



CONTEXT AND SETTING





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REGIONAL AND CITY CONTEXT

Figure 3 and Figure 4 show the planning area in the context of nearby regional areas and East Wilsonville. Highlights are summarized below.

SURROUNDING AREAS

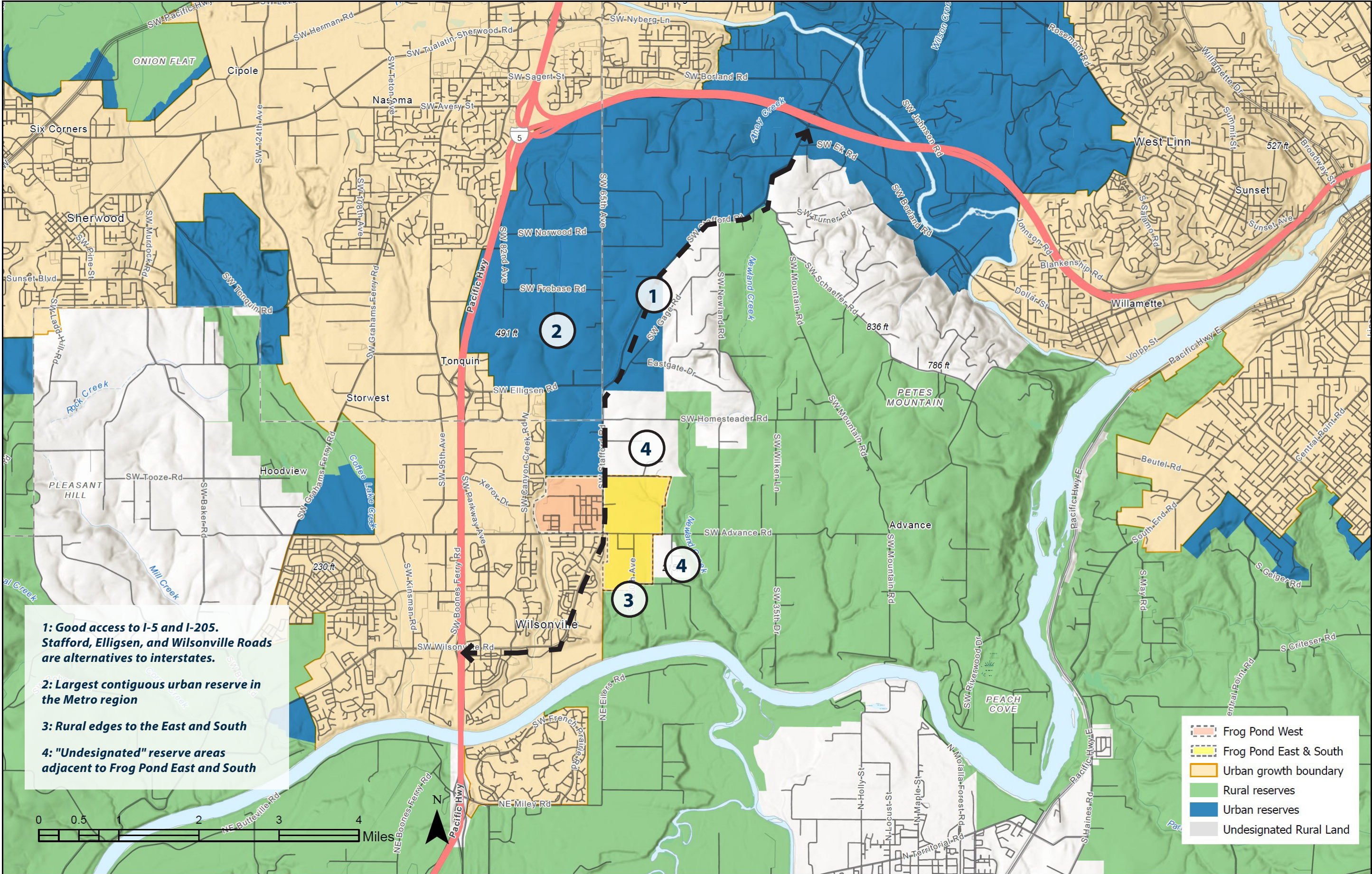
Regional access. The Frog Pond area has good access to I-5 and I-205. This proximity is convenient for regional travel, but poses congestion challenges because SW Stafford, SW Elligsen and SW Wilsonville Roads are alternate routes to the interstates.

Proximity to future Urban Growth Boundary expansion areas. Frog Pond is located at the southern end of the largest contiguous urban reserve area (the SW Stafford Basin) in the Portland Region.

Rural edge. The planning area is adjacent to lands designated “rural reserves” and “undesigned” by Metro. There will be a rural and agricultural edge to the East and South Neighborhoods for decades to come.

