportunities related to citywide programs and policies. This goal and measure are satisfied.

Implementation Measure 1.1.1.e *Encourage the participation of individuals who meet any of the following criteria:*

1. *They reside within the City of Wilsonville.*
2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

Response: Public notice was mailed to a wide variety of agencies, special districts, owners of property within 250' of the site boundaries, as well as to a lengthy list of individuals interested in Villebois. Public notices were posted at four locations around the City, and printed in the newspaper. This notification encourages participation by a wide variety of individuals. This measure is satisfied.

Implementation Measure 1.1.1.f *Establish and maintain procedures that will allow any interested parties to supply information.*

Response: The City's legislative public hearing process before the Planning Commission and City Council provides a procedure for interested parties to supply information. This measure is satisfied.

Public Facilities and Services Policy 3.1.11 - *The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.*

Response: The proposed amendments will result in the detailed description of the parks experiences and amenities throughout Villebois. The proposed level of detail supports this Comprehensive Plan Policy by specifying recreational experiences and objectives in detail, conserving open space and creating parks with specific active and passive uses. This criterion is met.

Implementation Measure 3.1.11.a *Identify and encourage conservation of natural, scenic, and historic areas within the City.*

Response: The proposed Master Plan revisions continue to conserve the SROZ areas on site and take advantage of and celebrate scenic vistas and overlooks. This criterion is generally supported by the proposed Master Plan amendment.

Implementation Measure 3.1.11.b *Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.*

Response: The proposed Master Plan amendments attempt to balance active and passive recreation by providing a wide range of recreational opportunities from areas for quiet contemplation to sports fields and active play spaces. This criterion is met.

Implementation Measure 3.1.11.e *Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.*

Response: The Villebois parks plan provides both public and private parks, in the categories of regional parks, community parks, neighborhood parks, pocket parks, linear greens and natural areas. Many of the neighborhood parks will be maintained by the HOA as spelled out in the recently adopted Operations and Maintenance Agreement between the City and the Developers of Villebois. This criterion is met.

Implementation Measure 3.1.11.g *Where appropriate, require developments to contribute to open space.*

Response: The Villebois project contributes approximately 32% of the project area to parks and open space supporting this Plan measure. This criterion is met.

Implementation Measure 3.1.11.p *New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway, and other open space areas identified as environmentally sensitive or hazardous areas for development.*

Response: Detailed analysis will be conducted as part of the subsequent SAP and PDP applications. Demonstration of adequate usable open space has been addressed as part of the overall parks and recreation amenity package proposed in this Master Plan amendment. Recreational trails and appropriate activities have been planned and coordinated with the natural resource areas on site. This criterion is generally supported by the proposal.

Implementation Measure 3.1.11.r *The City shall continue to work on cooperative arrangements with the school districts to encourage provision of adequate year-round recreational programs and facilities, and to eliminate unnecessary overlap of facilities. Joint ventures in providing facilities and programs should be carefully considered in order to maximize the use of public funds in meeting local needs.*

Response: The Master Planner and the City will continue to coordinate with the School District on development of an elementary school at Villebois. The proposed amendment contains an implementation measure to that effect. According to the applicant, a letter from the School District commenting on the proposal will be provided to the City prior to the February 22, 2006 special public hearing. Details regarding cooperative agreements will come at a later date as part of the school development process. This criterion is generally met with the proposal.

Planning and Land Development Ordinance:

Section 4.003. Consistency with Plan and Laws.

Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations may now or hereafter provide.

Response: The proposed Villebois Master Plan text and figure amendments will have no substantive bearing on the City's Comprehensive Plan, or applicable state or federal laws. This criterion is met.

Section 4.125. V – Village Zone

(.01) Purpose.

The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

- A. The Village zone provides for a range of intensive land uses and assures the most efficient use of land.*
- B. The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities.*
- C. The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.*

Response: The proposed Master Plan amendments will not alter the intent of the purpose statement of the Village Zone code. This section is satisfied.

Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.

- (.01) Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:
 - A. That the proposed amendment meets a public need that has been identified;*
 - B. That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
 - C. That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
 - D. That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.**
- (.02) Following the adoption and signature of the - Resolution by the Development Review Board or Planning Commission, together with minutes of public hearings on the proposed Amendment, the matter shall be shall be scheduled for public hearing before the City Council.*
- (.03) Notice of the Council's consideration of the matter shall be provided as set forth in Section 4.012.*
- (.04) Upon conclusion of its public hearing on the matter, the Council shall adopt its decision by ordinance, authorizing the Planning Director to amend the official zoning map, Comprehensive Plan Map or the text of Chapter 4 as set forth in Section 4.102.*

(.05) *In cases where a property owner or other applicant has requested an amendment to the Comprehensive Plan map and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the Comprehensive Plan map shall be changed.*

Response: The applicant has provided findings supporting the proposed legislative amendments. Staff is in agreement with these findings (pages 90-93 of the Applicant's conclusionary findings dated January 27, 2006). These criteria are demonstrated to be met in the Applicant's findings document.

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**Planning Division
Staff Report**

May 8, 2006

To: Honorable Mayor Lehan and City Councilors

From: Chris Neamtzu AICP, Long-Range Planning Manager

Subject: Ordinance No. 609-Villebois Master Plan Revisions

On March 20, 2006, the City Council conducted a public hearing on proposed revisions to the Villebois Master Plan related to parks and recreation programming, amenities, utility revisions (Chapters 3 and 4) as well as the creation of a Technical Appendix. The Council received testimony from five new Villebois homeowners (Lots 66, 94, 99, 102 and 131-Attachment B) about the design of Park E1/E2, specifically the proposal for a basketball court in the lower portion of the park (E2). The neighbors were primarily concerned about noise that could be generated by basketball games. The Council also raised concerns about the adequacy of parking for parks in SAP East. In addition, Staff had a number of small housekeeping items that were in need of resolution prior to the second reading of Ordinance No 609. These items have been addressed in the May 5, 2006 letter to Chris Neamtzu, from Michelle Tyson of Alpha Community Development (Attachment A) which includes a number of enclosures, memorandums and site plans.

Issue: Park E1/E2:

Mayer-Reed has completely redesigned Pond E2 to address the concerns raised by neighbors at the March 20, 2006 public hearing. The shape of the play space has changed from a rectangle to an oval, and the overall paved area has been reduced. The park amenities have been expanded to provide more play experiences for children, incorporating input gathered from the neighbors (Please refer to Attachment A, which includes a memorandum from Mayer-Reed to Rudy Kadlub dated 5.3.06 and a memorandum from Dan Hoyt to Chris Neamtzu dated May 3, 2006 titled Basketball in Palermo Park?).

The applicant's proposal is to add a sleeve that could accommodate a half court basketball court at a later date. Staff is concerned about this proposal, as the originally proposed basketball court is the only programmed active recreational facility for adult use in Phases 1-4 of SAP South, which comprise a total of 353 homes. To have this many homes and no active adult recreational amenities, with a strict prohibition on driveway basketball hoops presents a problem. Installing the pole, backboard and hoop now (half court) and evaluating the situation over time would be Staff's recommended approach. If there are indeed noise problems in the area, the situation could be monitored and in an extreme case, removed at a later date.

Regarding the noise concerns, with the applicant's addition of the proposed Nike reuse a shoe rubberized surface material over a concrete pad and the recessed nature of the play area well below the grade of the adjacent streets and reduced paved surface and only half court, potential sound impacts will be greatly reduced.

With the addition of numerous children's play areas such as hop scotch, tetherball, trike track, badminton, volleyball and multiple other informal uses, the park will attract children that are much younger resulting in a positive family friendly environment. The expanded park programming is an improvement over the original proposal. It is important to note that park E1/E2 is part of the Regional Greenway that will ultimately (5 years after construction) be owned and maintained (with the exception of special features as defined by operations and maintenance agreements) by the City of Wilsonville.

Staff recommendation: Staff recommends that the Council approve the redesign of Park E2, with a rubberized court surface over a concrete base, with children's games striped on the surface as shown in Attachment A to this Staff Report, with the half court basketball hoop installed now opposed to later.

Issue: Parking

The Council expressed concerns about the adequacy of parking near the proposed interpretive center and soccer field along Coffee Lake Drive in SAP East. The applicant has provided two new 50' scale drawings (Map 5 and 6B-as shown in Attachment A to this Staff Report) for these parks providing for and noting 25 diagonal spaces near the interpretive center, and 15 diagonal spaces near the soccer field. These additions, as well as the Master Plan implementation measure (#20 of Chapter 3) that requires the adequacy, amount and location (including ADA) of parking be further evaluated at the SAP/PDP level should be adequate to address the parking concern at the Maser Planning level recognizing that the issue will be more closely evaluated by traffic engineers as part of the DRB PDP process.

Issue: Pocket Park

The Master Planner has added a child play symbol to the Recreational Experiences Plan depicting a playground area near Grahams Ferry and Barber Street in SAP North. If Council recalls, in the level of service analysis contained in the power point slide show, this was the only "un-served" area for children's play. West Hills has agreed to provide a pocket park at this general location. Due to a variety of other pressing issues, they have not been able to refine the proposal to include a specific park location or size. It should be noted that this is the only park that does not have a defined size and location identified in the Master Plan. Some specificity is needed so that the DRB will be able to determine the expectations of this park when they review SAP North. The applicant's narrative suggests an implementation measure be added to address this situation.

Staff recommendation: To address the issue of location and size for this pocket park, an implementation measure should be added to the Master Plan that states "The

location of the pocket park in the general vicinity of Barber Street and Grahams Ferry Road in SAP North shall be further defined in the SAP North application. The park shall be located in the general vicinity of the child play icon on the Recreational Experiences Plan and no smaller than .5 acre in area."

Issue: West Hills Approval of E2 Design:

At the time of writing this staff report, Staff had not received written approval of the redesign of Park E2. The final plan came in on May 3, 2006 giving all parties little time to evaluate. However, Staff was informed via phone message that the park was acceptable to West Hills, and that OTAK had taken a preliminary look at the park design and was generally comfortable with the plan. Written approval will likely be available at the Council meeting.

Issue: Development Agreements:

Throughout the parks master planning process, Staff has made it clear that revisions to the adopted Development Agreements will be needed to address the latest parks costs. At the time of writing this staff report, there was work being done by all of the parties attorney's to update and complete revisions to the Development Agreements regarding new parks costs and payment methodology. Staff is optimistic that this work will be available for final review by the Council very soon. Review and comment will come under separate cover.

Issue: Bus Stop Exhibit:

The applicant is proposing a revised bus stop exhibit (found in Attachment A to this Staff Report) to replace the one originally included in the Technical Appendix (Appendix D). There have been discussions with the DRB about bus stops in the Plaza, and the appropriateness of that location as a bus layover. The revised map deletes the layover at the Plaza, making that only a stop, and shifting the layover to the bus pull out at West Park, and requiring a bus pull out ½ block south of the Plaza if public, health and safety (traffic engineering) criteria so warrant.

- Attachment A-** Memorandum from Michelle Tyson of Alpha to Chris Nearmtzu dated May 5, 2006 with the following enclosures:
- * E2 redesign and memorandum from Mayer Reed (5.03.06)
 - * Memorandum from Dan Hoyt titled "Basketball in Palermo Park (May 3, 2006)
 - * Revised Recreational Experiences Plan (Figure 5A)
 - * Revised 50 scale plan Sheet 5 and 6B addressing parking and the interpretive center in SAP East
 - * Revised bus stop exhibit
 - * Copies of the revised PowerPoint Presentation for the Technical Appendix
- Attachment B-** Map from model home complex with lot numbers

MEMORANDUM

DATE: May 5, 2006

TO: Chris Neamtzu, City of Wilsonville

CC: Eldon Johansen, City of Wilsonville
Sandi Young, City of Wilsonville
Mike Kohloff, City of Wilsonville
Paul Lee, City of Wilsonville
Rudy Kadlub, Costa Pacific Communities
Don Guthrie, West Hills Development
Craig Brown, Matrix Development
Tom Dichaira, Trammel Crow Residential
Mike Robinson, Perkins Coie, LLP
John Junkin, Bullivant, Houser, Bailey, PC

FROM: Michele Tyson, Alpha Community Development

RE: Villebois Master Plan

This Memorandum is written to accompany the provision of revised materials addressing the eight items listed in the May 3, 2006 letter from Eldon Johansen to Dan Hoyt regarding the Master Plan.

1. Completed development agreements between all of the parties regarding parks costs and commitments as to who is going to pay for what.

It is our understanding that this issue has been addressed but for the actual drafting of amendments. Furthermore, it is our understanding that attorneys representing Legend Homes and Arbor Homes are drafting the amendments.

2. A redesign of E1/E2 based on input from adjacent property owners. This redesign will need to be evaluated by Staff, with time allowed for report preparation prior to the final hearing. A text description of the approach and steps taken to address concerns will be needed.

A re-design of Palermo Park, specifically the area referred to as "Pond E2", was submitted to the City via email on May 3, 2006. Hard copies of this design are included with this memorandum. A

ATTACHMENT A

memorandum from Mayer/Reed describes the new design and elements, such as a recycled rubber surface to reduce the noise of bouncing balls. A memorandum supplied by Dan Hoyt discusses how the concerns of neighbors have been addressed. The new design will be included in a 50-scale drawing when all parties are in agreement with the plan.

3. Updated Maps and graphics addressing the community center in SAP East and the new pocket park in SAP North.

The 50-scale plan for the south portion of RP-8 containing the new Interpretive/Community Center in SAP East (sheet 6B) has been revised to show the general area where such a facility will be located as well as details regarding what the facility will contain and how parking for the facility will be accommodated. Appropriate icons have been added to Sheet 5A to illustrate the presence of the facility.

A Child Play area has been added to the southwestern region of SAP North in the area previously identified as deficient in child play uses. A child play icon has been placed in the vicinity of the bend in SW Salzburg St. and can be seen on Figure 5A of the Master Plan. This revised Figure is provided with this memorandum. The square footage of this park will be established with SAP North and the subsequent PDP for that area. If further assurance of this park is necessitated, an Implementation Measure can be drafted to add to Chapter 3 – Parks and Open Space, directing the creation of the pocket park including the child play feature.

4. Updated maps and graphics regarding the parking issue that was raised by City Council.

The parking issue discussed with the City Council related to the provision of parking for the Interpretive Center within SAP East as well as parking for the soccer field also within SAP East. This has been addressed through the provision of angle-in parking along Coffee Lake Avenue. This method of parking allows for approximately 25 on-street diagonal spaces for use by the Interpretive Center. A revision to the 50-scale plan for this area (sheet 6B) with the note regarding these parking spaces is provided with this memorandum. Angle-in parking is also provided along Coffee Lake Avenue adjacent to the soccer field at the north end of RP-8. The 50-scale plan for this area (sheet 5) has been revised to note the provision of angle-in parking in this location and is supplied with this memorandum.

5. A revised PowerPoint presentation (Appendix G of Technical Appendix) reflecting consistency with all of the updated 50' scale maps and verbal commitments made at City Council.

The PowerPoint presentation has been revised to reflect the changes to the 50-scale plans noted elsewhere in this memorandum. Two up-to-date copies of the PowerPoint presentation print-out are provided to the City.

6. Changes to maps and graphics reflecting the addition of volleyball, and the deletion of one of the horseshoe pits in the regional Greenway.

The horseshoe pit within RP-3 has been replaced with a volleyball court. This change was made with the March 13th edition of the Master Plan, with the horseshoe pit label remaining on the 50-scale plan. This label has been removed. All other documentation including the text and matrix within the March 13th Master Plan reflects the change.

7. Other updated maps and graphics based on the commitments and testimony presented to City Council

Excluding the items listed previously in this memorandum, the only other changed to the Master Plan that was committed to at the 3/20/06 City Council Hearing regarding the Master Plan involves amending Implementation Measure #21 in Chapter 3 to read "pro rata" versus "pro rate". This change will be made with the final print of the Master Plan.

8. A revised bus route exhibit based on recent discussions about SAP Central

The bus stop exhibit (Appendix D of the Master Plan Technical Appendix) has been revised to reflect the most recent conversations regarding bus stops. Copies of this revised exhibit are provided with this memorandum.

Thank you.
Michele Tyson

Encl.

- Palermo Park (E1/E2) re-design Memorandum and sketches from Mayer/Reed and memorandum from Dan Hoyt regarding coordination with neighbors
- Figure 5A (showing new child play area in SAP North)
- Revised 50-scale plan sheet 5 (with note added addressing parking for soccer field)
- 50-scale plan sheet 6B (showing Interpretive Center information)
- Revised bus stop exhibit, Appendix D
- 2 copies of the updated PowerPoint print-out supplied to City Staff

M E M O R A N D U M

To: Rudy Kalub
Dan Hoyt
Joyce Yakas

Tel
Fax

Project:	Palermo Park – Pond E2	Project code:	VBM.1
Date:	5.3.06	Sent via:	E-mail
Subject:	Pond E2 Design		
By:	nh/cmr	Copies to:	

319 SW Washington Street, Suite 820 Portland, Oregon 97204

T 503.223.5953 F 503.223.8076

In response to citizens' concerns of a noisy, active basketball court located in the south end of Palermo Park, Mayer/Reed was asked to look at an alternative for a flexible paved play court that could accommodate a number of court games when collected stormwater is not present. We also feel this is an opportunity to bring additional design and park amenities to the space.

First, the ADA access to the space has been changed from the previous scheme. In reviewing the former park design and E2 pond grading, we recognized that an easier ADA connection could be achieved by accessing the play court from the south side along the street. This ADA access is more direct and allows for a simpler layout of retaining walls that flank access stairs from the northeast corner.

The overall size of the paved surface has been reduced, while accommodating a variety of hard surface games and following some of the suggestions by the citizens. The shape of the play court has changed to an elegant oval, a park form that is softer, more aesthetic and fits the space well. The change of shape conveys more of a multi-function, non-traditional approach to a flexible play court. The play court surface can be painted asphalt or a colored recycled rubber resurfacing product to reduce the sound of bouncing balls. The recycled product has been used extensively by Portland Parks and Recreation for basketball courts in neighborhood parks.

Two diagrams are attached. The first diagram illustrates the paved surface with no striping for specific games. The second diagram shows the potential uses that the multi-functional play court can accommodate. The play court can accommodate a volleyball court, badminton court, half-court basketball, four-square, hopscotch, and tetherball. The outer rim of the paved surface can be used as a "tike track" for kids learning to ride bikes.

Neighborhood events like barbeques using portable furnishings can also take place here. Typical passive park activities including sitting, reading, lunching, etc. can occur using an 18" height wall that creates a space for seating.

As an additional amenity, an overlook with picnic tables beneath an existing tree on the SE corner is illustrated. This overlook has a view into the play court and is an invitation for neighbors to spend more time and observe activities taking place in the play court. The overlook will require a 5' retaining wall (with a guardrail) to preserve the existing tree.

To set off the form of the oval play court and to ensure improved drainage, two gravel infiltration strips are located along the perimeter of the paved surface. These strips will help to drain the surface from its center and will connect

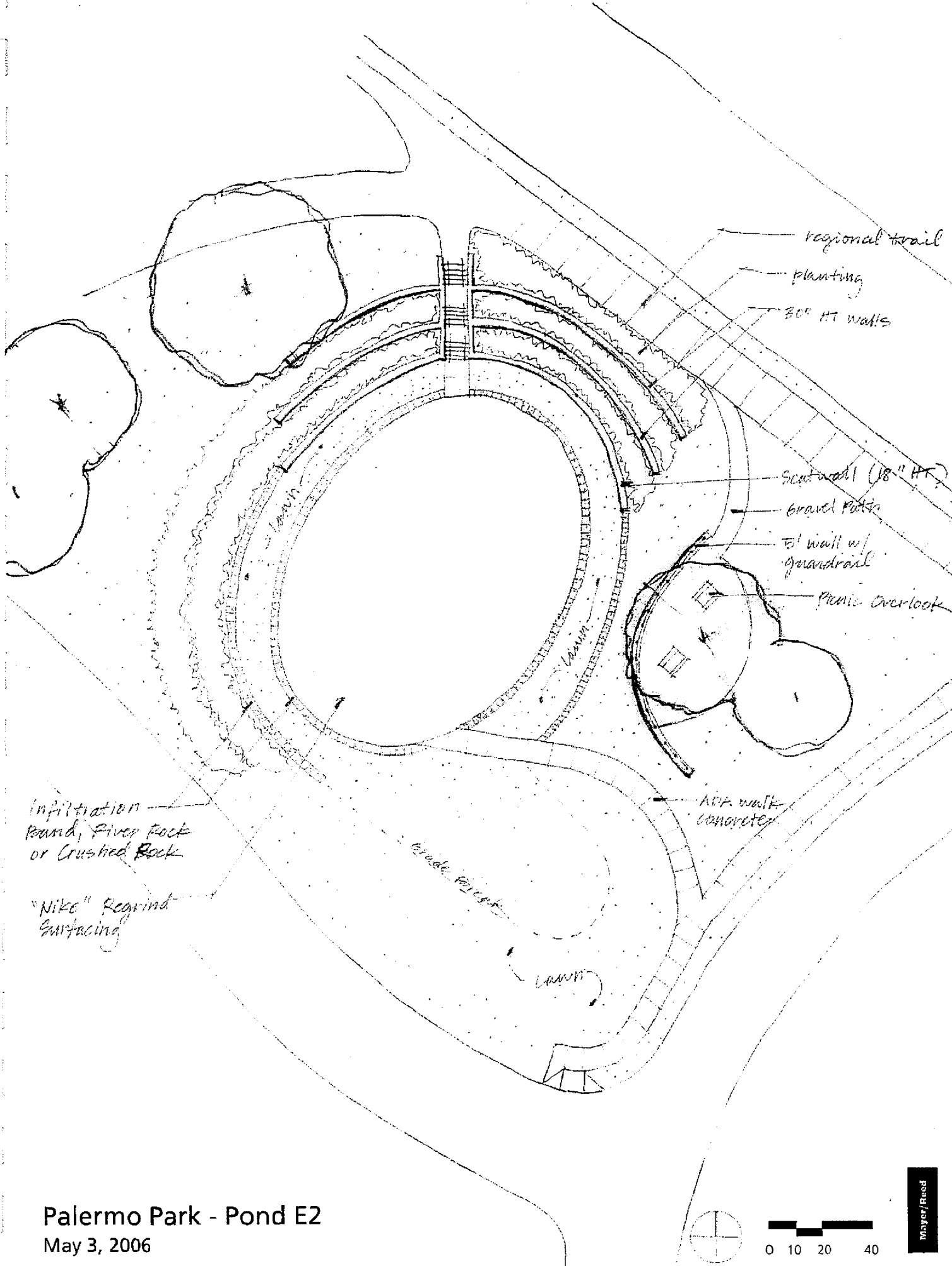
Memo
5/3/06
Page 2

to the proposed outlet. Between the two gravel strips is an 8' lawn area to soften the appearance of the play court. The higher side of the site is framed by three curved retaining walls that are needed to hold the grades enough to meet the desired stormwater capacity. The lower wall is an 18" high seat wall.

