

February 22, 2009

## City of Wilsonville Aspirations -

The City aspires to continue to grow in a responsible, controlled and well-managed manner, balancing commerce, job and economic development, the provision of adequate infrastructure and a diverse mix of housing units with preservation of open space, access to nature and natural resources, and the provision of parks and recreation opportunities and programs thus providing a high quality of life that maintains existing livability and provides a favorable business climate.

- The City is currently in Periodic Review with two tasks remaining; 1) Urban Growth Management Agreement with Clackamas County and 2) Goal 10 Housing Analysis. City staff expects to complete these tasks in 2009.
- Over the past 8 years, most of the City's significant master plans have been updated, or completed for the first time. **The majority of the City's aspirations are contained in these master plan documents.** These plans include:

Transportation Systems Plan  
Stormwater Master Plan  
Goal 5/Title 3/Endangered Species Act Natural Resources Plan  
Bicycle and Pedestrian Master Plan  
Parks and Recreation Master Plan  
Transit Master Plan  
Villebois Master Plan  
Coffee Creek Industrial Master Plan  
Graham Oaks Nature Park Master Plan  
Memorial Park Trails Plan  
Goal 9 Economic Opportunities Analysis (EOA)  
Tonquin Trail Feasibility Study  
Water Distribution Plan  
Wastewater Systems Plan

### *General Policies:*

- ❖ The Council is aware of the impacts of urban development on the *foundation and important* agricultural lands surrounding the city, particularly those south of the Willamette River in French Prairie, and is dedicated to protection of that very important statewide resource as a rural reserve.
- ❖ The Council has indicated a strong preference for utilizing existing vacant and re-developable residential, commercial and industrial land efficiently so as to reduce sprawl. The adoption, in 2008, of the Day Road Design Overlay District with higher numbers of employees per acre within an RSIA designated area is an example of this commitment.

- ❖ The Council has indicated a preference to transition from a suburban to a more urban form, with taller multi-story, multi-use buildings.
- ❖ The Council wants to utilize infrastructure efficiently and maintain concurrency for all infrastructure segments, particularly the transportation network.
- ❖ The City desires to provide additional housing in a wide variety of housing types and ownership forms, to balance the jobs to housing imbalance of 2.1 to 1, projected to be more out of balance over time. Increasing pressure to provide more industrial land further exacerbates the imbalance.
- ❖ The City seeks to continue to protect the existing stock of affordable housing and increase the amount of affordable opportunities, particularly for seniors.