Gateways to Wilsonville. SW Stafford Road is a gateway into Wilsonville from the currently rural Stafford Road area and I-205 corridor. SW Advance Road is a gateway into Wilsonville for the large rural area of Clackamas County located eastward to Pete’s Mountain.

Figure 3. Regional Context





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EAST WILSONVILLE

Close proximity to local destinations.

- 1.7 miles to Wilsonville's Town Center and eastside employment areas (about 8 minutes by bicycle)
- 2.3 miles to Wilsonville's Old Town (about 12 minutes by bicycle)
- 1.6 miles to Memorial Park (about 8 minutes by bicycle)
- 1 mile to Wilsonville High School (about 5 minutes by bicycle)

Limited connectivity to adjacent areas of Wilsonville. Proximity to nearby destinations is good as noted above, but connectivity is limited. The Frog Pond area is reliant on SW Boeckman Road, SW Wilsonville Road, and SW Stafford Road. Existing and new trails, shown in Figure 4, will help supplement the street network and increase connectivity by foot and bike.

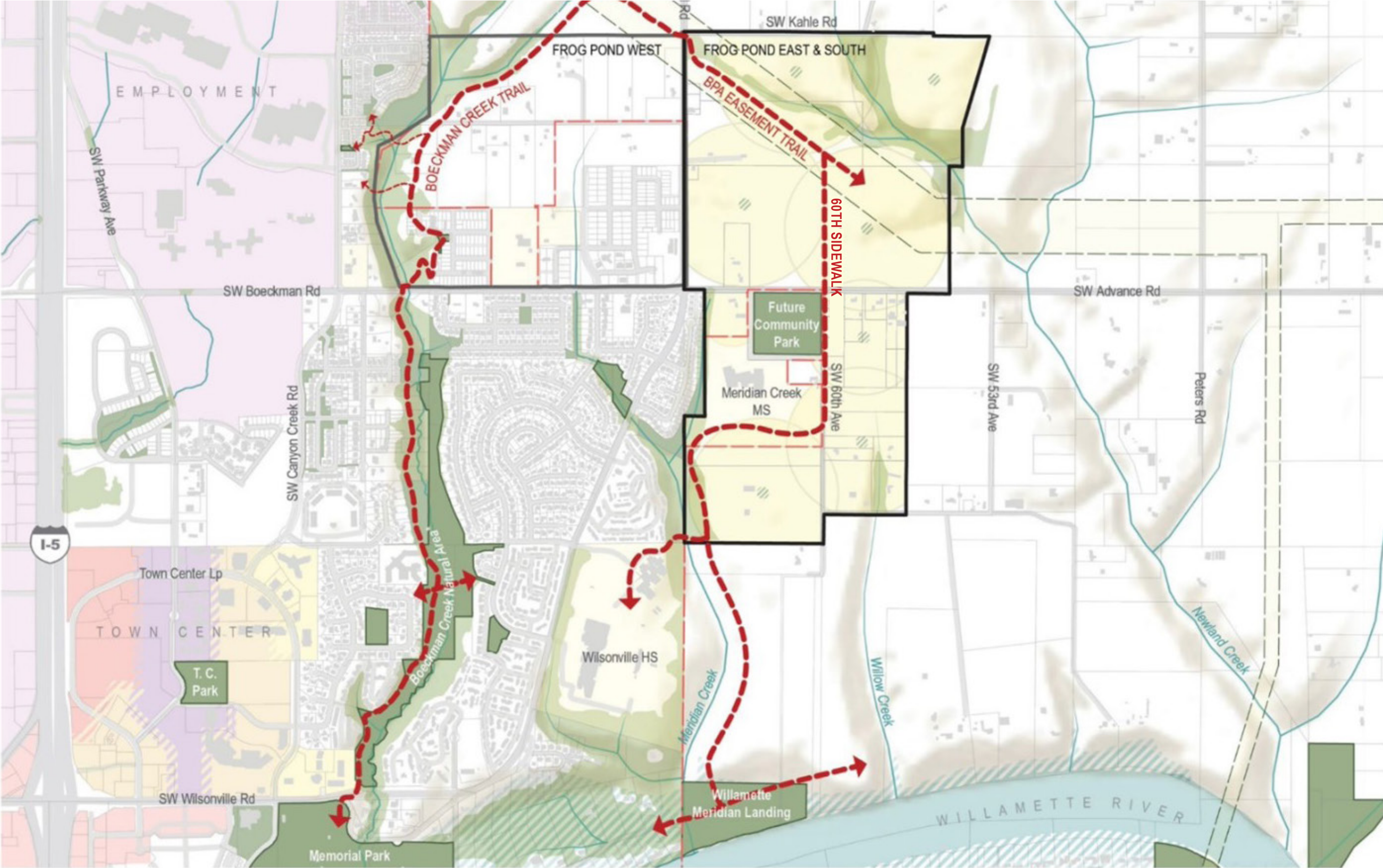
Proximity to City and regional greenspaces. The Frog Pond Area is near many City and regional greenspaces that add to the high quality of life in the Wilsonville, including: the SW Boeckman Creek Natural Area, Town Center Park, the Willamette River, Memorial Park, Corral Creek Natural Area, Graham Oaks Natural Area, Coffee Creek Wetlands, Weber Farm Natural Area, Mollala River State Park, and more.