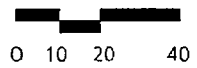
The stormwater storage capacity of the new park design will need to be verified by the engineers. Minor adjustments may need to be made after their review, but we feel that the final design will not reduce the capacity.

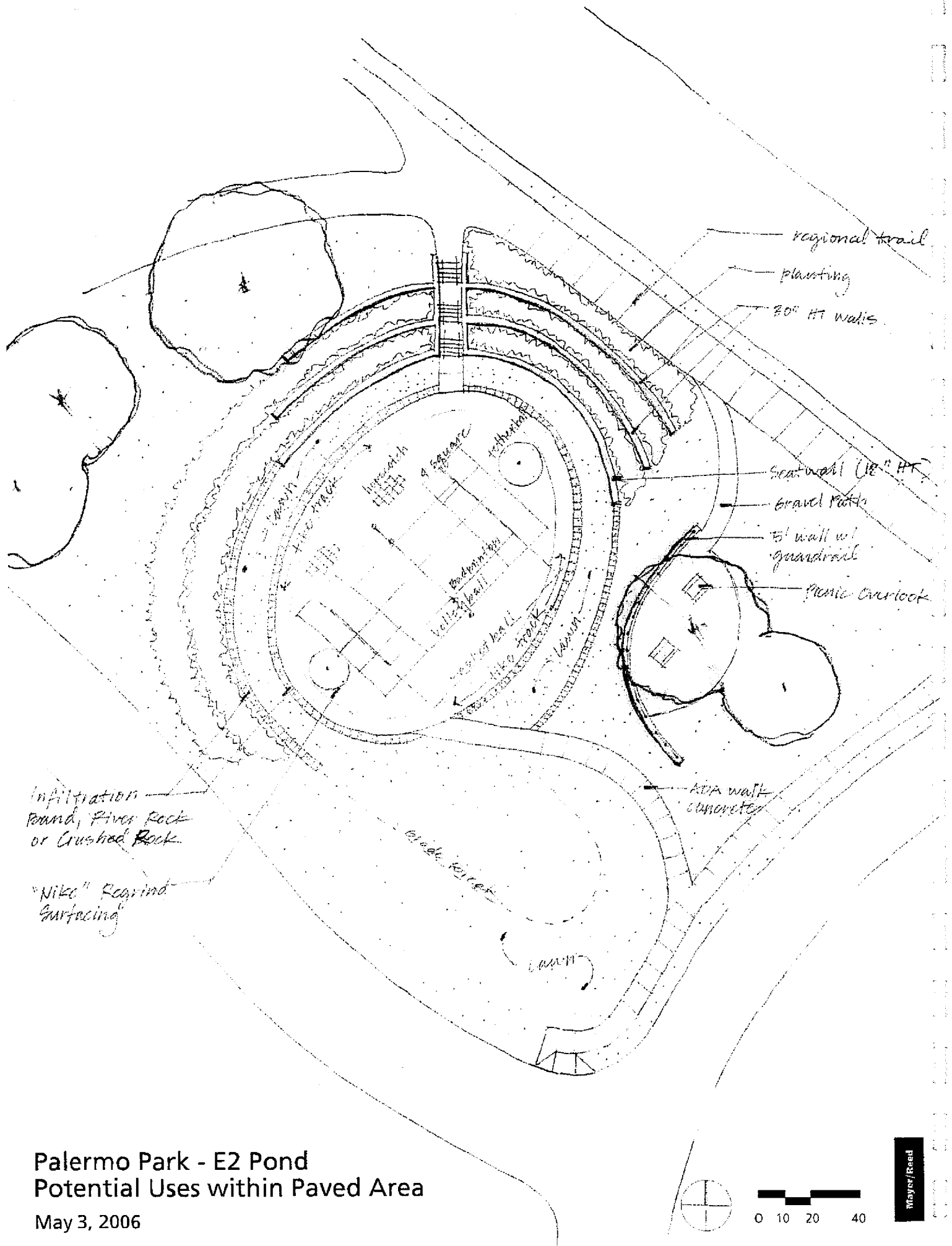
In summary, we feel this new park design reflects a more versatile, elegant and aesthetic approach that is not focused towards one specific activity, but rather serves a broad range of users from near-by neighbors to the greater Villebois community.

END



Palermo Park - Pond E2
 May 3, 2006



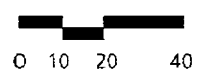


Infiltration
 POUND, River Rock
 or Crushed Rock

"Nike" Re-grind
 Surfacing

**Palermo Park - E2 Pond
 Potential Uses within Paved Area**

May 3, 2006





Villebois

Costa Pacific Communities
Memorandum

TO: Chris Neamtzu, Manager of Long-Range Planning
FROM: Dan Hoyt, Associate Vice President
DATE: May 3, 2006
SUBJECT: Basketball in Palermo Park?

Background

The original Villebois Master Plan, adopted by the City Council in August 2003, identified the area in question, Palermo Park, for stormwater retention without an active park use. In August 2005 City leaders expressed a desire for an increase in "useable" park space, that is, locations for active recreation such as sports facilities. As you know Palermo Park became a focal point for pursuing this goal. Though the stormwater retention facility had been engineered and excavated, developers endeavored to modify the pond-holes by reducing their depth and adding active features (i.e. a basketball court).

Park Design

Since Palermo Park serves two uses, park and stormwater retention facility, the design must balance many factors:

- ❖ The slope and volume of the excavation has been precisely engineered to meet safety standards during periods of heavy rains.
- ❖ The depth of the park has been carefully engineered to accommodate adjoining site elevations and stormwater pipe depths.
- ❖ Large healthy trees have been preserved.
- ❖ Trail connections have been created.
- ❖ The park design is intended to encourage multiple uses for all ages as well as meeting Americans with Disability Act.
- ❖ Park facilities were chosen and designed to minimize maintenance costs and withstand the rigors of occasional stormwater inundation.

Citizen Concerns Raised in March 2006

Five homebuyers adjacent to Palermo Park are raising the following concerns about the inclusion of a basketball court:

- ❖ The bouncing of the ball on the court is too noisy.
- ❖ The courts will attract teenagers who are loud and use foul language.
- ❖ The courts generate an unacceptable liability for the homeowners association.
- ❖ The courts generate an expensive maintenance cost for the homeowner association.

We met with the homebuyers immediately following the March 20, 2006 Council hearing and requested that they send us their ideas for the park. They followed-up producing the following thoughtful suggestions for uses in lieu of a basketball court:

Half-court Basketball	Four Square
Tetherball	Pickle ball
Hop Scotch	Dog Park
Putting Green	Volleyball
Croquet	Lawn Bowling
Badminton	Track and Field Running Oval
Field Hockey	Soccer practice field
Exercise Roundabout	Life Size Chess
Obstacle Course Play Park	Maze

We appreciate the time and energy of these homebuyers who contributed their ideas: Kishore Kollu, Divya Kollu, Peter Nguyen, Alison Nguyen, Brent Butler, Gretchen Hayhurst, Ron Hayhurst, and Karen Mason.

Alternatives Analysis

A significant amount of time and energy has been invested analyzing and designing Palermo Park. The team of professionals performing this work included, two engineering firms, two landscape architecture firms, as well as planners, and arborists working closely with city planners and engineers. In addition to the homebuyers' suggestions noted above we have studied:

Tennis	A skate park
Handball	Bocce ball
Creative play	

Conclusion

Because a majority of the park is allotted to open grass, and because child play areas will be located a few hundred yards away in another park, an active facility is deemed appropriate for a portion of Palermo Park.

We are proposing an oval, hard surface sport court designed to accommodate/encourage foursquare, volleyball, pickle ball, tetherball, hopscotch, and half-court basketball. While the dimensions of the sport court will accommodate basketball, the initial construction will exclude the poles, backboards and hoops. In deference to concerned homebuyers, we suggest that the decision to add the poles, backboards and hoops rest with the homeowner association.

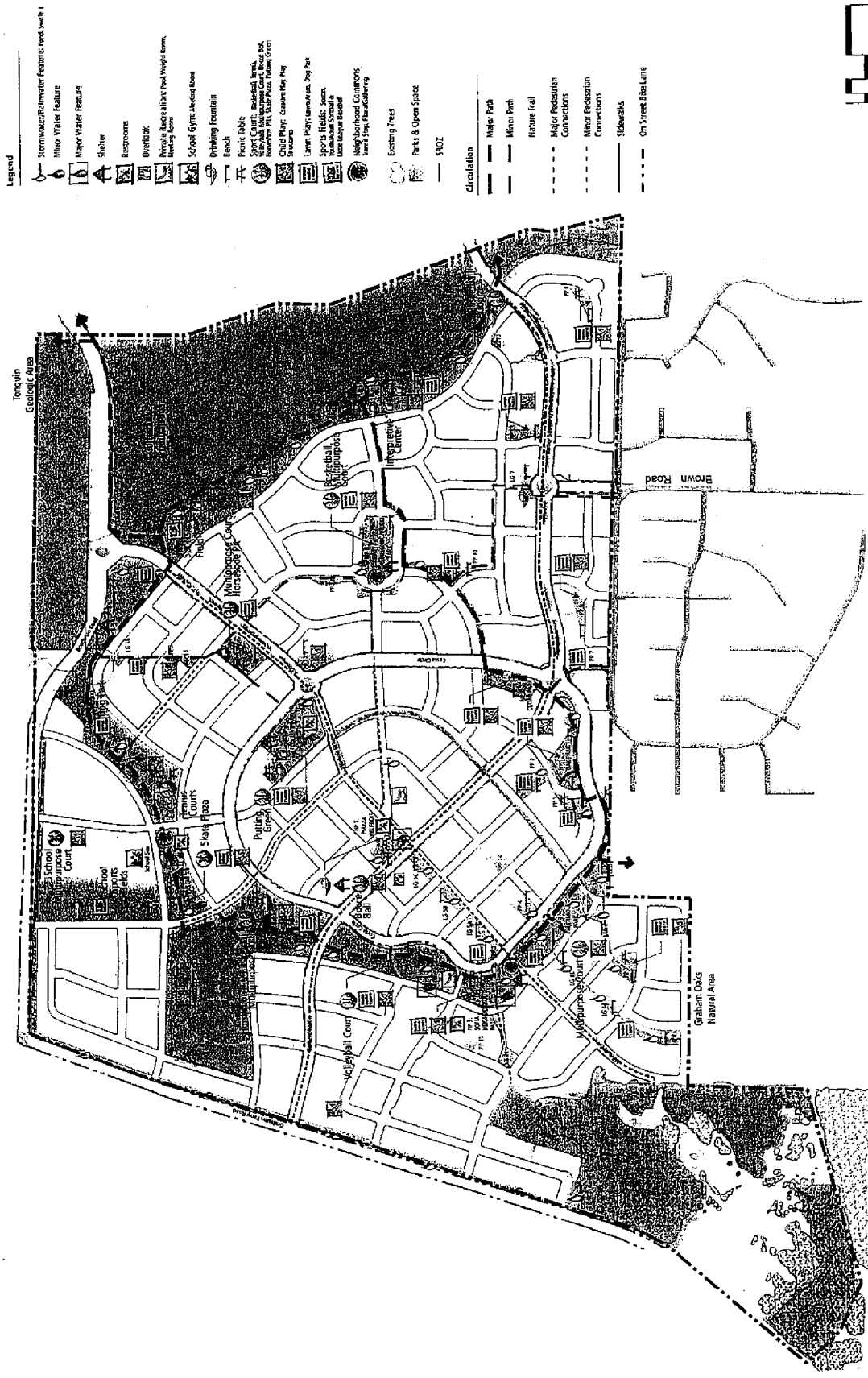
The team believes that a sport court is the preferred active use because:

1. The hard surface is needed to withstand stormwater inundation.
2. An oval sport court can accommodate numerous active uses (noted above) and passive uses (learning to ride a bike, social gatherings, etcetera).
3. Noise will be less of a problem since the court is several feet below the sidewalk and through the use of alternative surface treatments (i.e. Nike regrind).
4. Other suggestions:
 - a. Dog park; putting green; volleyball – are accommodated in other Villebois locations
 - b. Croquet; lawn bowling; badminton; track and field; field hockey; soccer – can occur in the west half of Palermo Park as well as many other locations in Villebois.
 - c. Exercise Roundabout; Life Size Chess; Obstacle Course Play Park; Maze – are not recommended for the park plan because they do not have a broad appeal.
5. Moving the sport court to another location will result in the domino effect of redoing the entire plan.

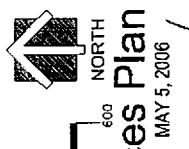
Thank you Chris for your patience and hard work. We realize that this recommendation might be unsatisfactory to some; to those people we apologize. We have tried to respond as best we can to the various opinions, perspectives, concerns and priorities of homebuyers, homebuilders, and park planners.

We remain open to new ideas and methods for creating a great park master plan. Do not hesitate to contact me to further discuss this topic.

Figure 5A



- Legend**
- Stormwater/Runwater Feature: Need Level 1
 - Minor Water Feature
 - Major Water Feature
 - Bench
 - Restrooms
 - Drinking Fountain
 - School Gymnasium
 - Beach
 - Sport Court: Basketball, Baseball, Softball, Soccer, Tennis, Volleyball, Handball, Table Tennis, Badminton, Ping Pong, etc.
 - Existing Trees
 - Parks & Open Space
 - SLOZ
- Circulation**
- Major Path
 - Minor Path
 - Nature Trail
 - Major Pedestrian Connection
 - Minor Pedestrian Connection
 - Sidewalk
 - On Street Bike Lane



Recreational Experiences Plan
MAY 5, 2006

This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Regional Park 8 (9.20 AC total) (Coffee Lake North)

Stormwater/Rainwater Features:
Cells/Swales

Benches

Tables

Drinking Fountain: 1

Overlooks: 4

Shelters: 2

Sports Field: Adult Recreation Soccer Field

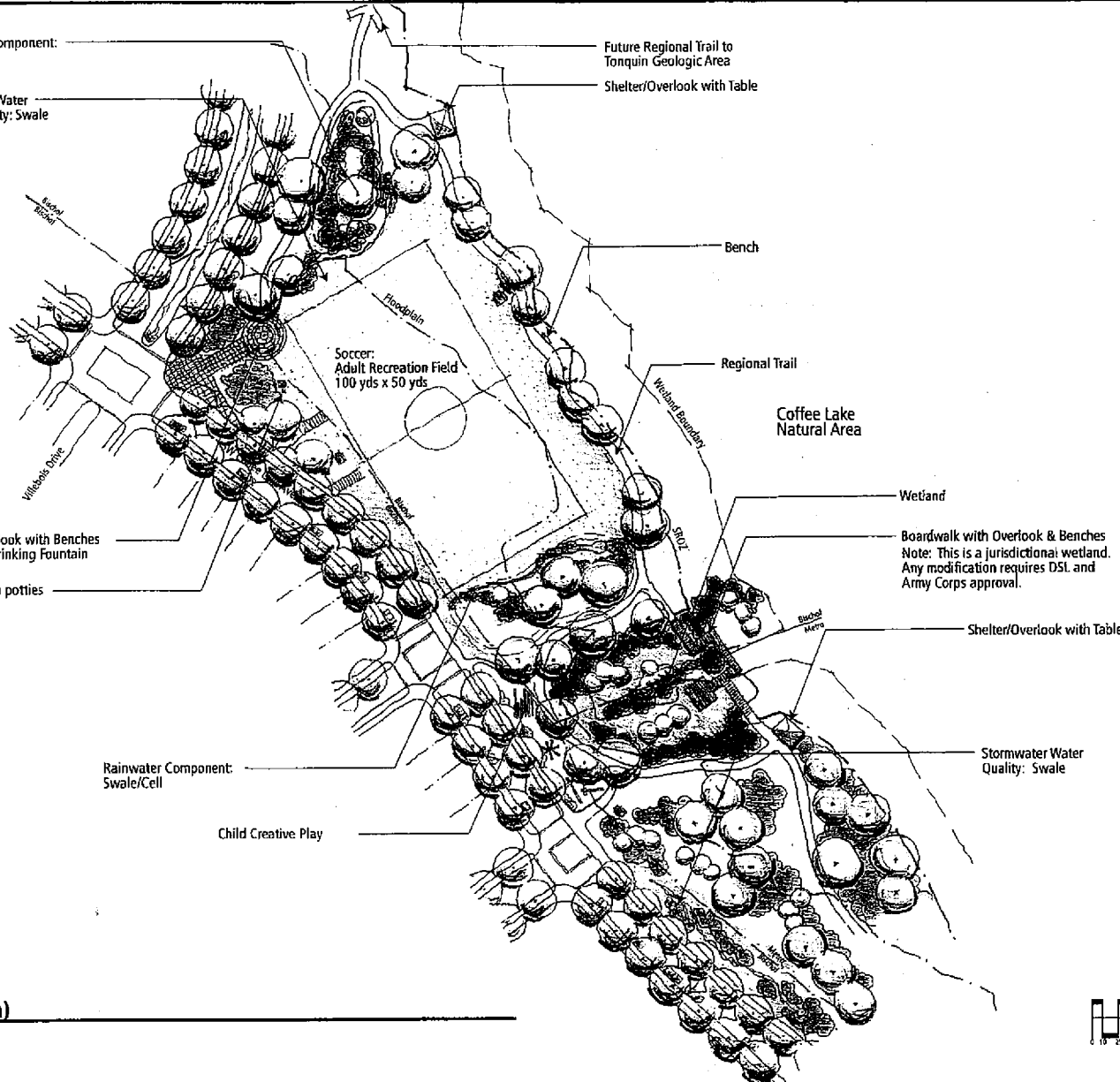
Child Creative Play: 1

* Approximately 15 on-street diagonal parking spaces provided adjacent to soccer field with approximately 11 on street spaces located across SW Coffee Lake Ave.

Rainwater Component:
Cell

Stormwater Water
Quality Facility: Swale

Future Regional Trail to
Tonquin Geologic Area
Shelter/Overlook with Table



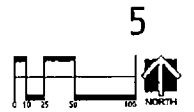
VICINITY MAP



Villebois Parks Master Plan - Feasibility Plan
Regional Park 8 (Coffee Lake North)

Plan by Alpha Community Development for Costa Pacific Communities

Villebois



This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Regional Park 8 (9.20 AC total) (Coffee Lake Middle)

Stormwater/Rainwater Features: Cells/Swales

Benches

Tables

Overlooks: 2

Shelter: 1

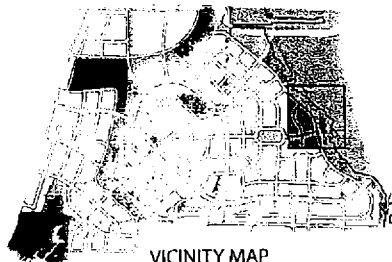
Drinking Fountain: 1

Restroom: 1

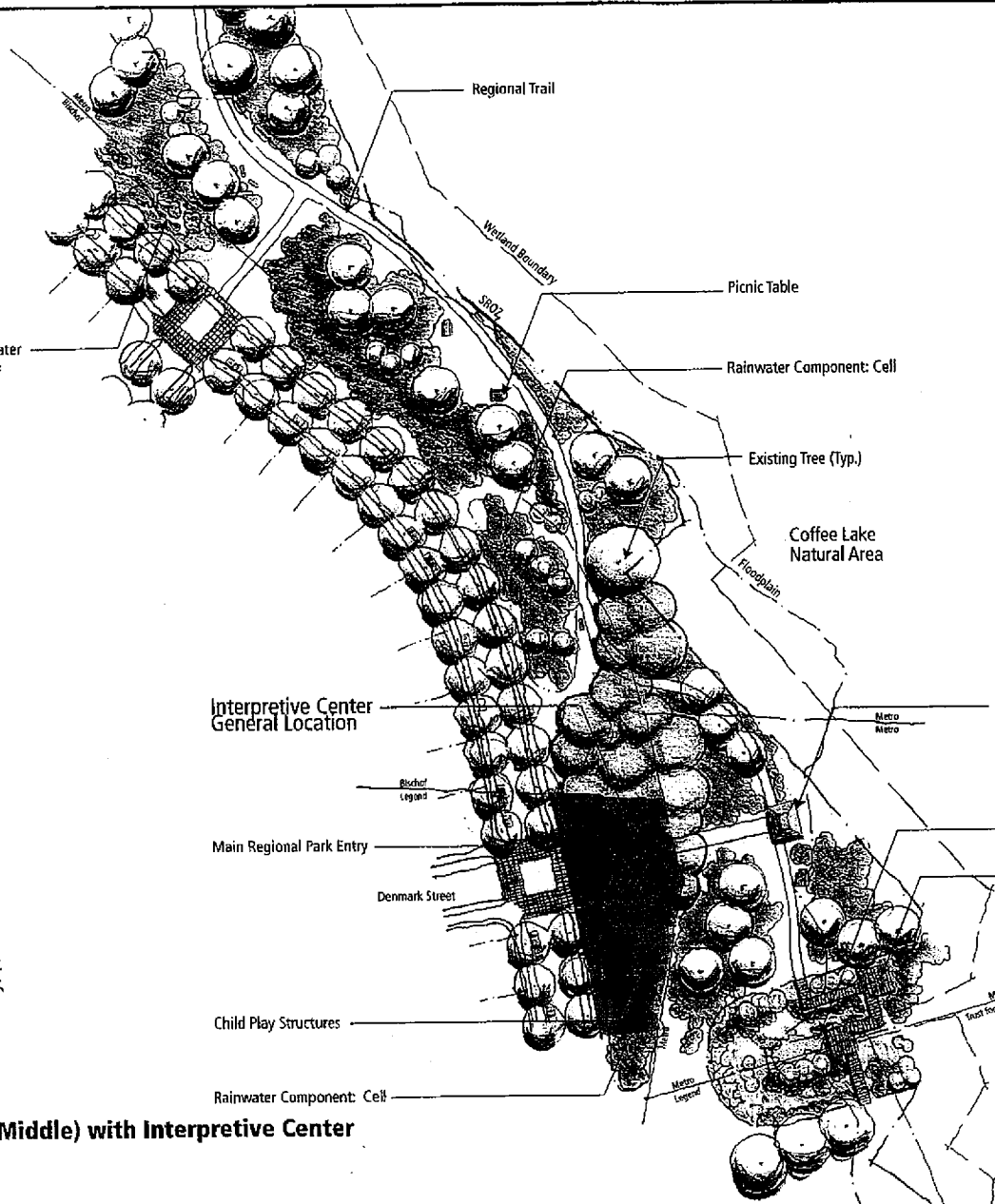
Child Play Structures: 2

Stormwater Water Quality: Swale

[Faded text, likely a legend or detailed site notes, mostly illegible due to low contrast.]