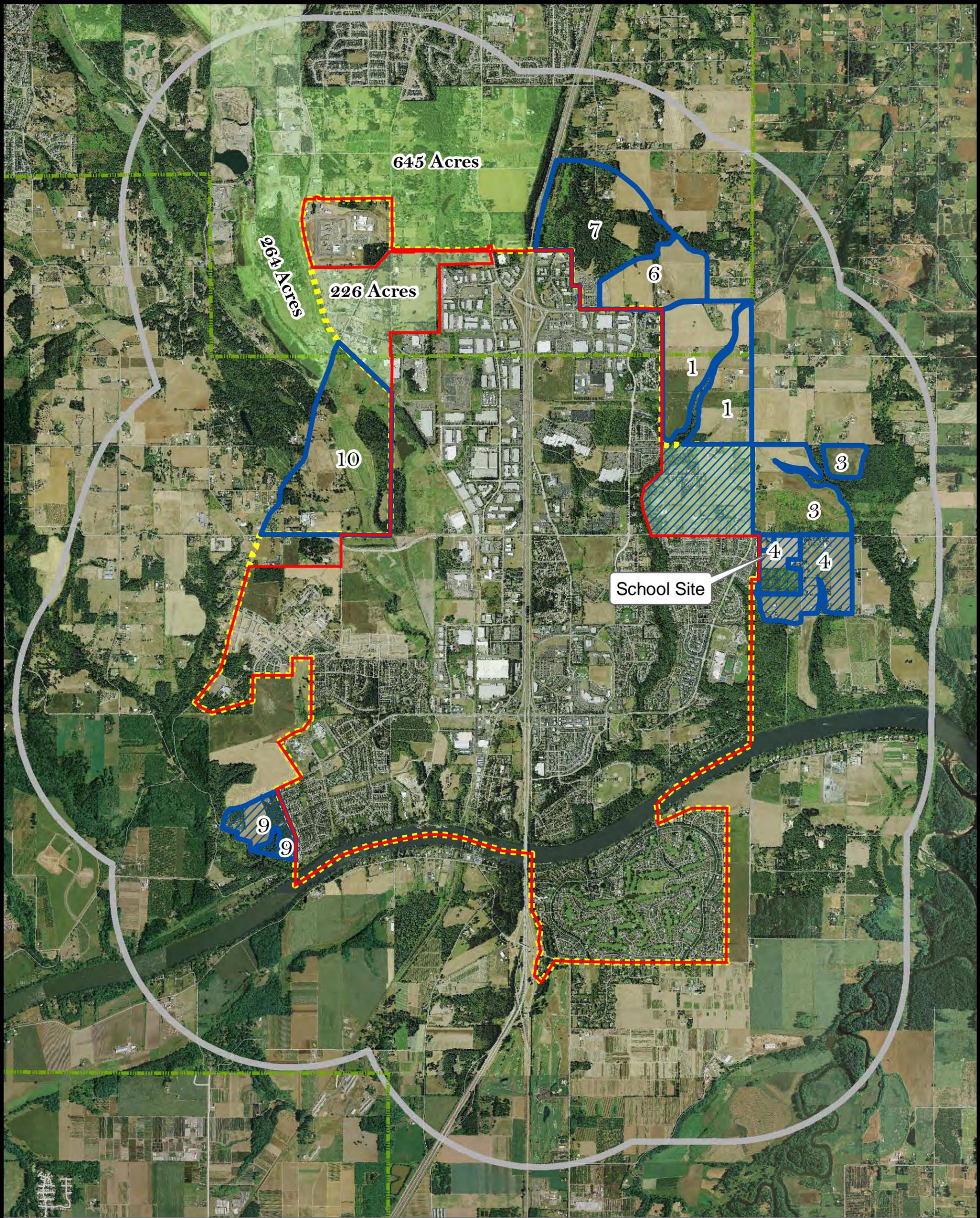
*Land Use:*

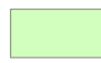
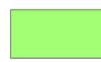
- ❖ The recently adopted *Goal 9 Economic Opportunities Analysis (EOA)* found that, with the 2002 and 2004 industrial and Regionally Significant Industrial Area (RSIA) lands added to the UGB, (approximately 800 acres for Wilsonville) the City's 20-year industrial land supply has been met.
- ❖ The EOA also found that the City has, when infill and redevelopment opportunities are included, adequate commercial land for the 20-year planning horizon.
- ❖ The City desires to accommodate additional industrial development previously committed to and provide over 1,500 permanent jobs in the 226 acre Coffee Creek Industrial Area.
- ❖ During 2007 – 08, the Planning Commission conducted a long-range 20+ year look at where the city might grow most logically, efficiently and cost effectively. After nine work sessions which included detailed analysis and public input, the Commission recommended the addition of land primarily on the east side of the community around future school sites to meet the 20 and 50 year residential need and take advantage of infrastructure projects (sanitary sewer) that are needed to serve adjacent areas within the city's UGB (Frog Pond) and Advance Road school sites.
- ❖ Regarding residential land, the City will complete a Goal 10 Housing Analysis in 2009. With approximately 300 acres remaining in Villebois, 180 unplanned future residential acres at Frog Pond and with other vacant and re-developable residentially designated land in the city limits, the expansions necessary to accommodate 20-years of residential growth will be modest (Areas 4 and 9 of 20-Year Look project).
- ❖ Over the 50-year horizon, the City aspires to provide residential development in Areas 1, 3, 4, 9 and 10 to address the jobs to housing imbalance.

- ❖ The City aspires to continue to provide quality parks, trails and access to nature with each new residential area, protect and enhance natural resources and preserve significant trees as the city grows and develops.

*Infrastructure:*

- ❖ Continue to work with regional partners to master plan the regional trail system, including the Tonquin Trail and develop segments within Wilsonville.
- ❖ Expand commuter rail to Sherwood and Salem and continue to support the benefits of High Capacity Transit (HCT) to Wilsonville and beyond.
- ❖ Consistent with the City's policy to provide infrastructure capacity for planned development, over the next 5-years, the city will embark on some of the most significant infrastructure projects in the City's history. Those projects include:
  1. A \$50 million dollar sewer treatment plant upgrade.
  2. A \$35 million dollar I-5/Wilsonville Road interchange project and associated improvements adjacent to Fred Meyer.
  3. A \$12 million dollar sewer trunk project necessary to serve residential land added to the UGB in 2002.
  4. \$25 million dollars in road projects to serve Villebois, truck traffic in the industrial core and new school sites.
  5. A \$70 million dollar public investment to off-site infrastructure to serve Villebois (inclusive of some of the above costs).
  6. A \$20 million dollar water treatment plant upgrade in the 20-year horizon.
  7. A \$20 million dollar bicycle and pedestrian/emergency access bridge across the Willamette River.



-  2002 UGB Expansion
-  2004 UGB Expansion
-  Candidate Urban Reserve Areas
-  20-Year Residential Supply
-  Current UGB
-  City Limits
-  UGB + One Mile
-  County Boundary

**The City of Wilsonville  
UGB Expansions and Study Areas**

Note: All information is subject to change . Every effort is taken to eliminate errors and omissions but please contact the City of Wilsonville to confirm information before taking any action.

WILSONVILLE  
GIS  
Geographic Information Systems

N

0 0.5 Miles

**February 2009**