Proximity to natural and city open space. The nearby open spaces – Newland Creek, Meridian Creek, the BPA easement, a future neighborhood park, a future community park, and Meridian Creek Middle School – are great amenities. Future residents in the East and South neighborhoods will always be “just a block or two” from the nearest open space.

A significant barrier and/or opportunity of the BPA Easement. On the plus side, the BPA easement is open area and can be used for recreation, community gardens, parking and other uses. Negatives include the towers, potential electrical “buzz”, and limitations for planting and structures.

Potential for internal connectivity. There is excellent potential for safe, direct and convenient street and path connectivity within and between the three Frog Pond neighborhoods.

Figure 4. East Wilsonville Context





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FROG POND AREA

Frog Pond East and South are part of the larger Frog Pond Area, which totals about 500 acres in size. Contextual land uses and community destinations within the Frog Pond Area include:

Frog Pond West Neighborhood. Frog Pond West is rapidly developing. Planned for about 625 homes, about half of the area was approved for development between 2018 and 2022. The residential uses are primarily single family detached homes, affordable to families with incomes that exceed 120% of Wilsonville's median family income.

Future Frog Pond West neighborhood park and school. A new neighborhood park and elementary school are in the planning stages in Frog Pond West. These community uses will be a quarter mile west of SW Stafford Road, a 5-minute walk from the west edge of the East and South neighborhoods.

Meridian Creek Middle School and Future Community Park. The middle school property was the first Frog Pond land to annex and develop after inclusion in the Urban Growth Boundary in 2013. The 10-acre future community park site is also annexed. These existing and future community uses will be important civic uses within the Frog Pond South neighborhood.



Frog Pond West artist's rendering, looking Southwest.



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The northern portion of Frog Pond East, looking northeast. The Grange is visible in the foreground with the BPA easement and Kahle Road to the northeast.



Frog Pond East and South, looking southeast. New development in Frog Pond West is visible in the foreground and Meridian Creek Middle School is to the south.



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SETTING - FROG POND EAST AND SOUTH

The Frog Pond East and South area is comprised of rural residential uses and open lands. Figure 5 shows the setting in 2022. Some portions of the plan area are expected to be unbuildable or otherwise not develop during the next 20 plus years. This includes developed homes sites that either have historic homes or high value recently constructed homes. In addition it includes natural areas, the BPA Easement, and existing right-of-way. Key existing conditions are illustrated in Figure 5, and include:

- **Total acreage:** 293 acres (excluding existing right-of-way)
- **Parcels:** 39
- **Existing Homes:** 15
- After deducting for developed areas and future streets, the net buildable area is estimated to be 138.5 acres (54% of the total area)
- The historic Frog Pond Grange is located on SW Stafford Road.
- Significant trees are scattered throughout the planning area, including white oak, ponderosa pine, redwood, giant sequoia, and Douglas fir, among others.
- Meridian Creek Middle School lies in Frog Pond South.
- Creek areas abut and cross the study area; these spaces will be protected by the City's Significant Resource Overlay Zone (SROZ).



Frog Pond East and South, looking northeast, with SW Wilsonville Road and existing neighborhoods in the left side of the photo.

Figure 5. Existing Conditions





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HOUSING INVENTORY

City staff inventoried homes that are older than 70 years and newer and/or higher value homes not likely to be redeveloped during the next 20 years. Table 2 lists the inventory. This information was considered during planning process. It is a point in time inventory and subject to change.

Table 2. Existing Historic or Newer Homes Potentially to be Retained

ADDRESS	YEAR BUILT	NOTES
Homes Over 70 Years Old, Feasibility of Preservation Unknown		
27480 SW Stafford Road	1900	Owner has stated foundation is deteriorating
27520 SW Stafford Road	1948	
6351 SW Advance Road	1900	
28424 SW 60th Avenue	1920	Highly modified with addition
28500 SW 60th Avenue	1920	
Newer and/or High Value Homes Not Likely to be Demolished		
28901 SW 60th Avenue	2010	Surrounding land could be developed on large parcel
28580 SW 60th Avenue	1992	
28050 SW 60th Avenue	2019	High value, entire parcel occupied
5890 SW Advance Road	2016	High value, entire parcel occupied