

City of Wood Village
January 23, 2009

Local Aspirations:

What is the City of Wood Village doing to manage future growth?

The City of Wood Village covers approximately one square mile, serves 3,100 residents, and comprises a rich blend of residential, commercial, and industrial development. It is nestled between the cities of Fairview, Troutdale, and Gresham in east Multnomah County and has no urban growth boundary because our city limits directly adjoin the surrounding cities.

The City has applied several modern growth management principals and is considering additional initiatives in all planning zones to attract preferred types of construction and increase density with private investment. While providing the amenities of urban living with the charm of a small town, the City of Wood Village will continue to be a great place to live, work, and play.

The recently completed economic opportunities analysis and vacant lands inventory shows that the city has several optimal sites for industrial growth with easy access to I-84 and commercial growth within our Town Center, which is a regional complex for retail, mixed-use development, and professional services. Such industrial and commercial sites provide the city with a good inventory of available employment-related development opportunities. The most recent industry to take advantage of our shovel-ready opportunities is XSUNX, a solar panel manufacturing firm, which will provide about 165 family wage jobs when fully operational.

Industrial and commercial properties are made attractive and marketed in several ways. The Columbia-Cascade River District, the East Metro Economic Alliance, the West Columbia Gorge Chamber of Commerce, Oregon Prospector, and the Columbia-Cascade Enterprise Zone each seek to enhance the opportunities for private investment and/or provide incentives for particular types of preferred development.

In addition, the City of Wood Village has taken several initiatives to attract and manage commercial growth. The City has adopted streetscape design and/or development standards for Sandy Boulevard, Halsey Street, and Arata Road. Mixed-use development is now required for our Neighborhood Commercial zone, and it is allowed in a portion of our Town Center. A Vertical Housing Development Zone is in process for our commercial corridors and Town Center. In addition, an Urban Renewal District is currently being discussed by the Council as a means to attract investment and meet the City's redevelopment goals for residential areas near our commercial core.

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A variety of Zoning and Development Code amendments are in process to modernize our development regulations. These legislative changes will bring Wood Village into compliance with Metro standards and address such issues as economic development, rental housing, bicycle and pedestrian connectivity, green spaces, signage, and mixed-use development. In addition, planned unit development regulations may be amended to accommodate cottage-style housing design that will increase density and provide investment opportunities in residential areas projected for redevelopment.

Growth management in all its forms will continue to be a topic of discussion for the Wood Village City Council in 2009. The City will be considering a vision process that will engage citizens and business leaders. Economic opportunities, public services, infrastructure, and quality of life amenities will all be discussed to determine a preferred vision for our community.