VICINITY MAP



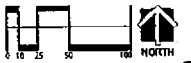
Boardwalk with Overlook & Benches
Note: This is a jurisdictional wetland. Any modification requires DSL and Army Corps approval.



Villebois

Villebois Parks Master Plan - Feasibility Plan
Regional Park 8 (Coffee Lake Middle) with Interpretive Center

Plan by Alpha Community Development for Costa Pacific Communities



6B

3.10.2005

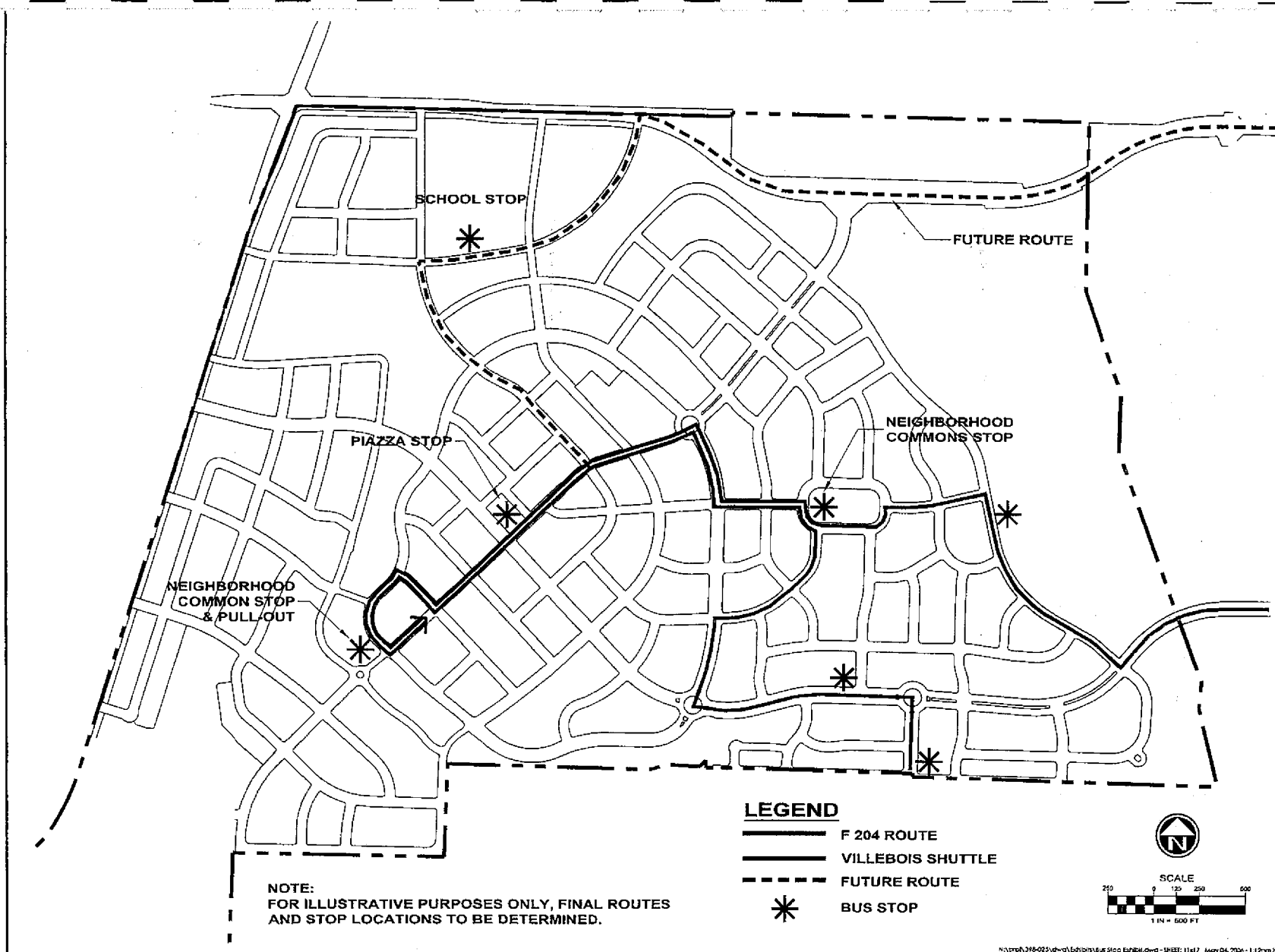
REVISIONS	
NO.	DATE

VILLEBOIS

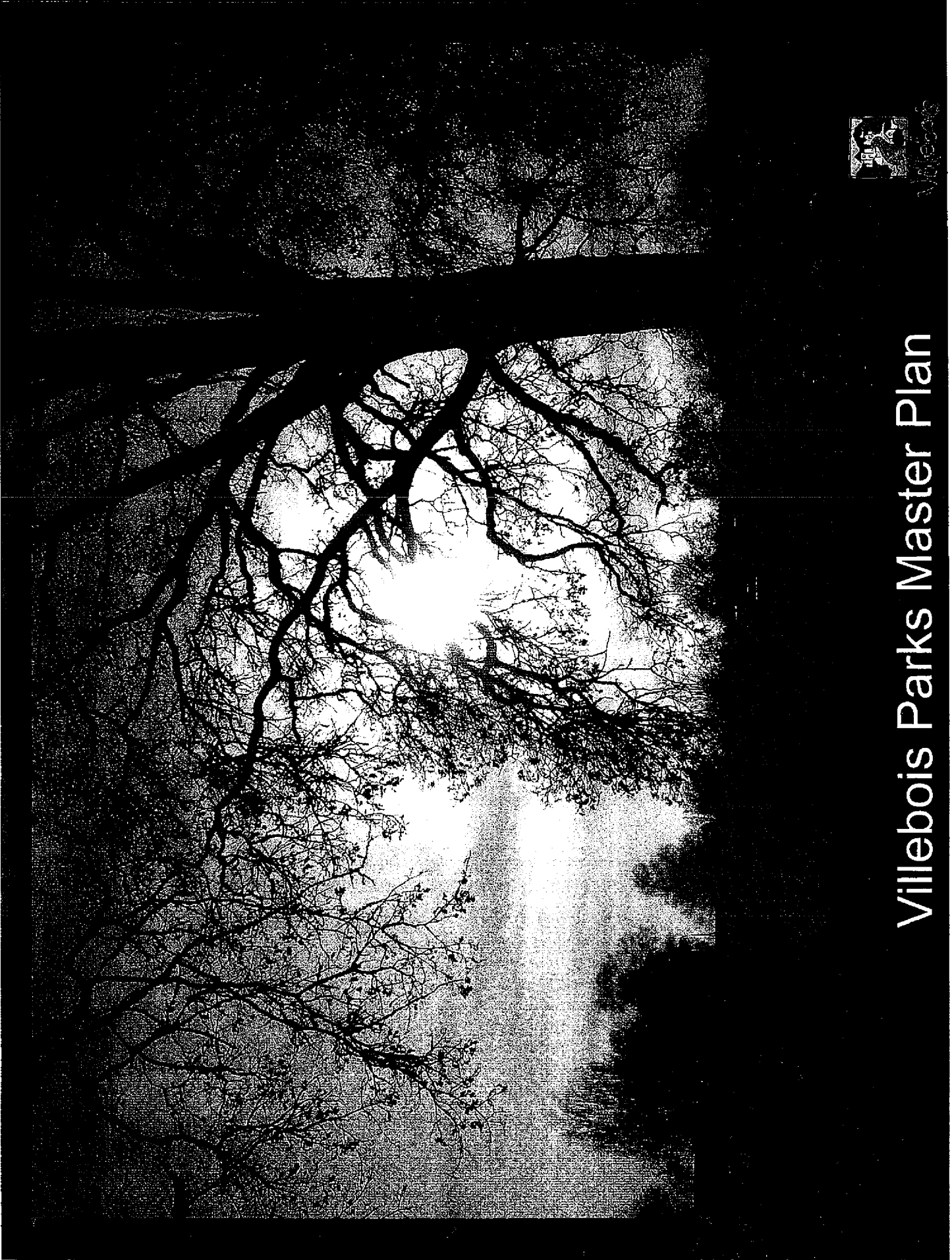
BUS STOP
EXHIBIT

PROJECT NO.:
TYPE:
DATE: 8/10/05
REV. 3/4/06

4



FINAL PPT - City Council 5.15.06



Villebois Parks Master Plan

Reflect the Community

Respect the Spirit of the Place



Villebois Parks Master Plan
Philosophical Foundations



Sustainability

Reflect the Region & the Site
Create a Healthy Lifestyle

Make it Remarkable

Connectivity

Know Your Neighbors

Diversity

Connect to the Past

Engage the Senses

Make it Fun!





Reference Local Ecosystems



Capture Views



Preserve Existing
Trees

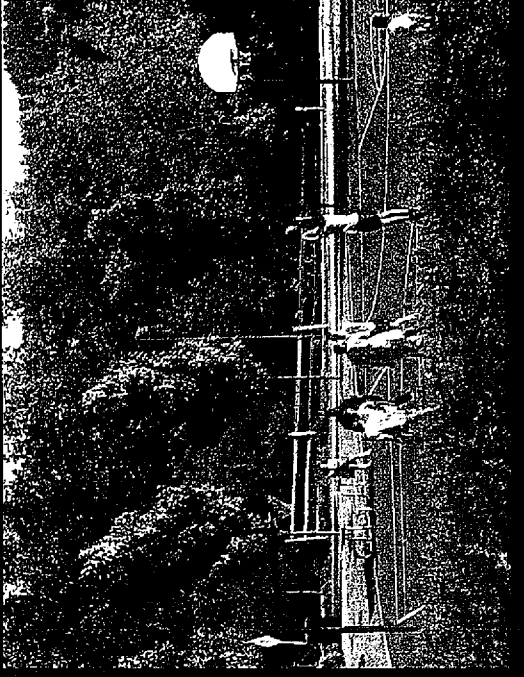
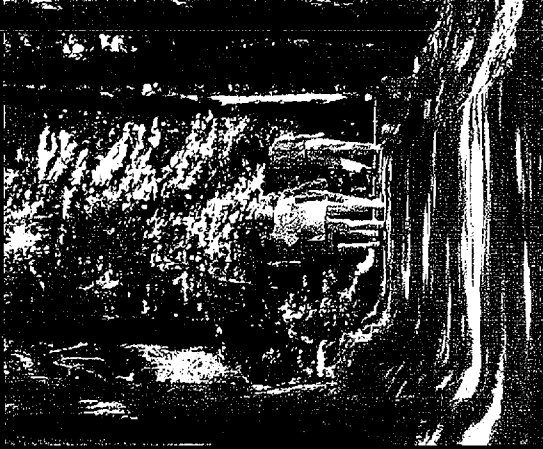
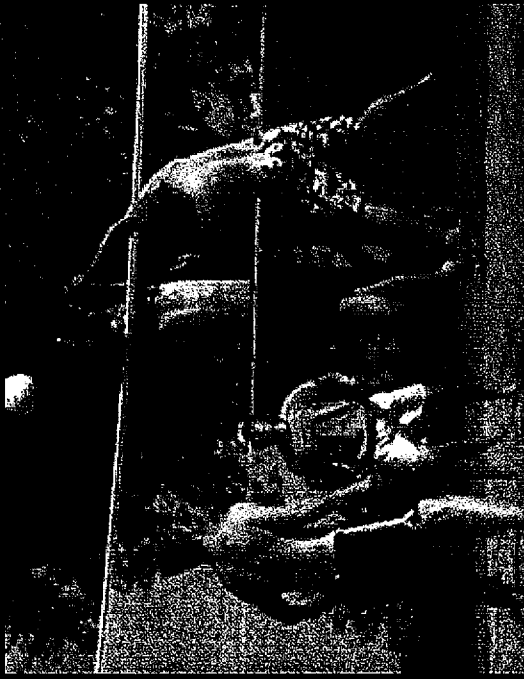


Use Local Materials Through Art
Forms



Villebois Parks Master Plan

Reflect the Region & the Site



Villebois Parks Master Plan Create a Healthy Lifestyle

Design to Reflect the
Region

Through the Preservation of
Resources



Incorporating Native Plants



Incorporate Art



Performance
Venues

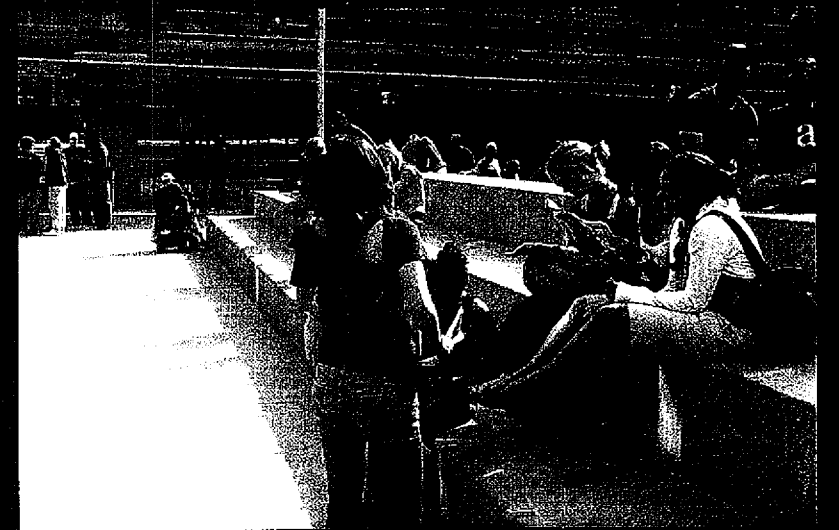


Sculpture & Play

Villebois Parks Master Plan
Make it Remarkable

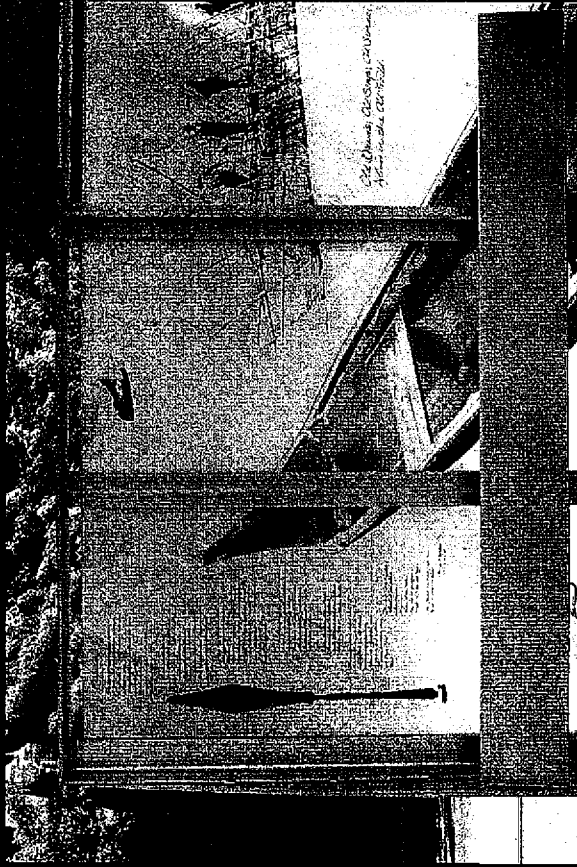


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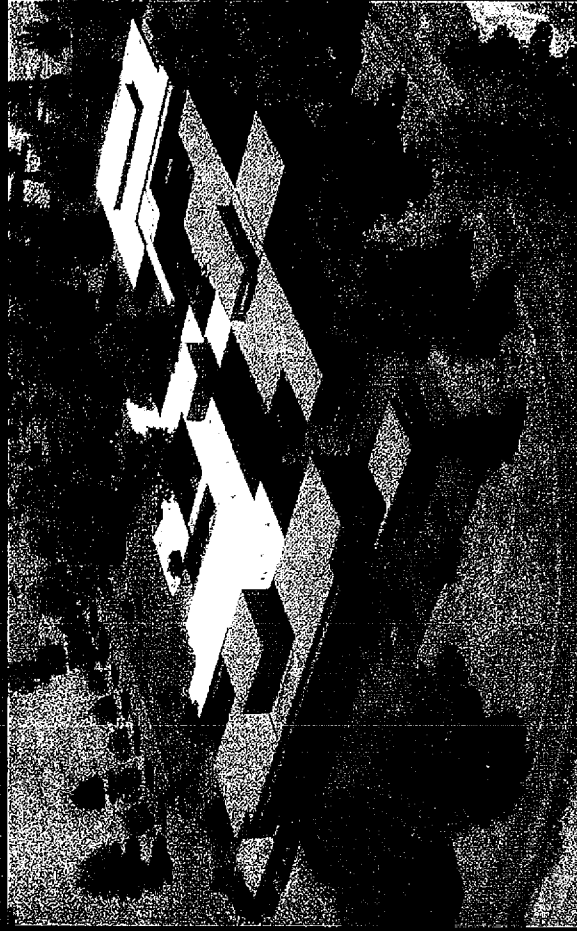


Villebois Parks Master Plan
Know Your Neighbors





Native American Presence/ Settler History



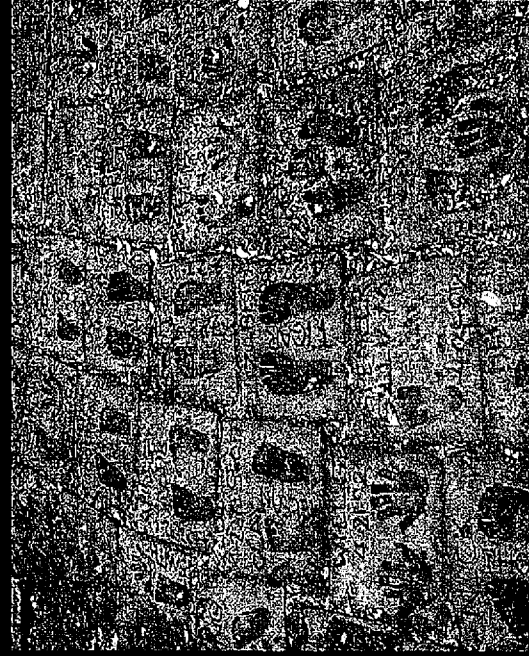
Hospital History



Natural History



Building Community



Villebois Parks Master Plan Reflect Our Past

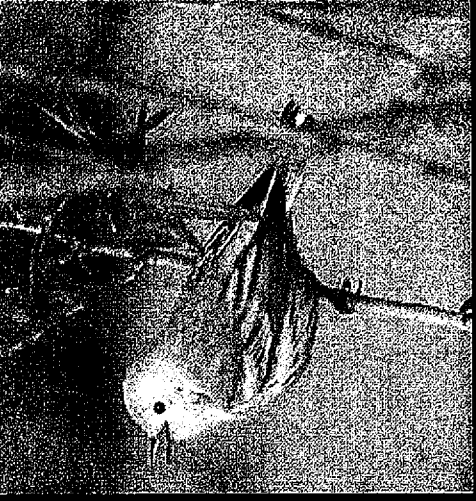




Sights



Sounds



Touch

Taste

Smell



Villebois Parks Master Plan Engage the Senses





Villebois Parks Master Plan
Make it Fun



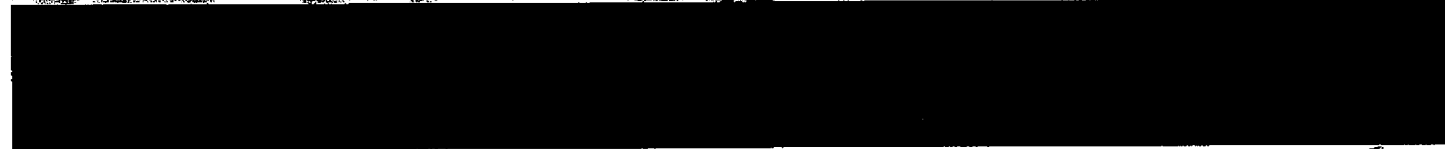
Villebois



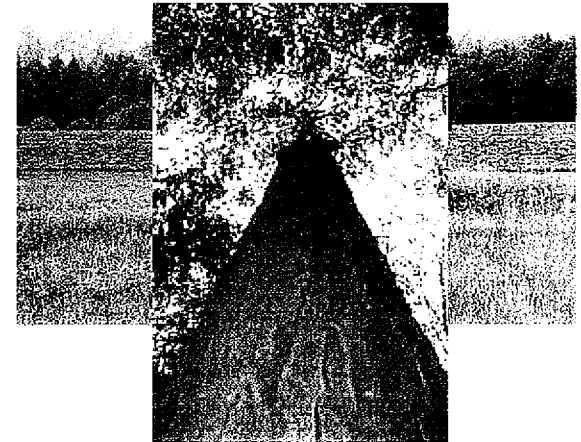
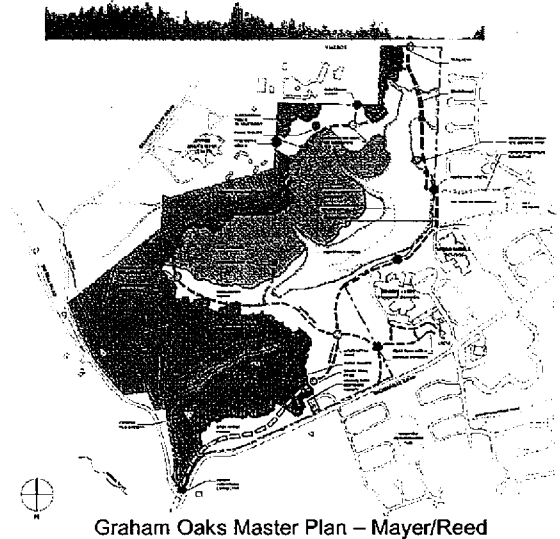
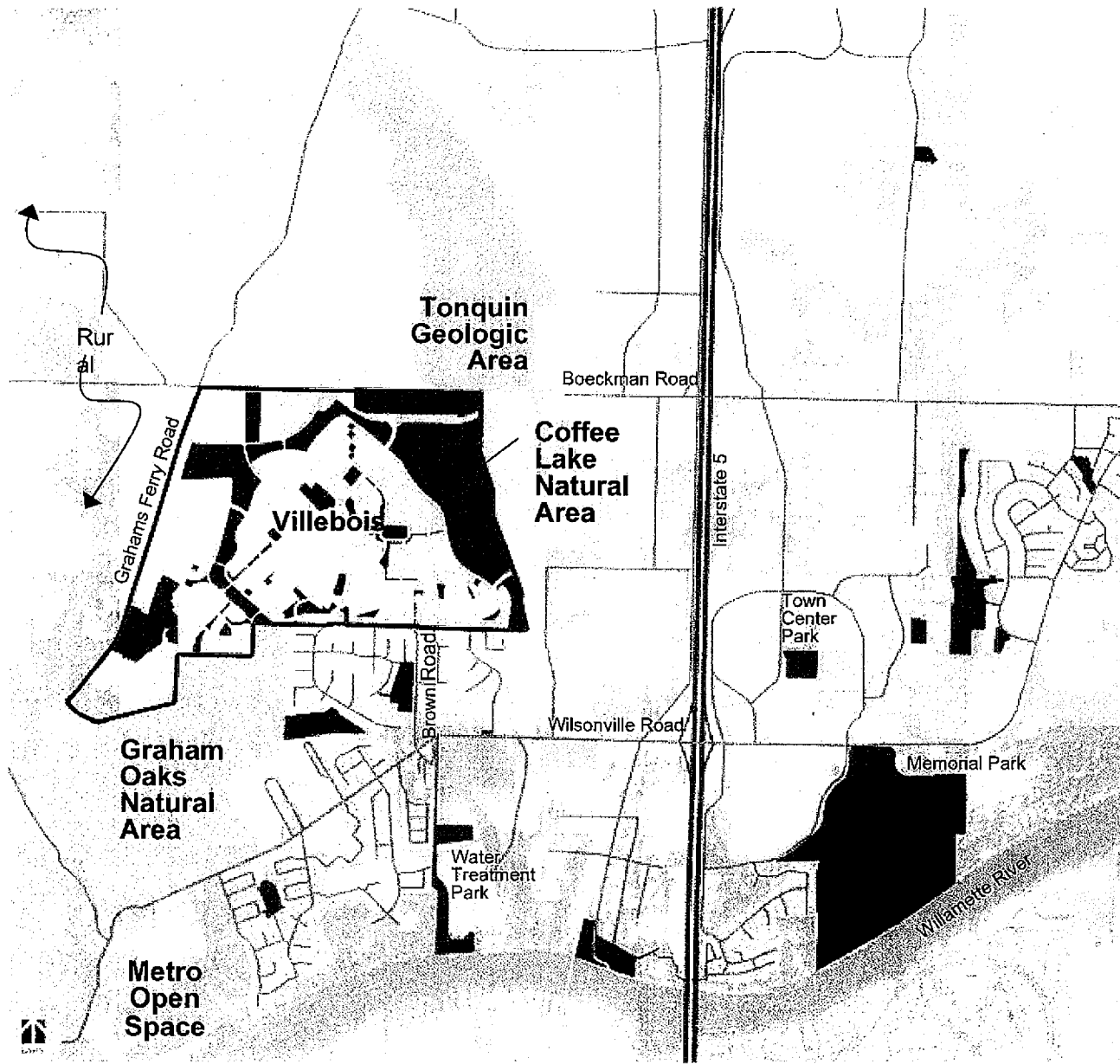
Villebois Parks Make Span Recreational Opportunities Experiences



Villebois



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Villebois Parks Master Plan
Regional Context

Villebois- compact urban development surrounded by a sea of green.



71

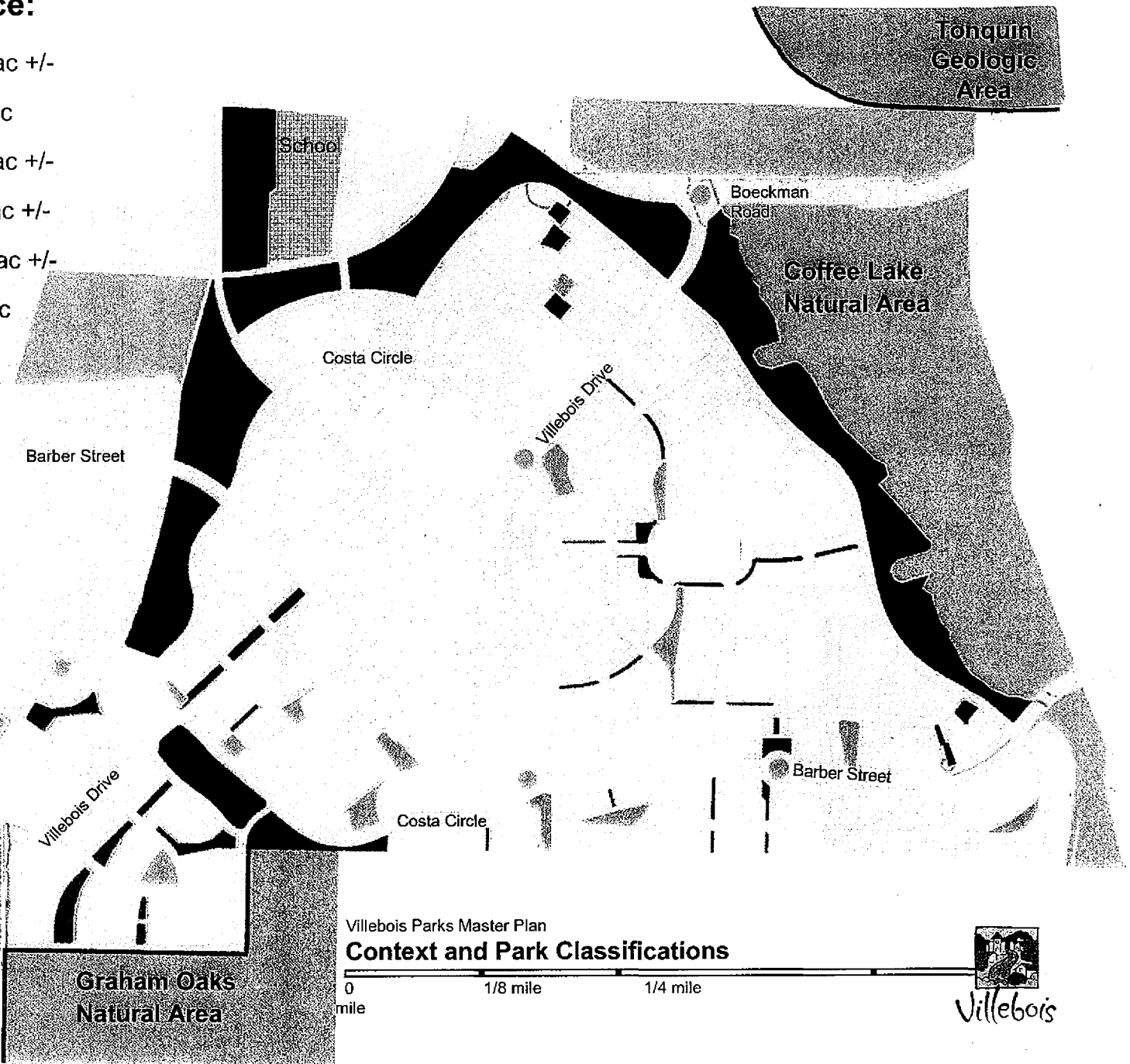
Parks and Open Space:

	Regional Park	34 ac +/-
	Neighborhood Park	10 ac +/-
	Pocket Park	6 ac +/-
	Linear Green	6 ac +/-
	Open Space	101 ac +/-
	Community Park	3 ac

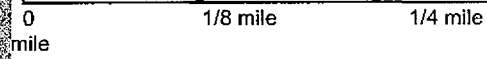
159.33 acres

*Acreage from Chapter 3 of the Villebois Village Master Plan








Grahams Ferry Road



Villebois Parks Master Plan
Context and Park Classifications

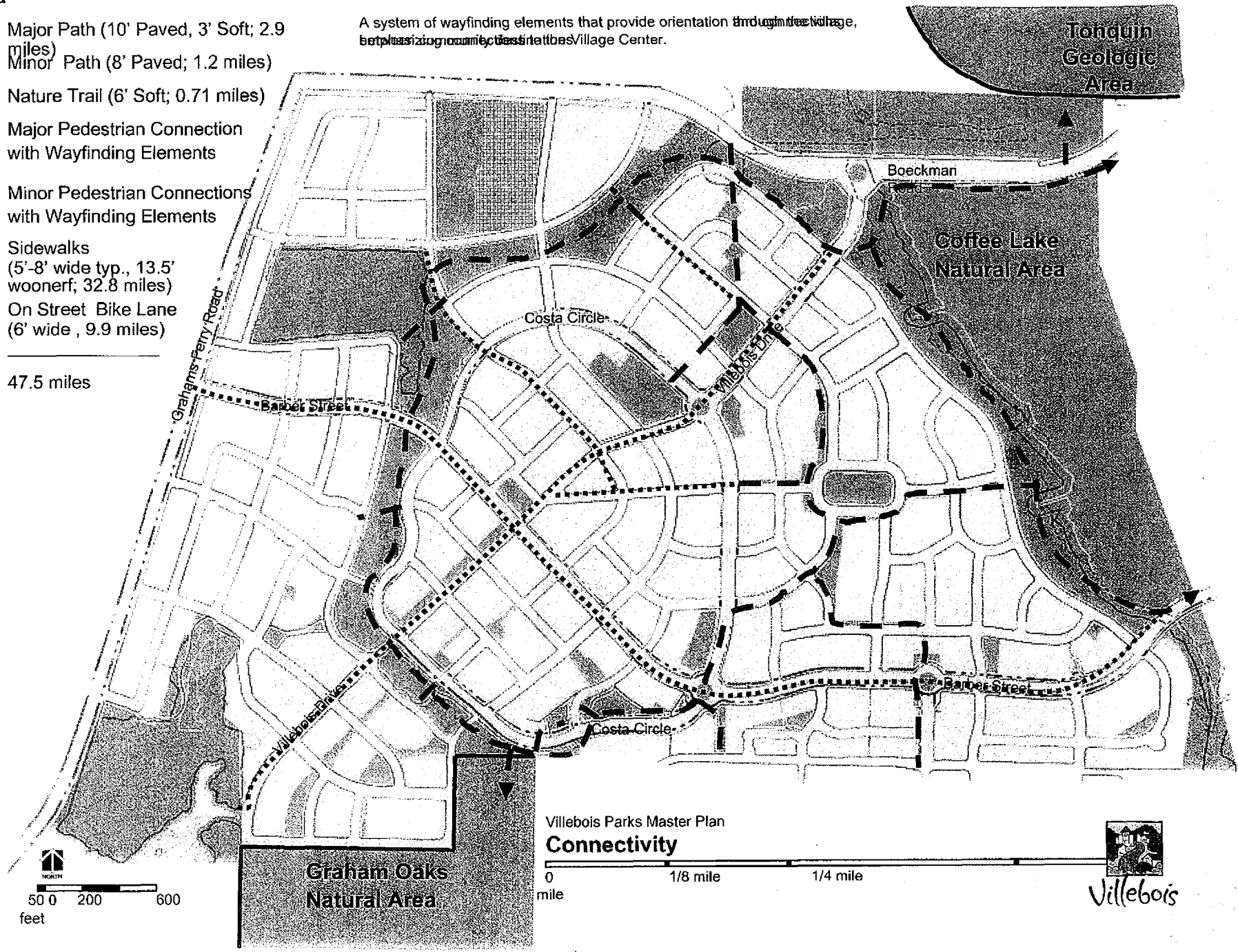


Legend

-  Major Path (10' Paved, 3' Soft; 2.9 miles)
-  Minor Path (8' Paved; 1.2 miles)
-  Nature Trail (6' Soft; 0.71 miles)
-  Major Pedestrian Connection with Wayfinding Elements
-  Minor Pedestrian Connections with Wayfinding Elements
-  Sidewalks (5'-8' wide typ., 13.5' woonerf; 32.8 miles)
-  On Street Bike Lane (6' wide, 9.9 miles)

47.5 miles

A system of wayfinding elements that provide orientation throughout the Village, between major communities, and to the Village Center.



Villebois Parks Master Plan
Connectivity

0 1/8 mile 1/4 mile
mile

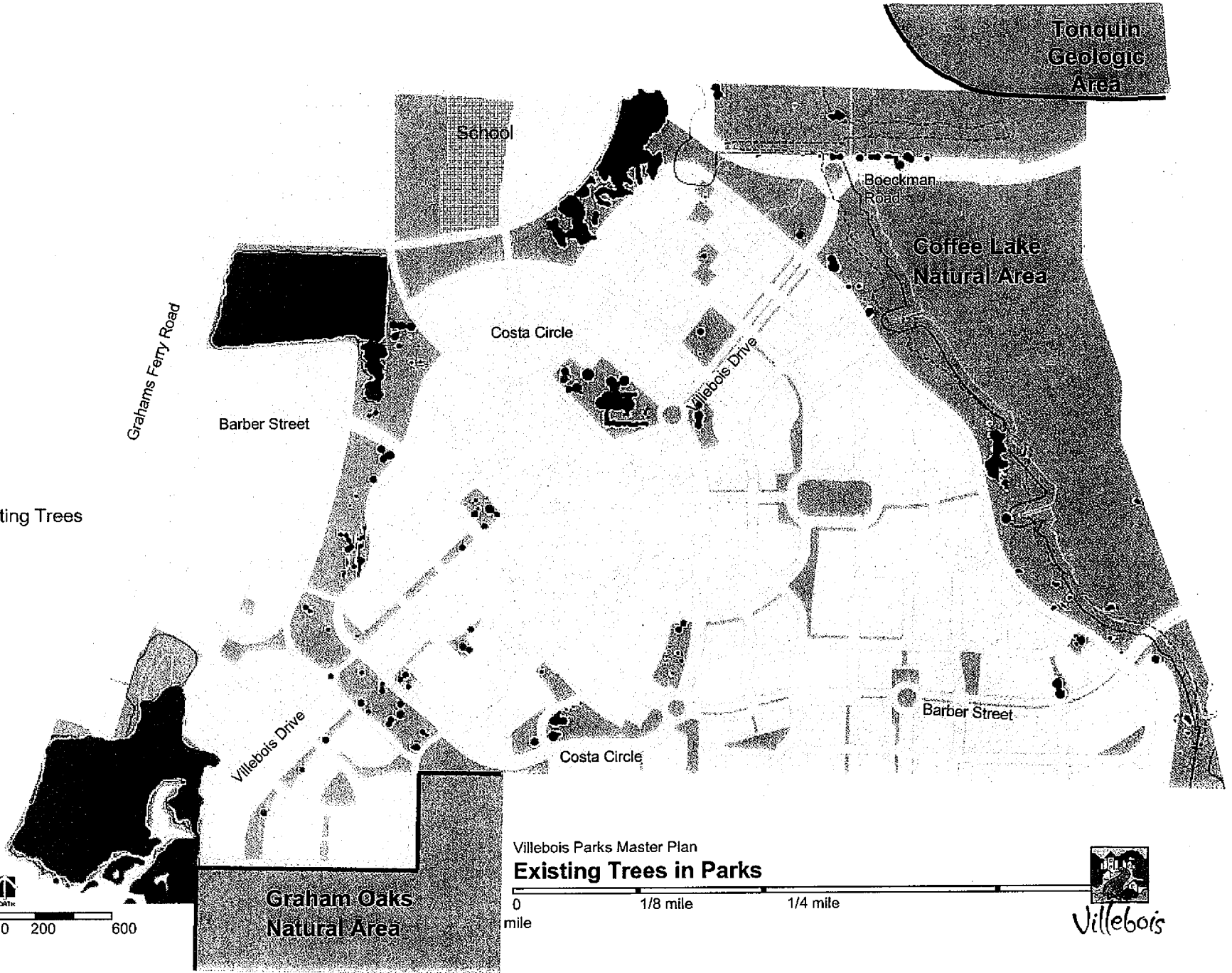


Villebois

50 0 200 600
feet

Legend

■ Existing Trees



Villebois Parks Master Plan
Existing Trees in Parks

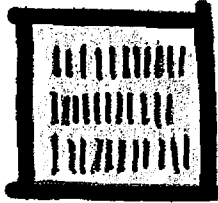
0 mile 1/8 mile 1/4 mile



19



Neighborhood Commons



Lawn Play



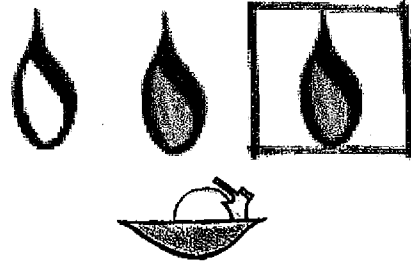
Sports Field



Sport Court



Child Play-Structure/Creative



Water Element



Private Recreation Facility – School Gym



Picnic Table



Bench



Shelter













Overlook

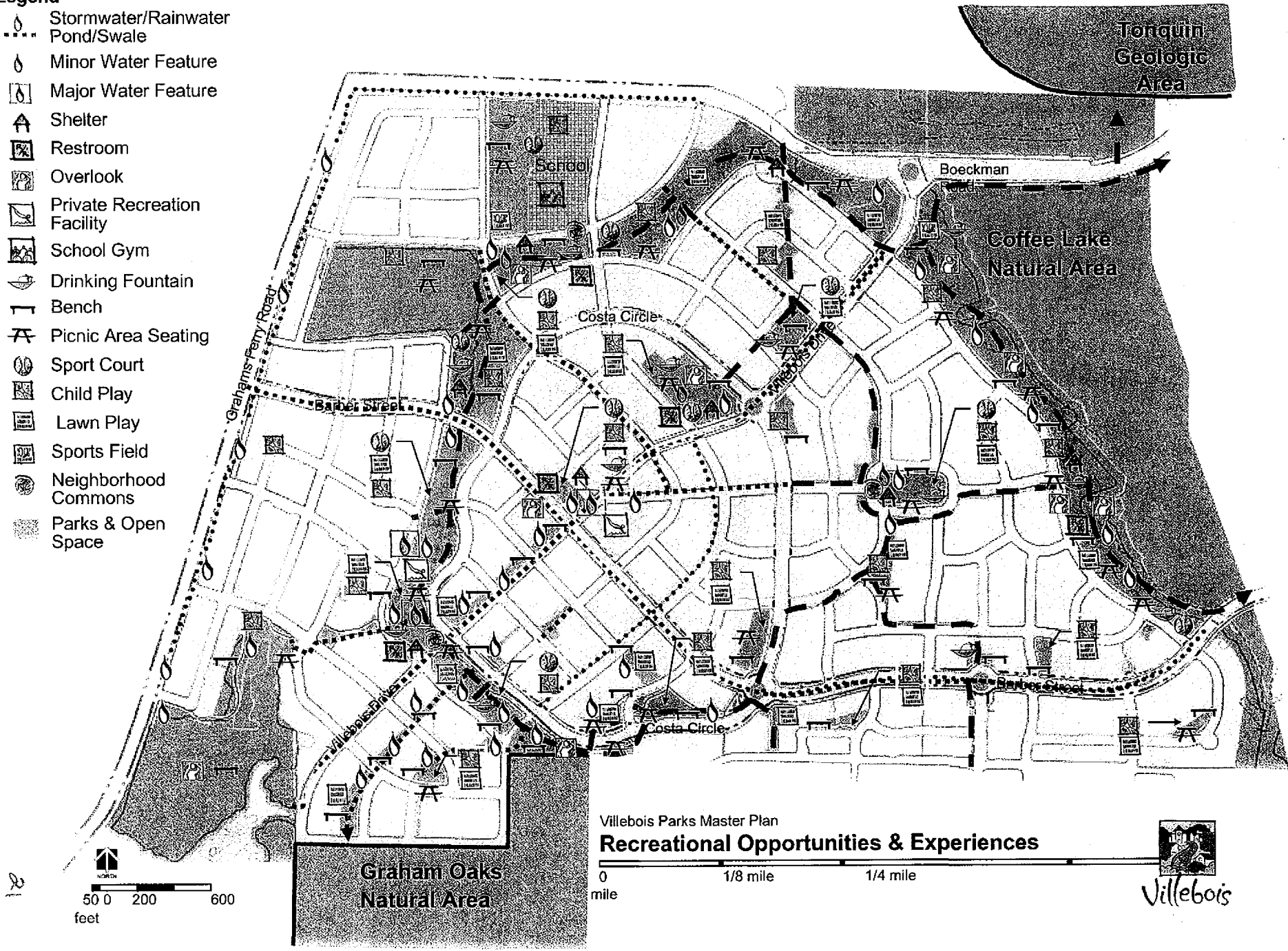
22

Villebois Parks Master Plan Recreational Opportunities & Experiences



Legend

-  Stormwater/Rainwater Pond/Swale
-  Minor Water Feature
-  Major Water Feature
-  Shelter
-  Restroom
-  Overlook
-  Private Recreation Facility
-  School Gym
-  Drinking Fountain
-  Bench
-  Picnic Area Seating
-  Sport Court
-  Child Play
-  Lawn Play
-  Sports Field
-  Neighborhood Commons
-  Parks & Open Space



Villebois Parks Master Plan
Recreational Opportunities & Experiences

0 mile 1/8 mile 1/4 mile





Transit Stop



Plaza/Gathering



Neighborhood



Restroom

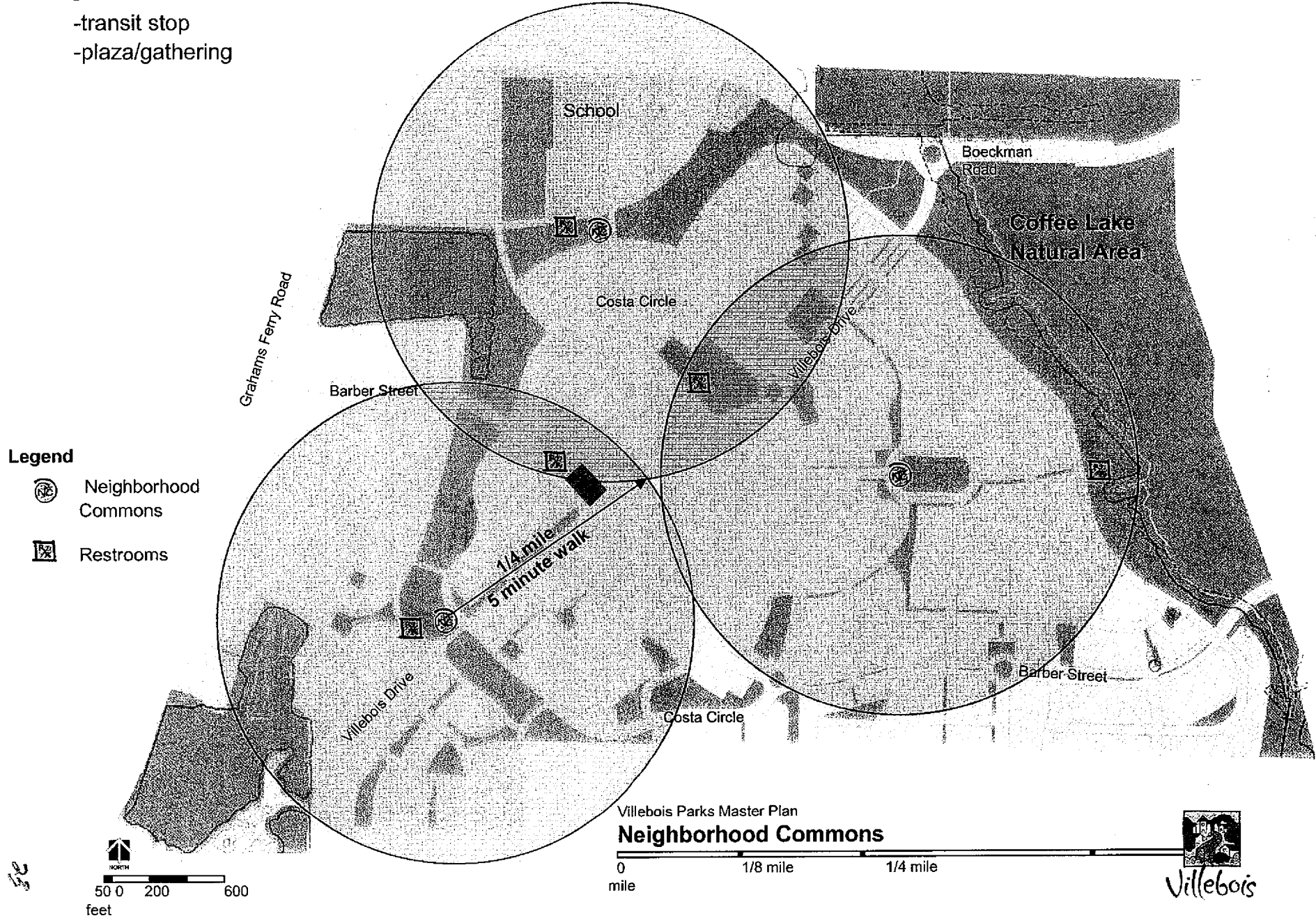
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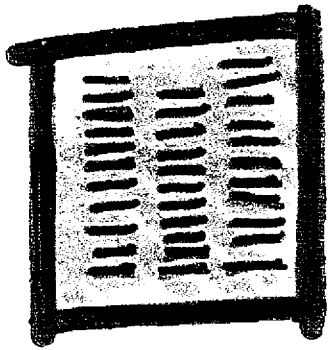
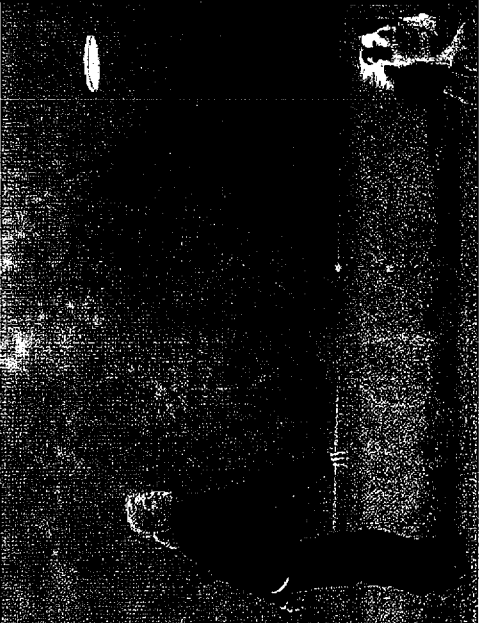
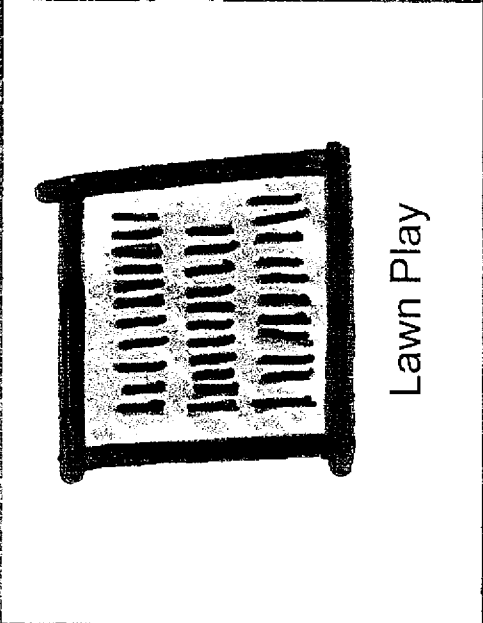
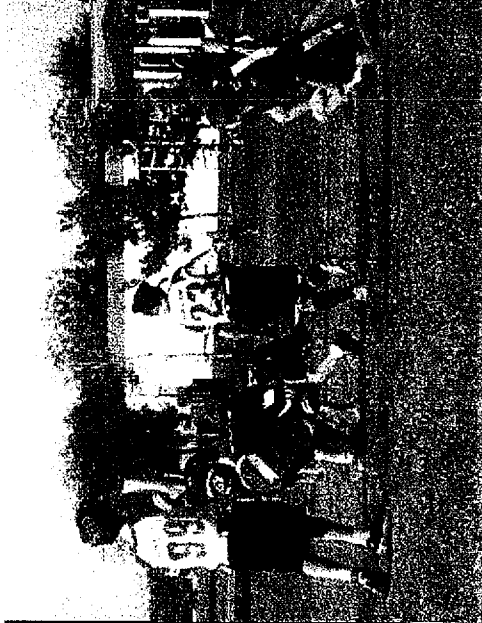
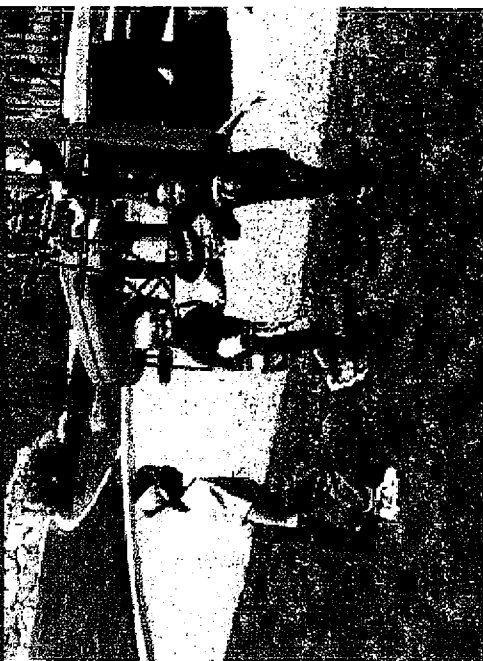


Villebois

3 Neighborhood Commons:

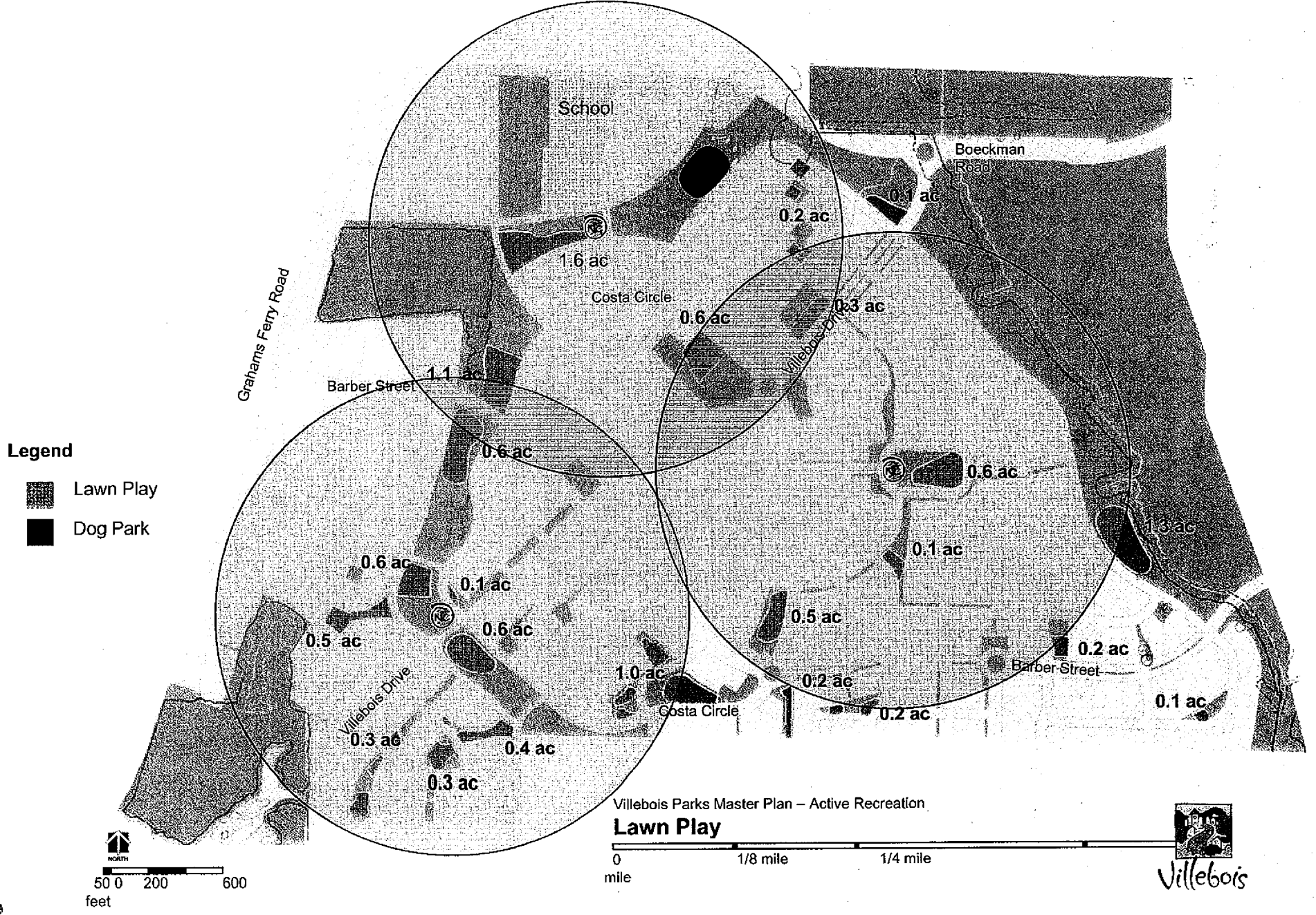
- transit stop
- plaza/gathering

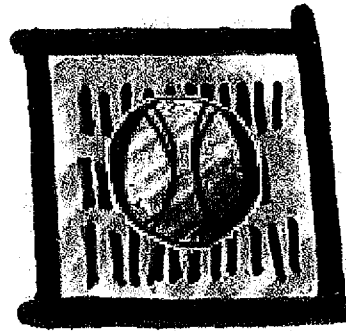
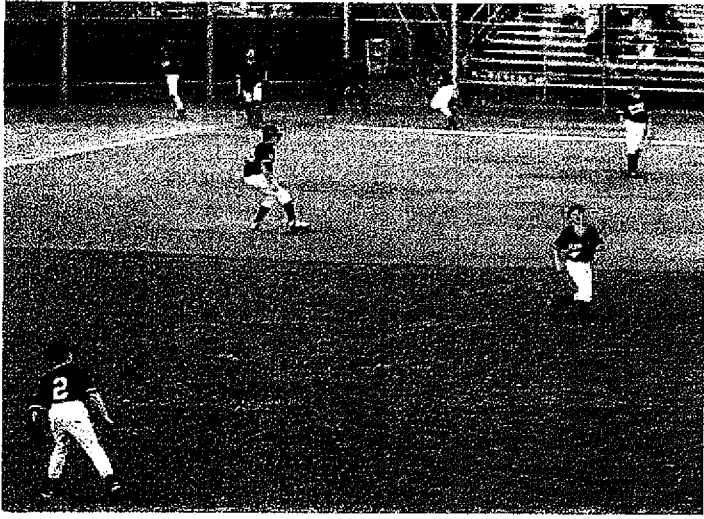




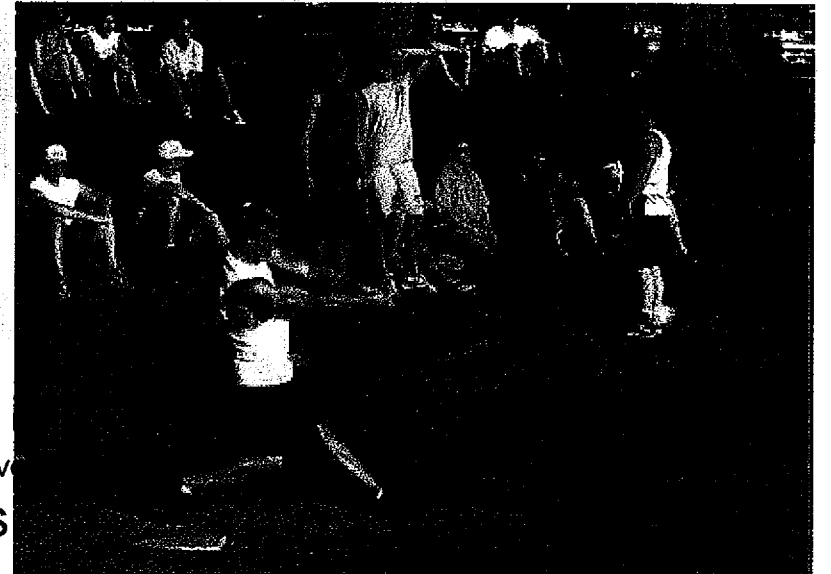
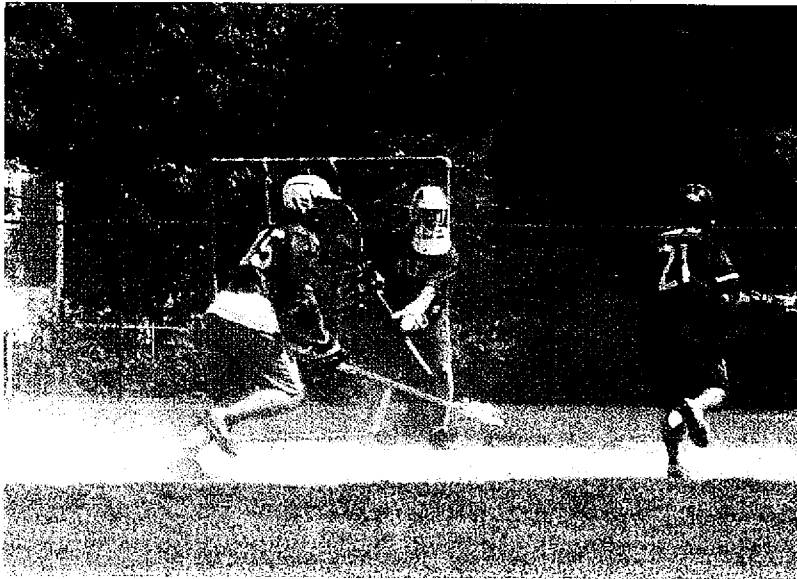
Lawn Play

Lawn Play Totals: 10.85 acres





Sports Fields

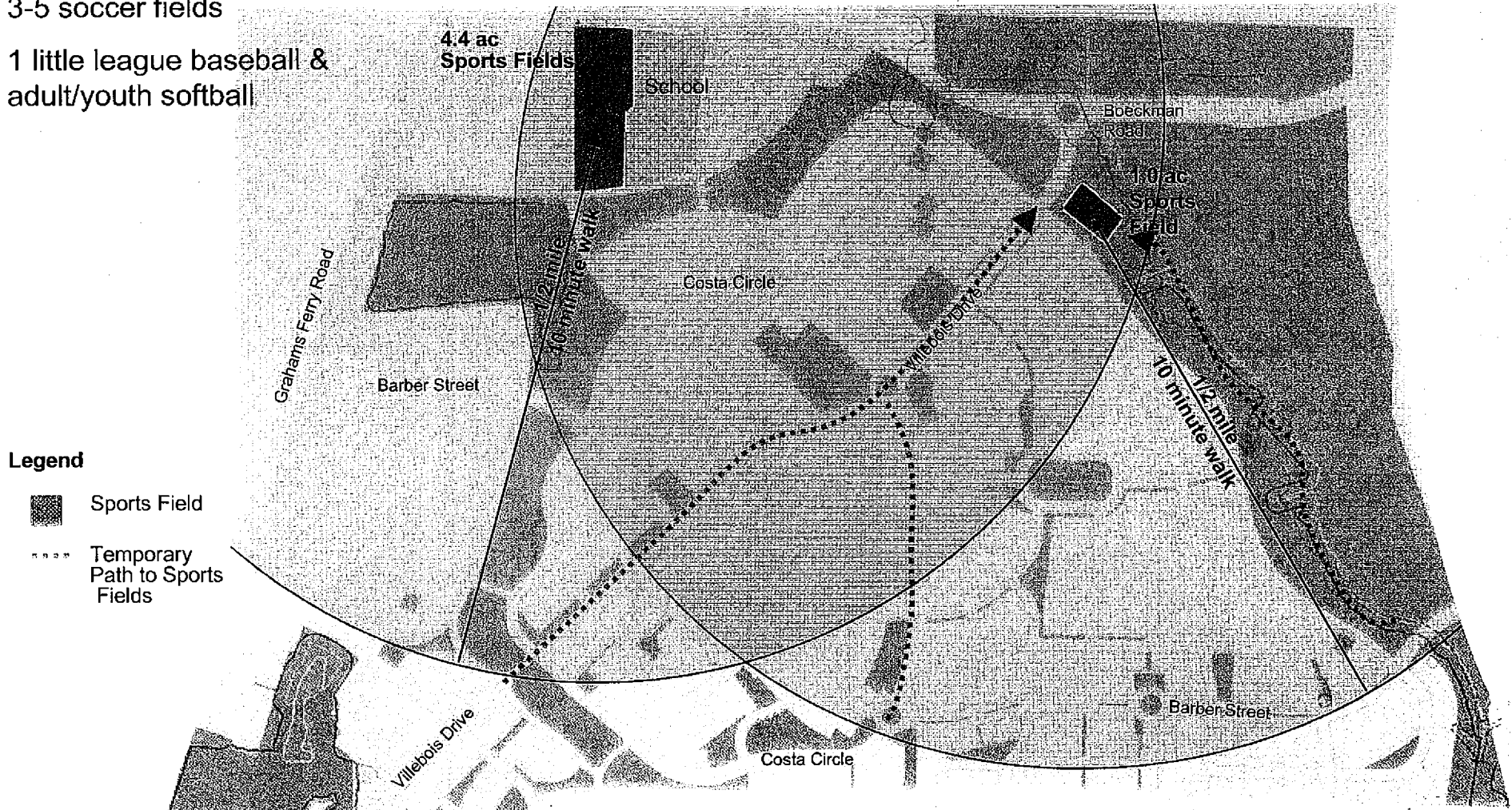


ks Master Plan – Active
Sports Fields



Sports Fields Totals: 5.4 acres

3-5 soccer fields

1 little league baseball & adult/youth softball

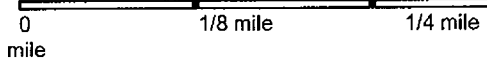


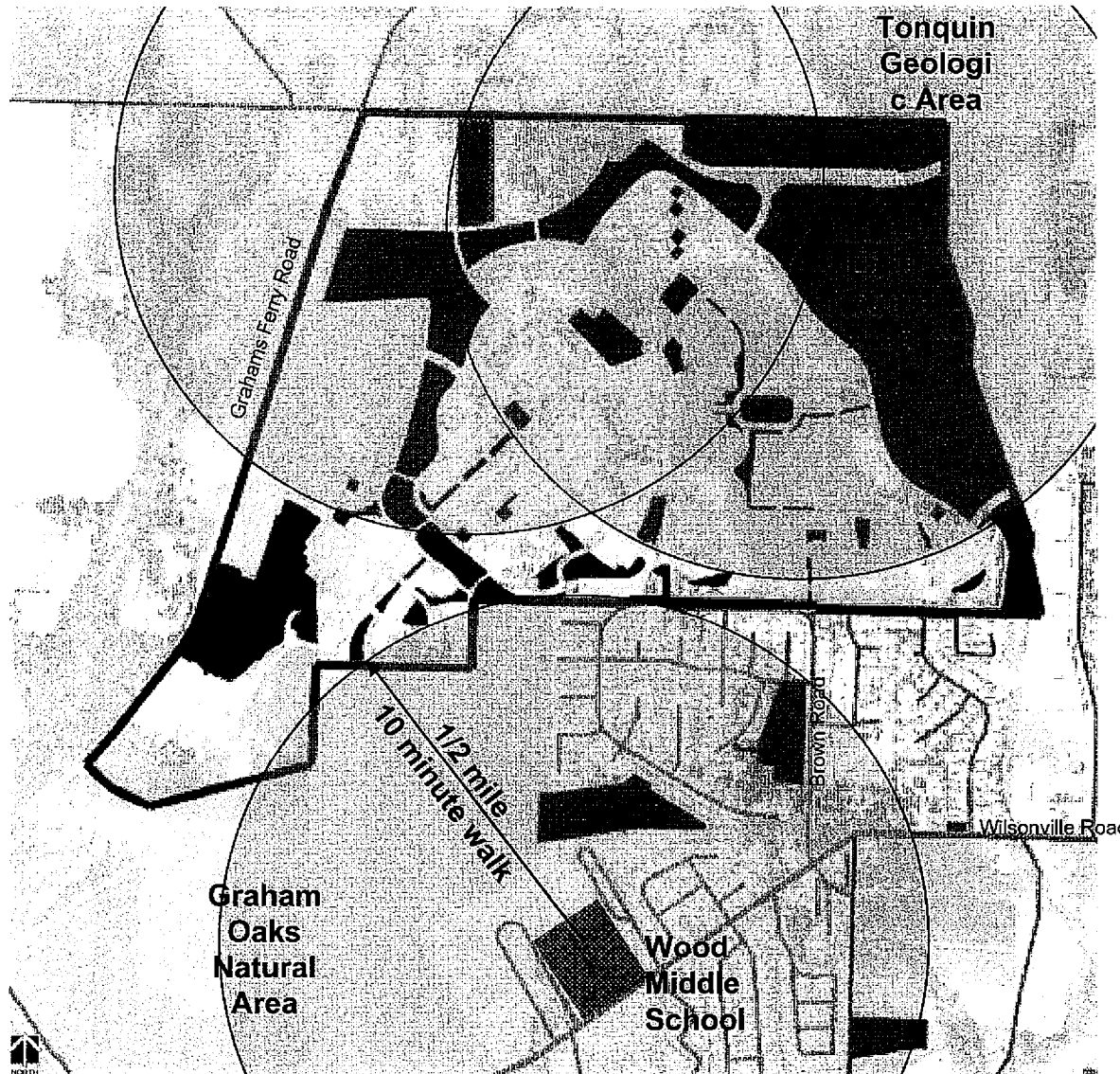
Legend

-  Sports Field
-  Temporary Path to Sports Fields



Villebois Parks Master Plan – Active Recreation
Sports Fields





Legend

 Sports Field

Villebois Parks Master Plan – Active Recreation
Sports Fields

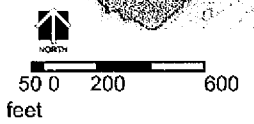
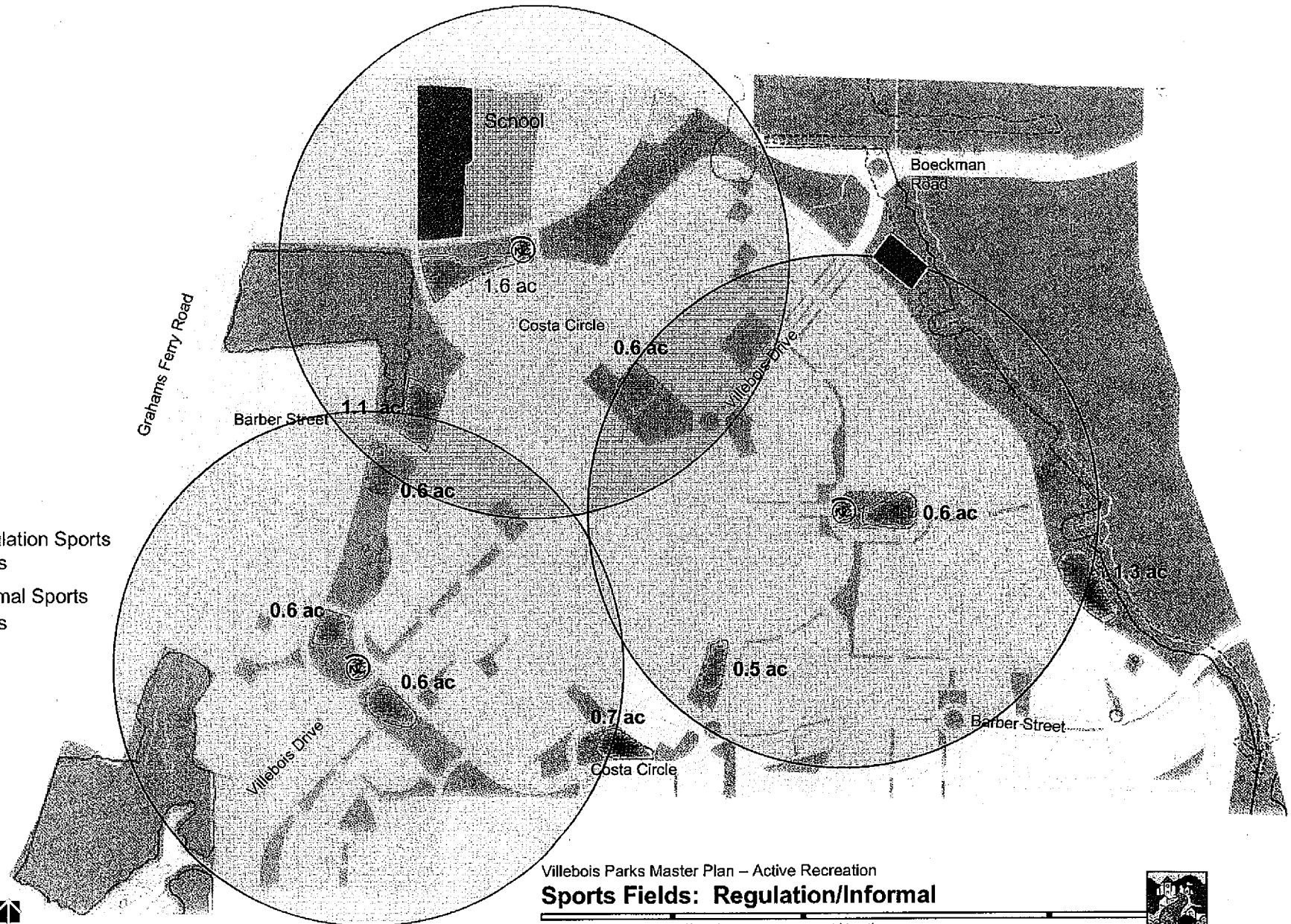


Villebois

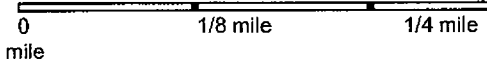
30

Legend

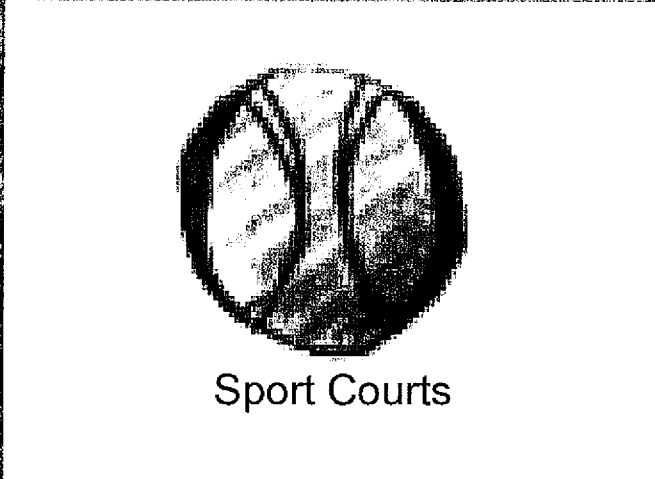
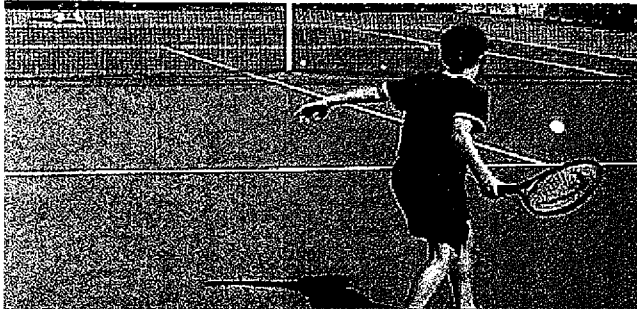
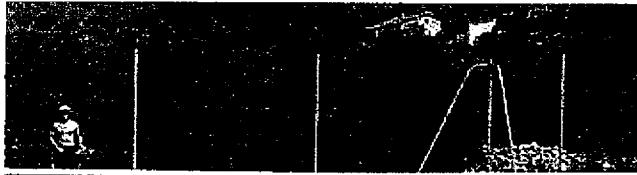
-  Regulation Sports Fields
-  Informal Sports Fields



Villebois Parks Master Plan – Active Recreation
Sports Fields: Regulation/Informal



bc



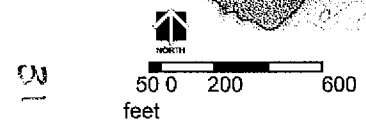
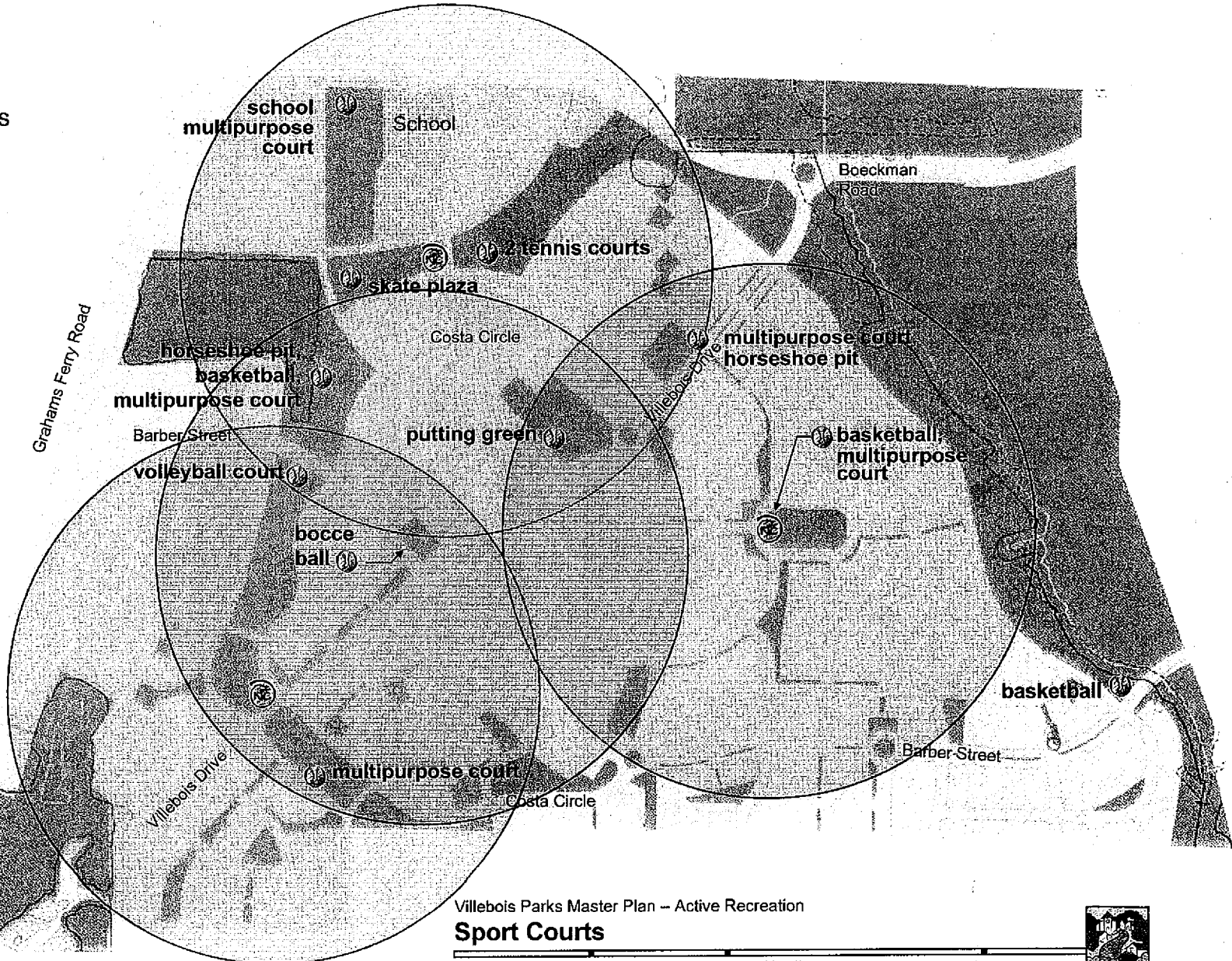
Sport Courts:

- 2 basketball courts
- 2 tennis courts
- 6 multipurpose courts
- 2 horseshoe pits
- 1 volleyball
- 1 bocce ball court
- 1 putting green
- 1 skate plaza

16 Total

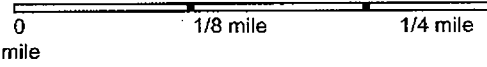
Legend

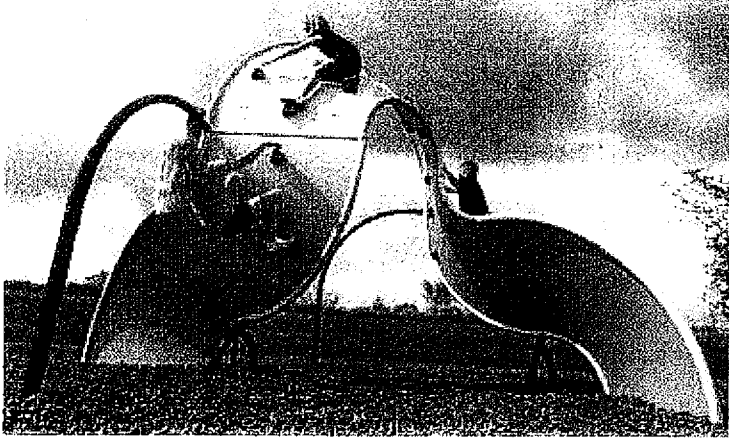
 Sport Court



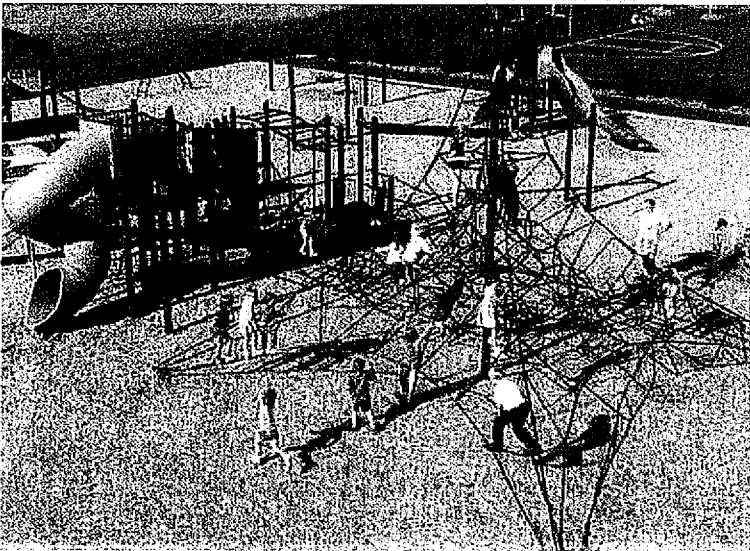
Villebois Parks Master Plan -- Active Recreation

Sport Courts





Landscape Structures Products

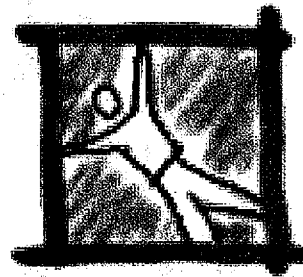


20

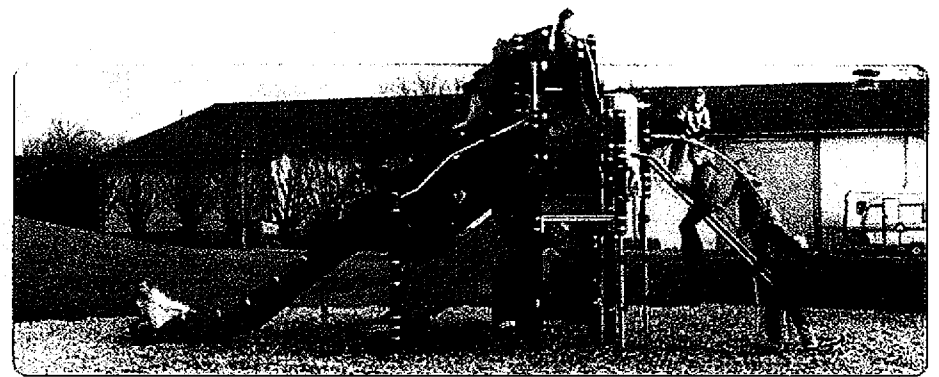
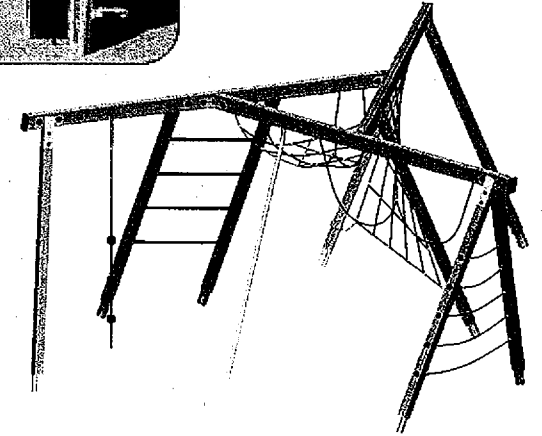
*Also could include, swing sets, playground bars, & toddler



Kompan
Products



Play
Structures

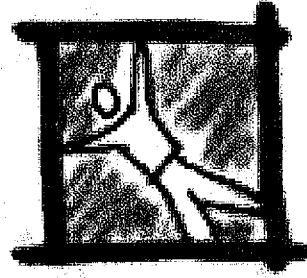


Villebois Parks Master Plan – Active Recreation

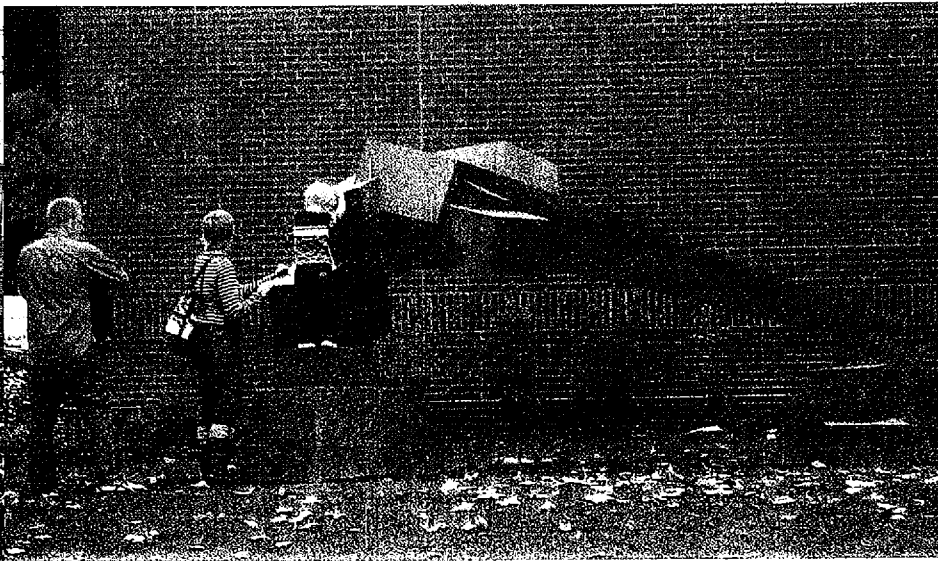
Child Play



Villebois



Creative Play



Child Play:

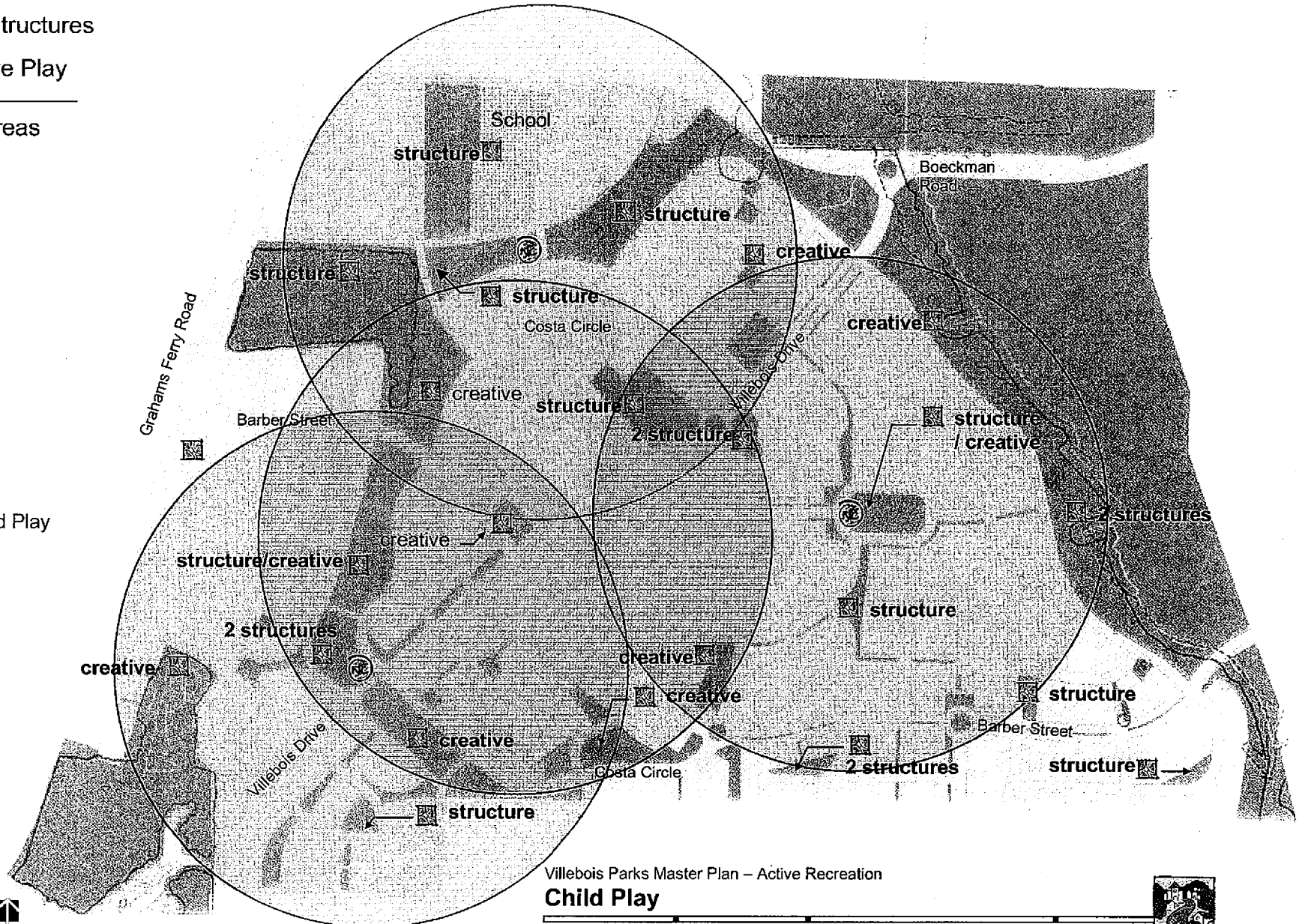
20 Play Structures

10 Creative Play

30 Play Areas

Legend

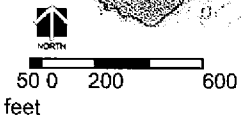
 Child Play



Villebois Parks Master Plan – Active Recreation

Child Play

0 mile 1/8 mile 1/4 mile

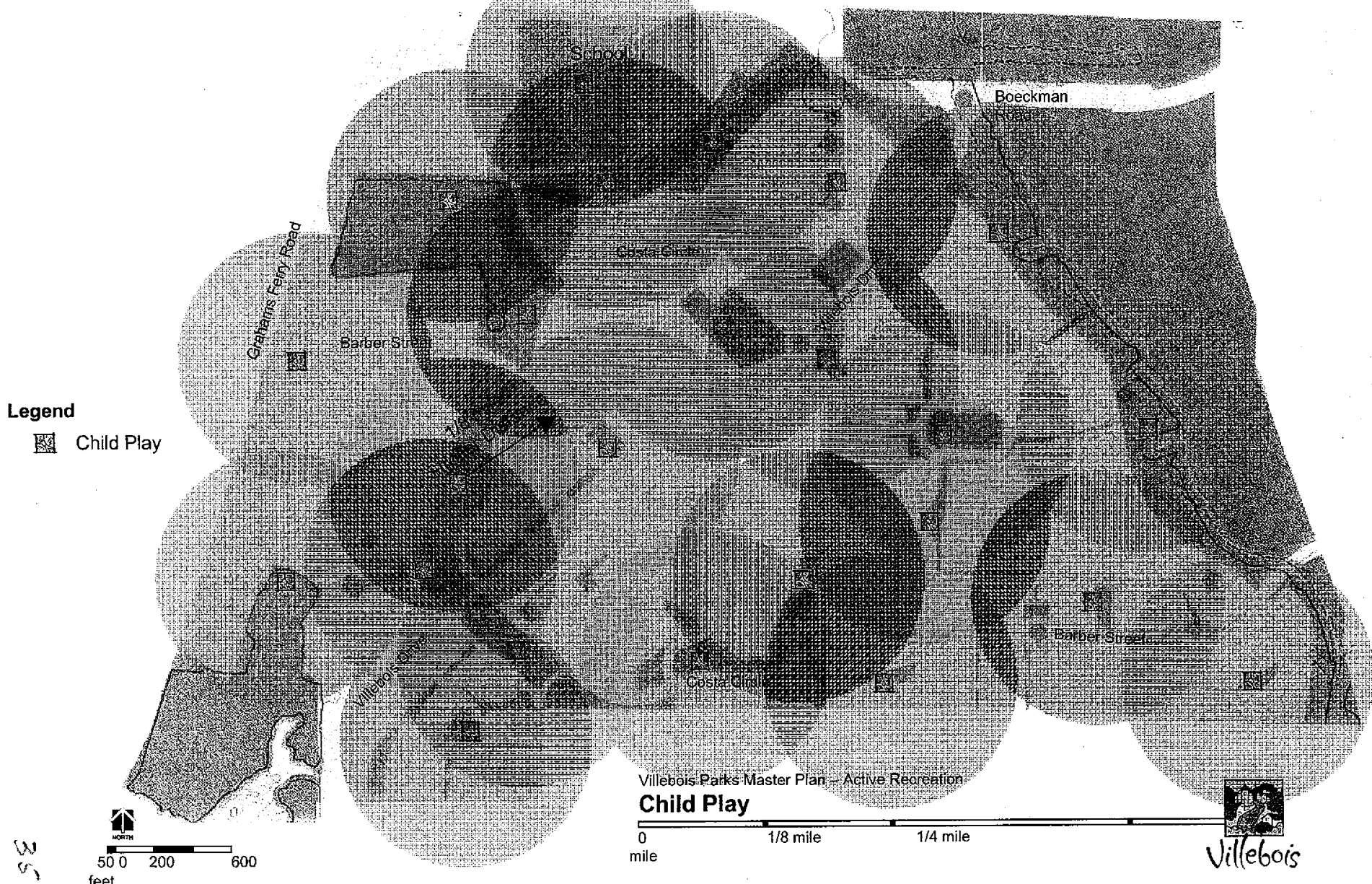


Villebois

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Child Play:

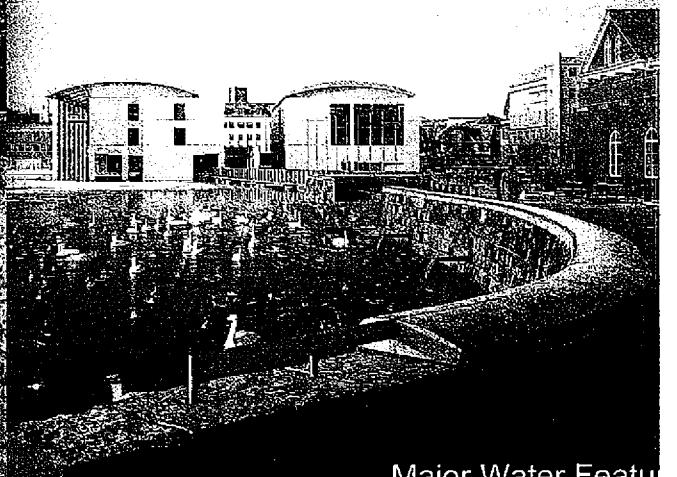
1/8 mile radius service area



35



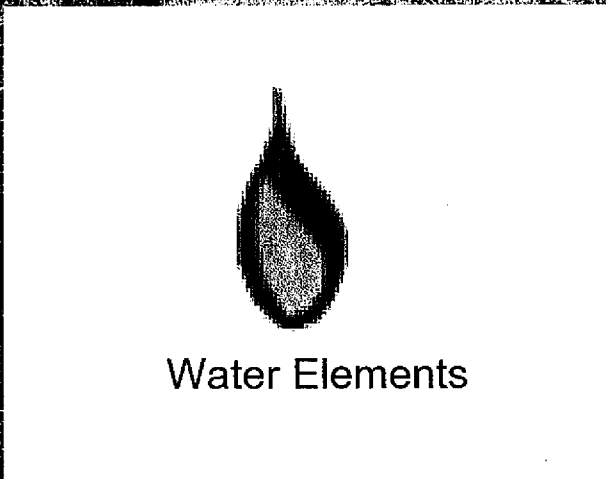
Stormwater/Rainwater Features



Major Water Feature



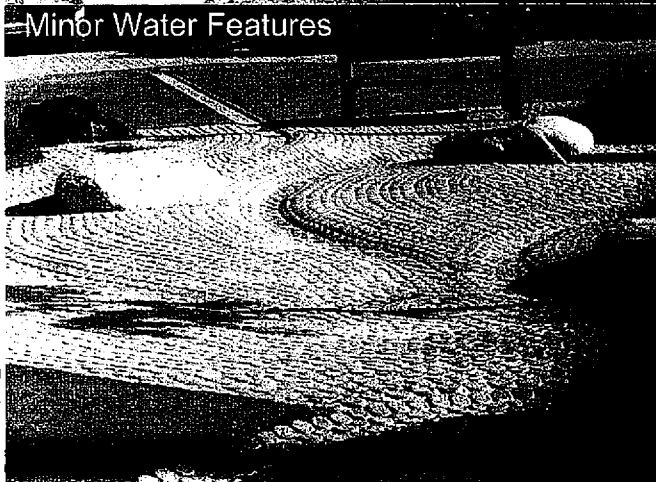
Minor Water Features



Water Elements



Major Water Features



36

Water Element Totals:

44+ Stormwater/rainwater ponds/swales

4 Minor water features

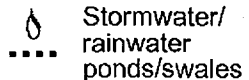



4 Major water features

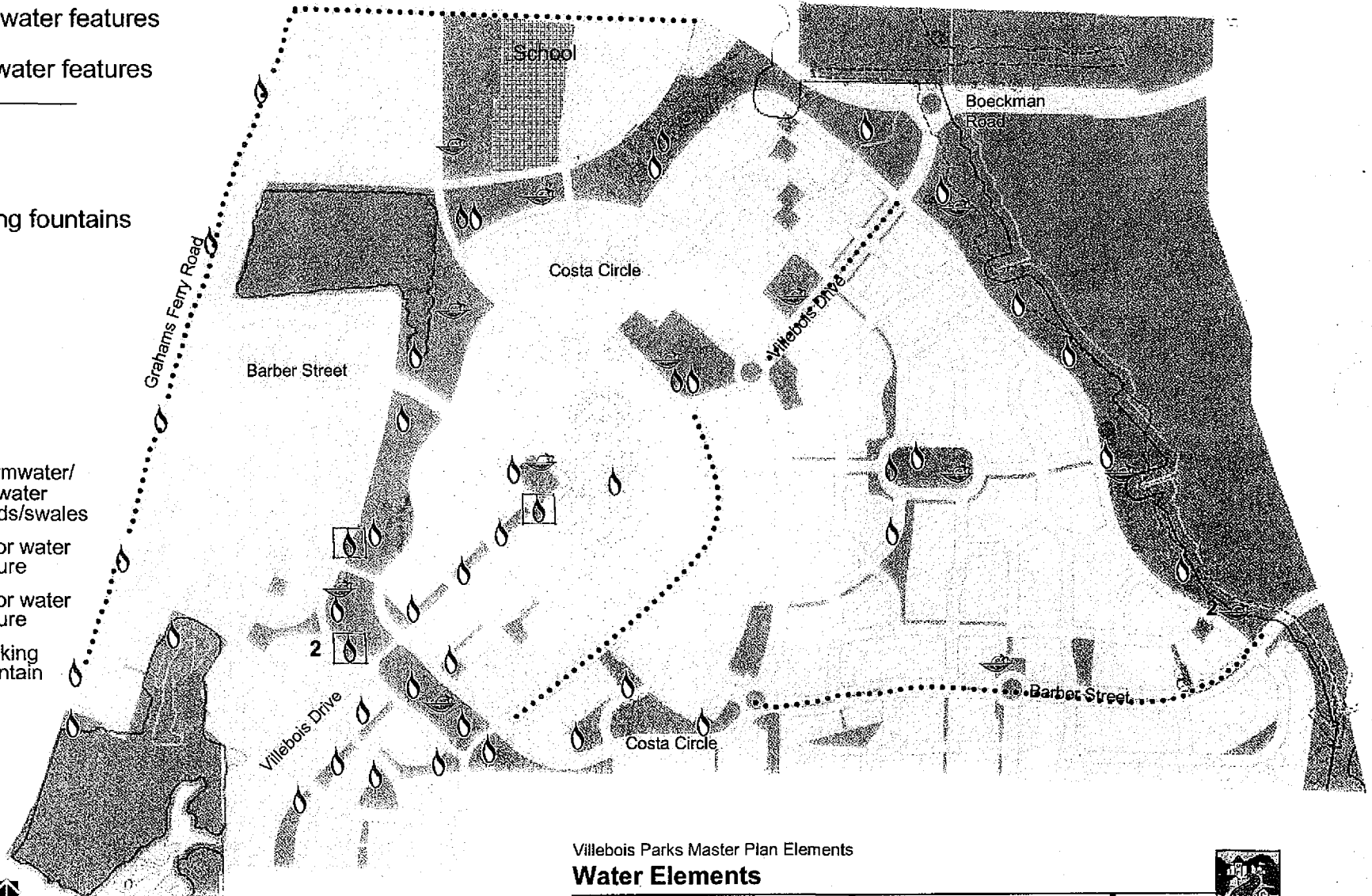
52+ Total

15 Drinking fountains

A water feature typically is a small-scale, site-specific element that is designed to provide a functional, aesthetic, and educational element to a site. Water features are typically naturalistic water features that blend into the designed landscape and may function as an educational element on water quality.

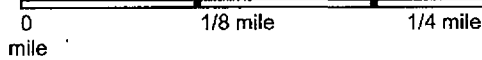
Legend

-  Stormwater/rainwater ponds/swales
-  Minor water feature
-  Major water feature
-  Drinking Fountain

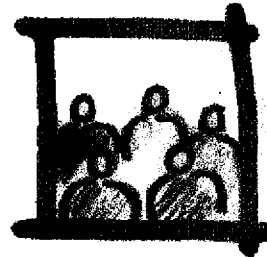
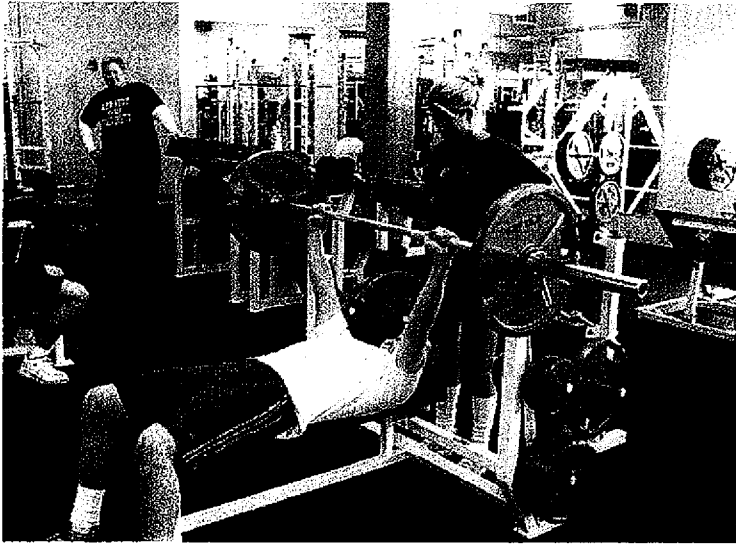


Villebois Parks Master Plan Elements

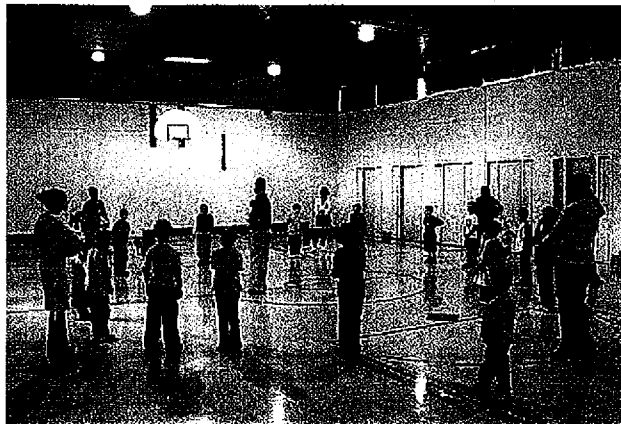
Water Elements



Villebois



Private Recreation Facility /
School Gym



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Villebois

2 Private Recreation Facilities

- swimming pool
- weight room
- meeting room

Indoor School Recreation

- gym
- meeting room

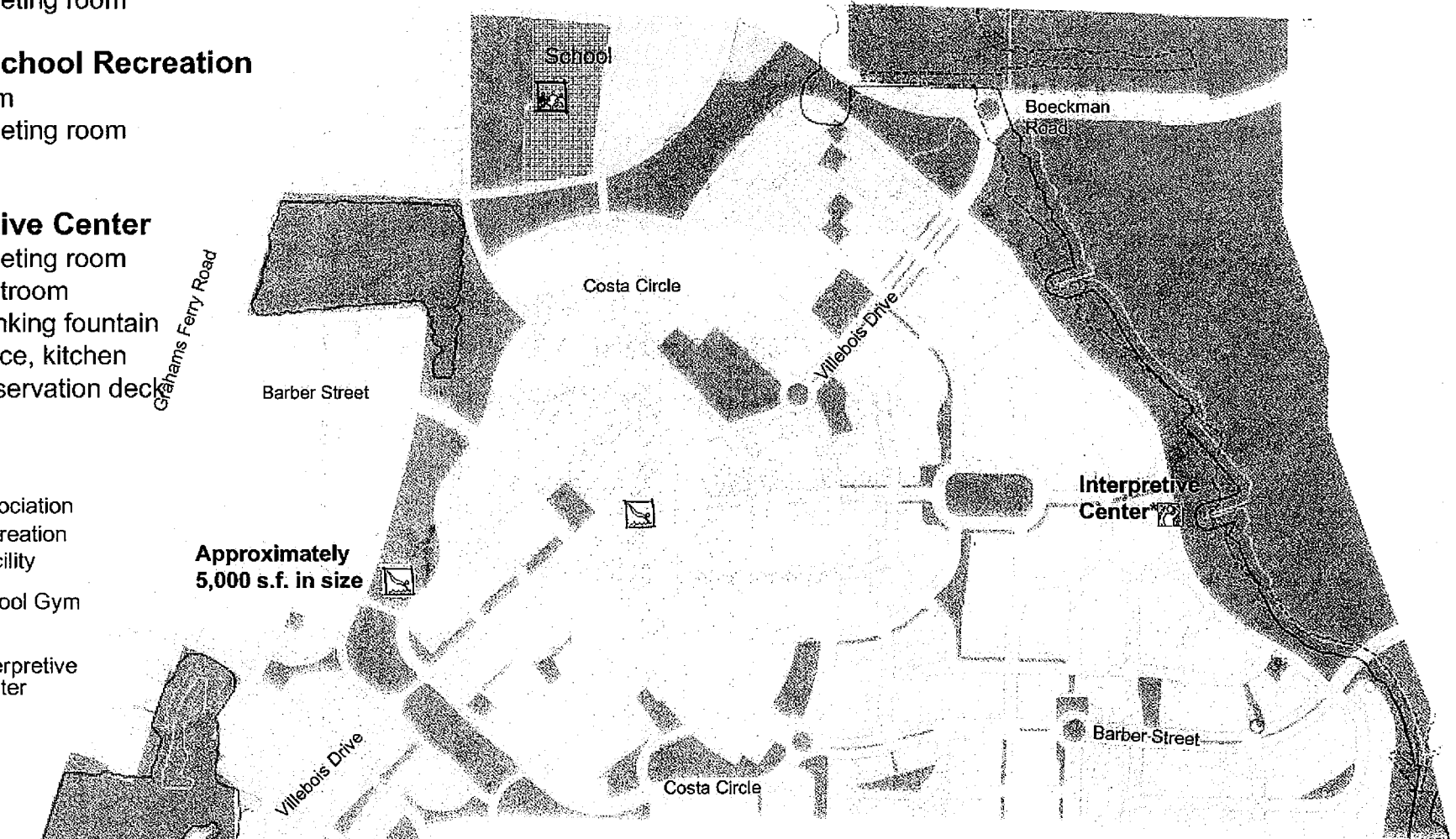
Interpretive Center

- meeting room
- restroom
- drinking fountain
- office, kitchen
- observation deck

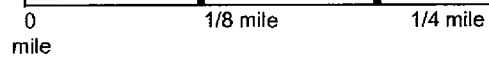
Legend

-  Association Recreation Facility
-  School Gym
-  Interpretive Center

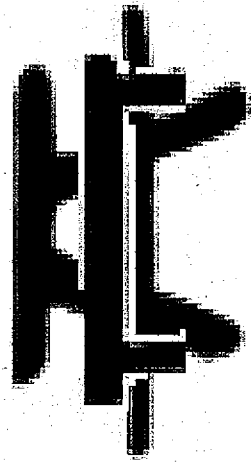
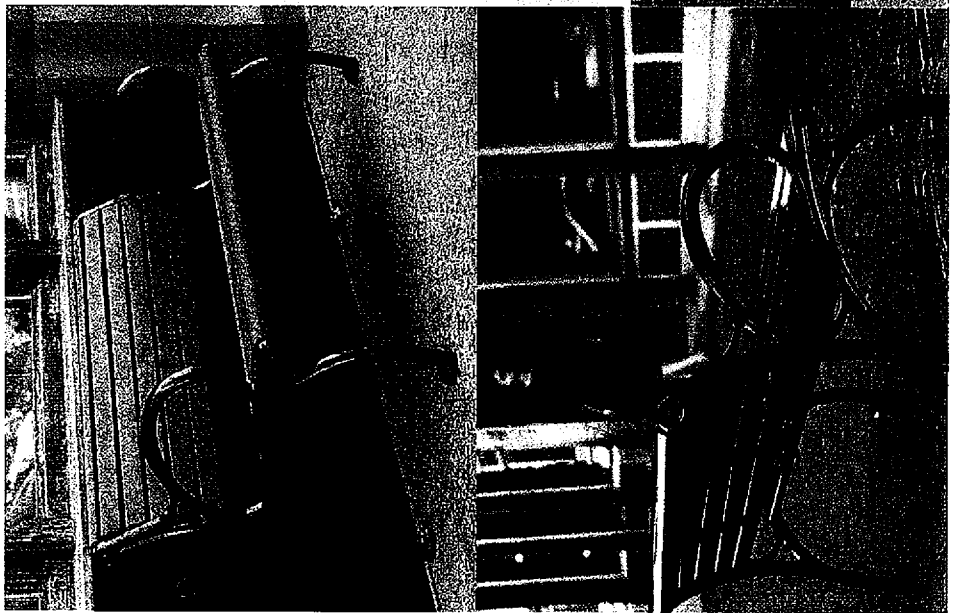
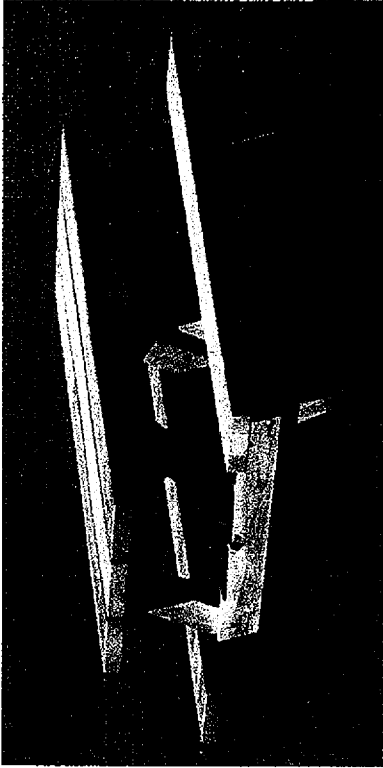
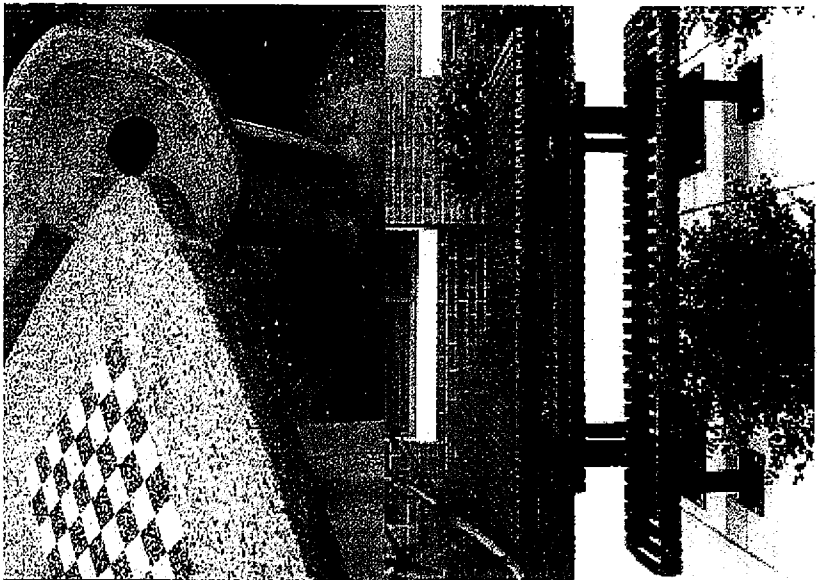
Approximately
5,000 s.f. in size



Villebois Parks Master Plan Elements
Private Recreation Facilities





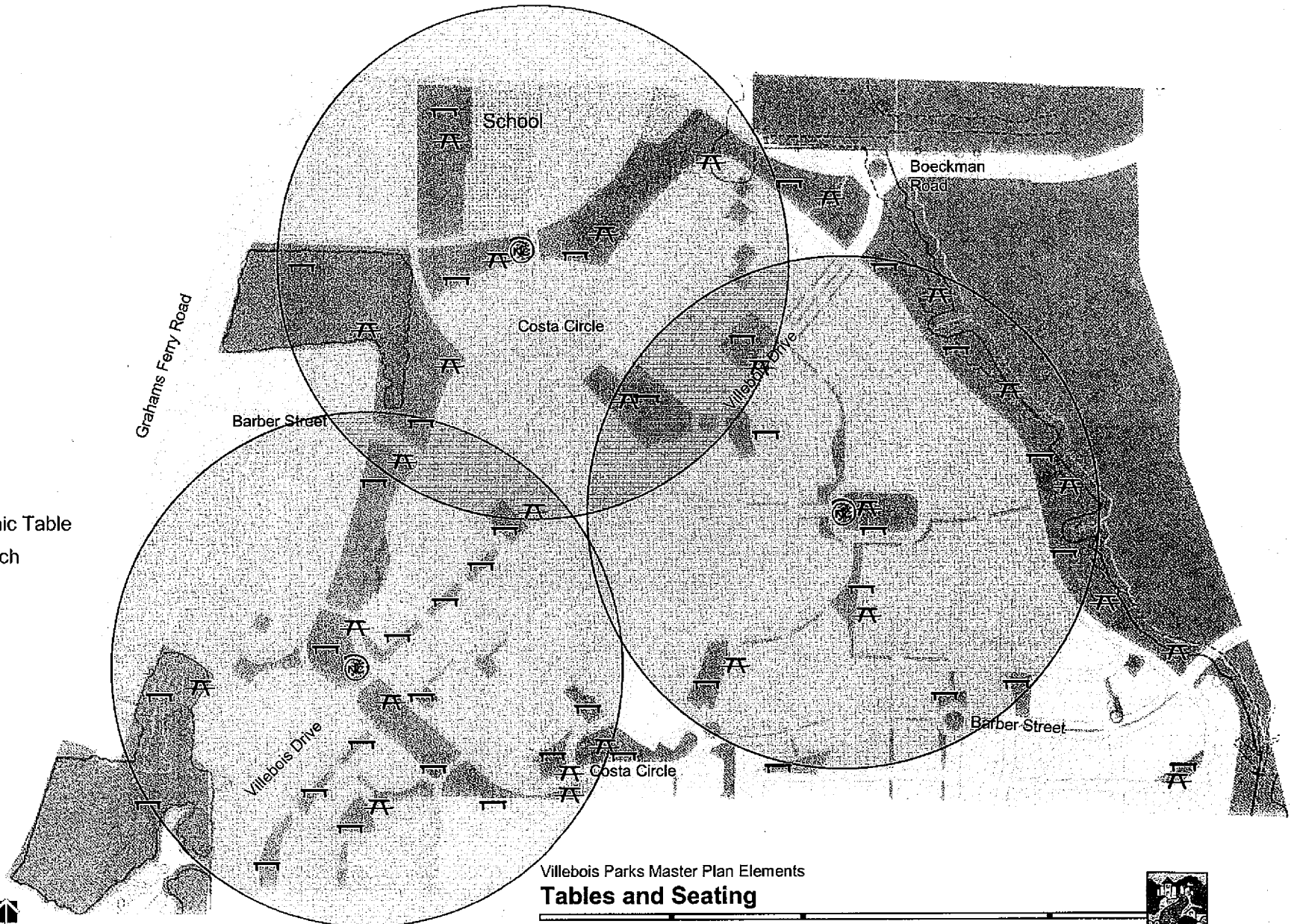
Villebois



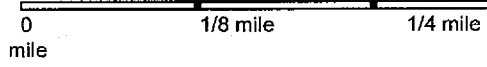
Tables and Seating

Legend

-  Picnic Table
-  Bench

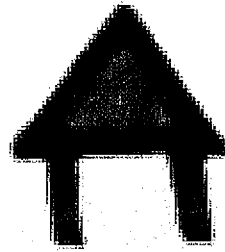
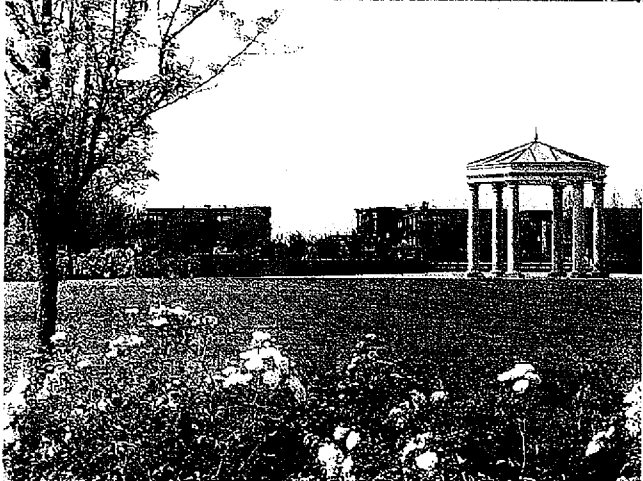
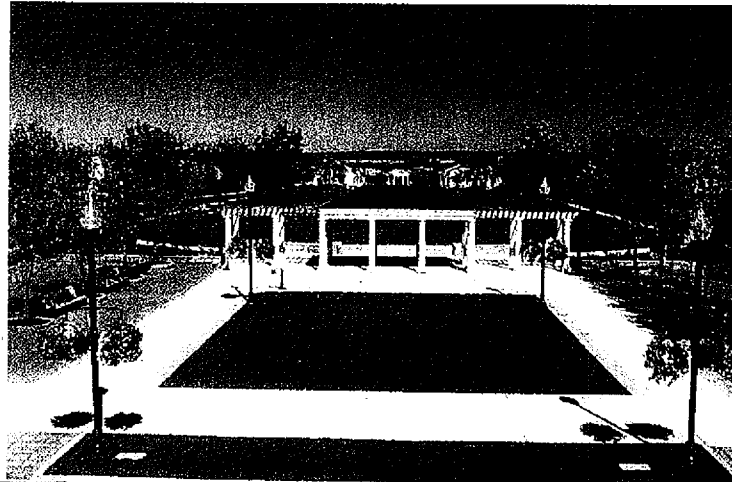


Villebois Parks Master Plan Elements
Tables and Seating

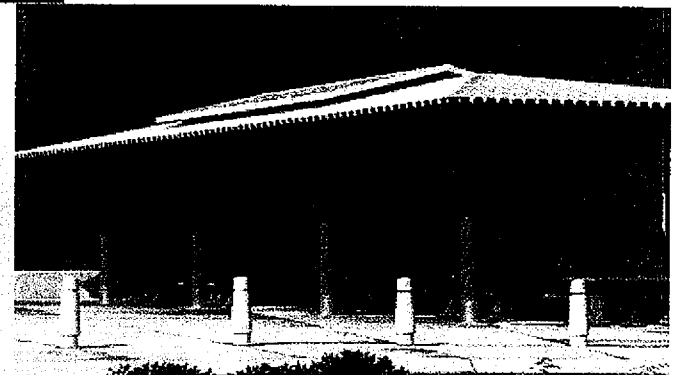


Villebois

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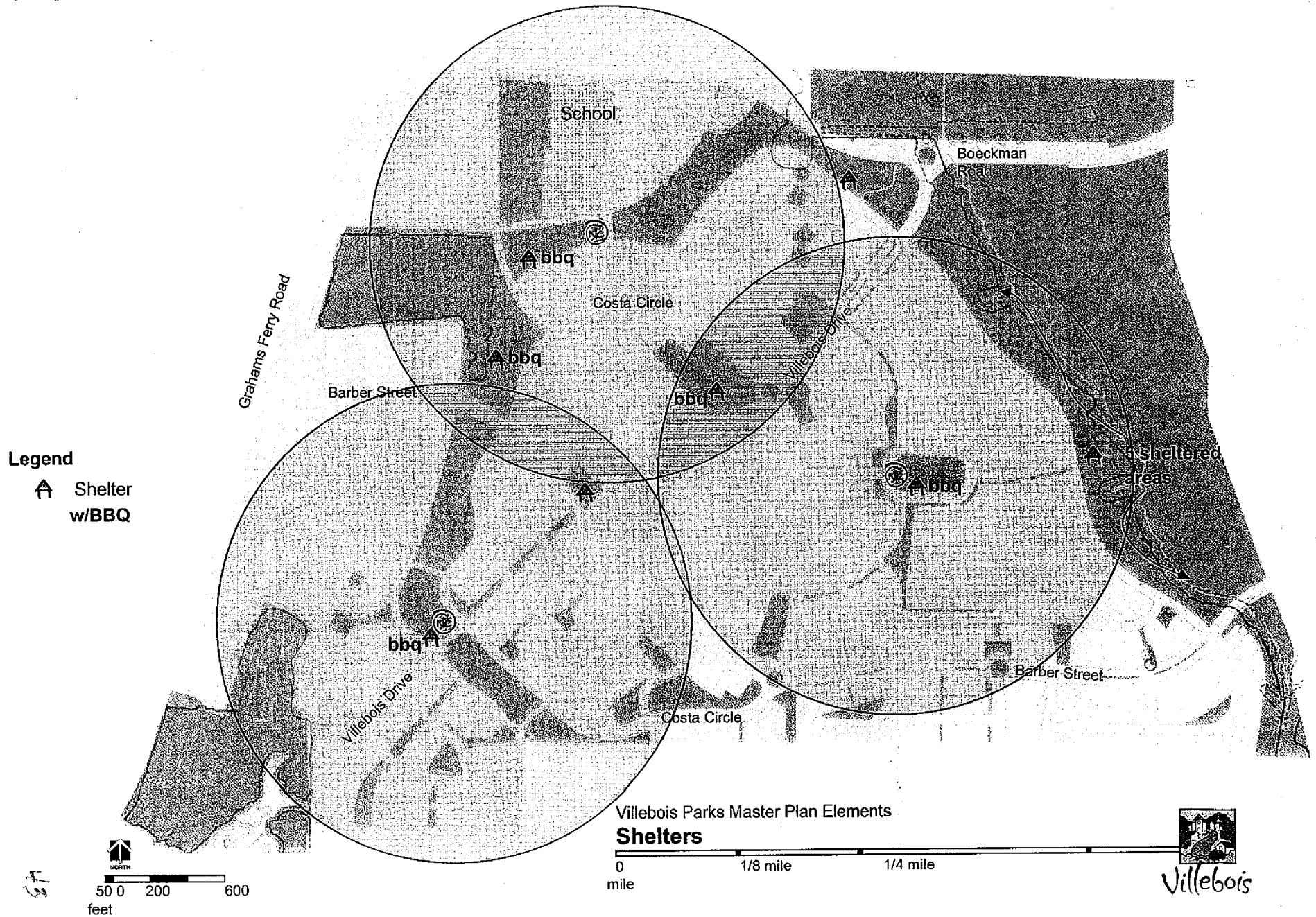


Shelters



Villebois Parks Master Plan Elements
Shelters

12 Shelters





Overlook

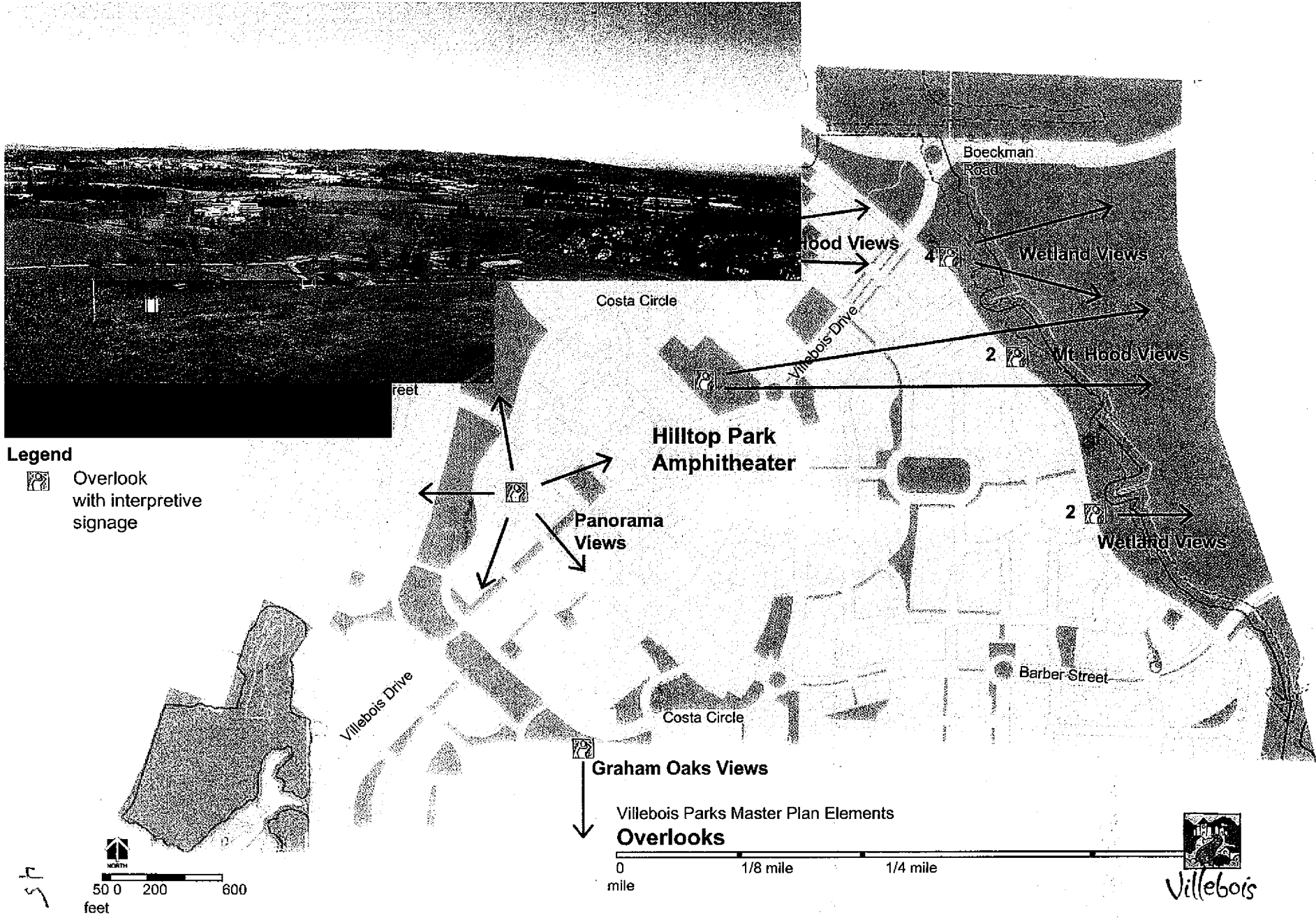


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Villebois Parks Master Plan Elements
Overlooks

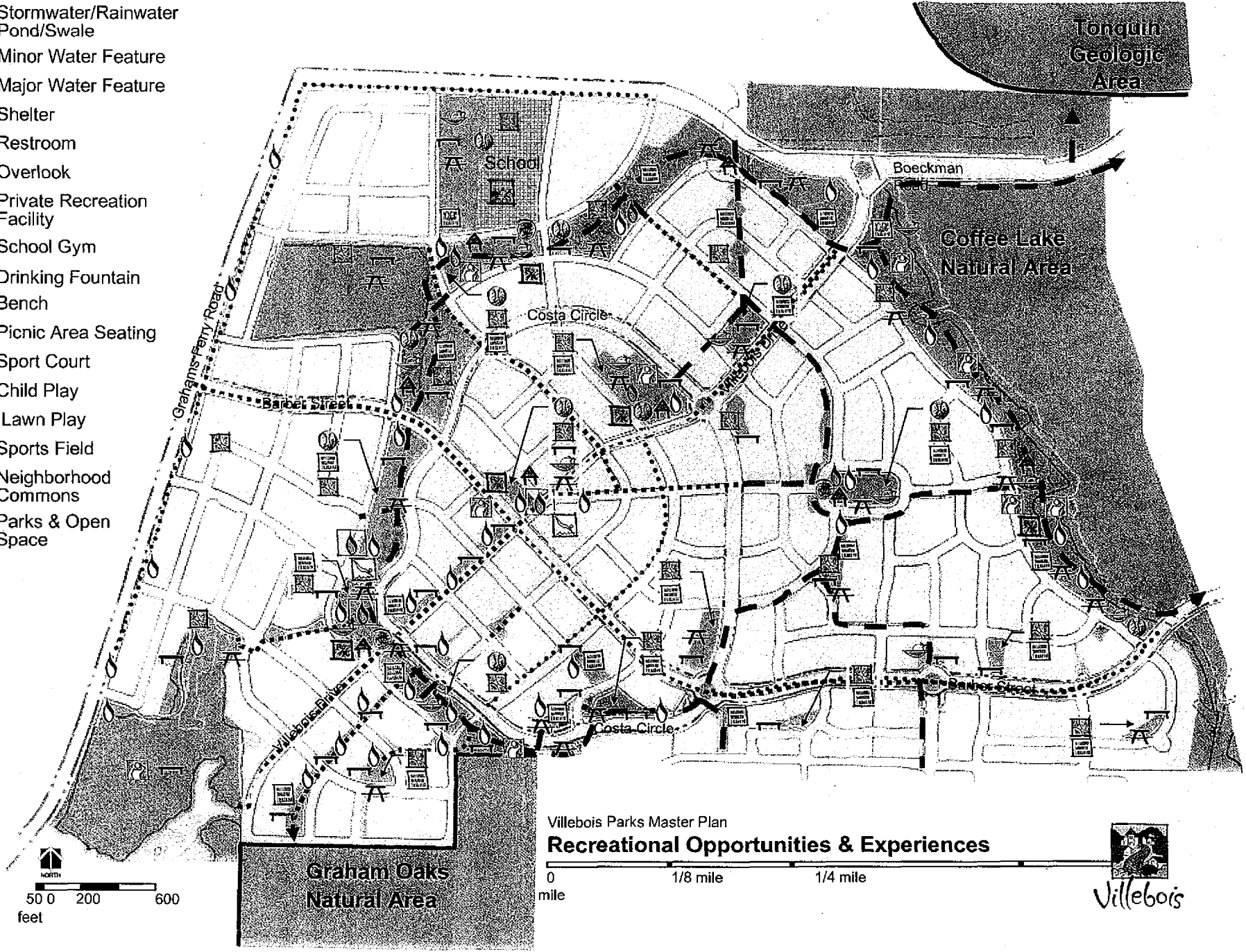


12 Overlook Areas



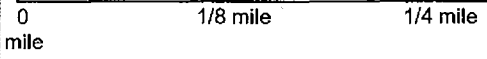
Legend

-  Stormwater/Rainwater Pond/Swale
-  Minor Water Feature
-  Major Water Feature
-  Shelter
-  Restroom
-  Overlook
-  Private Recreation Facility
-  School Gym
-  Drinking Fountain
-  Bench
-  Picnic Area Seating
-  Sport Court
-  Child Play
-  Lawn Play
-  Sports Field
-  Neighborhood Commons
-  Parks & Open Space



Villebois Parks Master Plan

Recreational Opportunities & Experiences



Villebois



9/7

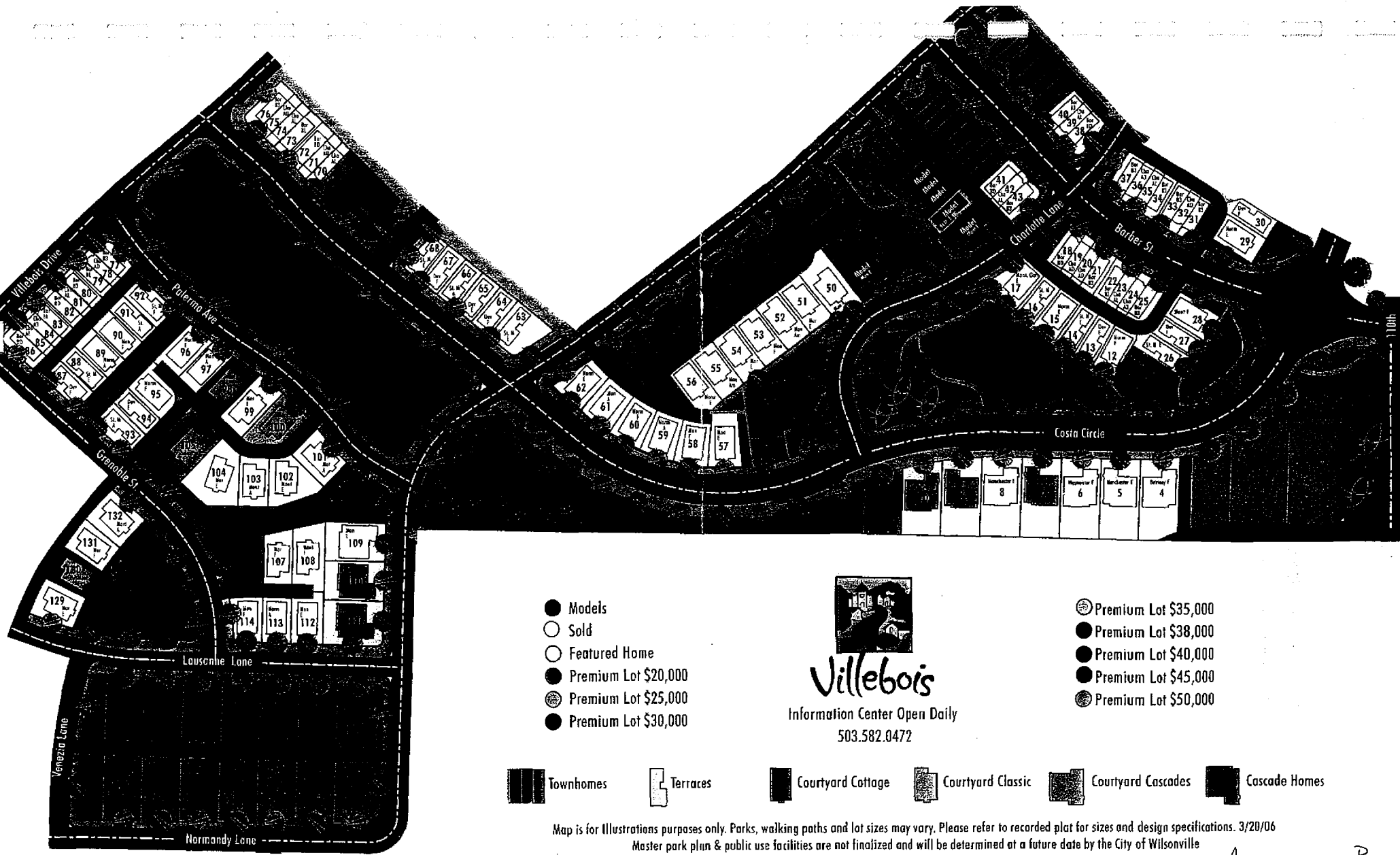


Villebois Parks Master

Recreational Opportunities Experiences



Villebois



- Models
- Sold
- Featured Home
- Premium Lot \$20,000
- Premium Lot \$25,000
- Premium Lot \$30,000



Villebois
 Information Center Open Daily
 503.582.0472

- Premium Lot \$35,000
- Premium Lot \$38,000
- Premium Lot \$40,000
- Premium Lot \$45,000
- Premium Lot \$50,000

- Townhomes
- Terraces
- Courtyard Cottage
- Courtyard Classic
- Courtyard Cascades
- Cascade Homes

Map is for Illustrations purposes only. Parks, walking paths and lot sizes may vary. Please refer to recorded plat for sizes and design specifications. 3/20/06
 Master park plan & public use facilities are not finalized and will be determined at a future date by the City of Wilsonville

ATTACHMENT B
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