



# LAND USE







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## RESIDENTIAL LAND USE AND URBAN FORM

### KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned “**transect**” of housing form in order to create a cohesive neighborhood that maximizes the amenities available to residents while creating an urban form sensitive to the local context.

### VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.



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## TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built





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## TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
  - Moderate setbacks from the street
  - Building separation is generally 10 feet,
  - Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
  - Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.







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## TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
  - Buildings are set back from the street
  - Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
  - Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
  - Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built





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To help ensure housing variety within and throughout Frog Pond East and South, the City will use the following strategies to guide the Development Code standards:

- Create housing categories that reflect Wilsonville’s housing needs: the categories would allow flexibility for developers and ensure provision of a wide variety of housing choices while meeting similar housing needs (such as accessibility and cost)
- Limit each subdistrict and development to a maximum percentage of any one housing category;
- Establish standards that ensure a variety of housing categories;

Please see the Implementation section of this report for more information about code strategies for housing variety.

## AFFORDABLE HOUSING INTEGRATION

The Master Plan sets the stage for affordable housing choices in the East and South neighborhoods. Two strategies are included. First, the variety of housing is intended to provide opportunities for home buyers and renters with incomes of 80-150% area median income (AMI). This is the market-based and zoning-based strategy of the Master Plan.





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To help ensure integration of market-rate affordable housing within Frog Pond East and South the City will use the following strategies in the implementing Development Code:

1. To prevent the oversupply of higher-cost housing, limit each development to a percentage of housing categories that typically would only be affordable to households making more than 150% of median family income.
2. To ensure provision of market-rate housing that meets a variety of housing need require each development provide a minimum percentage of attached middle housing and a minimum percentage of a combination of cottages, ADUs, and other similar units that provide both relatively affordable housing choices and housing choices adaptable for accessible living.

The second strategy addresses households earning below 80% of area median income. The City may choose to proactively facilitate and/or support the development of affordable housing targeted at these households. As described in the Affordable Housing Recommendations section of this report, housing development that serves households with these incomes requires public subsidy; those initiatives for the City may include:

- Acquire Land for Affordable Housing
- Partner with a Community Land Trust
- To the extent feasible mitigate impact of fees on affordable housing while still paying for infrastructure
- Incentivize Smaller and Lower-Cost Middle Housing

The above-listed measures are options available to the City Council and subject to their direction and funding. The role of the Master Plan is to provide the land base and zoning allowances that would support such initiatives. In addition, development standards will avoid barriers for subsidized affordable housing developments, providing exemptions from variety and similar requirements if needed. Minimum design and siting standards shall continue to apply.





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## FORM BASED DESIGN AND TRANSECT

As described above, the Master Plan uses a form-based approach to housing. More compact housing is located in the Type 1 areas. Adjacent areas are less compact and result in a transect or transition to even less compact housing forms. The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement. The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property. In both neighborhoods, Type 2 and 3 housing “feathers out” from the Type 1 areas.

To support a seamless “feathering out” and context specific design, the implementing code will include criteria for specific urban design contexts, including but not limited to: transitions between mapped urban design forms, adjacency to the main street commercial, and adjacency to Stafford Road.

## USE OF SUBDISTRICTS

The Master Plan includes subdistricts as a tool for neighborhood planning. The subdistricts of Frog Pond East and South are “neighborhoods within the neighborhoods” because they have a planned number and variety of housing types with a cohesive look and feel. Each includes a green focal point that is central in the subdistrict and/or aligned with a key feature such as a tree grove to serve as an important placemaking tool, creating a strong public realm and opportunity for community gathering.

The subdistrict concept for Frog Pond East and South builds off of concepts used in Frog Pond West and Villebois planning. In Frog Pond West, subdistricts are used to identify the different residential lot sizes and are primarily for zoning implementation rather than urban design. Villebois used a system of sub-geographies called Specific Area Plans (SAPs). Villebois’ SAPs have an important urban design and housing variety aspect. They are centered on walkable distances focused around gathering spaces and included a variety of housing types in each. With an urban design focus and planned housing variety, the subdistricts for Frog Pond East and South will be more similar to Villebois SAPs than Frog Pond West subdistricts. Each subdistrict in Frog Pond East and South was determined based on its context and placemaking opportunities.





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## HOUSING METRICS

Table 4 below summarizes the estimated housing capacity for each neighborhood.

**Table 4. Housing Estimates**

	ESTIMATED TOTAL DWELLING UNITS	UNITS IN TYPE 1 URBAN FORM AREAS	UNITS IN TYPE 2 URBAN FORM AREAS	UNITS IN TYPE 3 URBAN FORM AREAS	ESTIMATED NET RESIDENTIAL LAND*	ESTIMATED NET DENSITY
<b>Frog Pond East and South Neighborhoods</b>	1,587	390	886	312	119.1 acres	13.3 du/acre
<b>East Neighborhood</b>	1,089	306	634	150	75.8	14.4 du/acre
<b>South Neighborhood</b>	498	84	252	162	43.3	11.5 du/acre

\*(20% assumed for Right-of-way and other set asides)

## NEIGHBORHOOD COMMERCIAL

The neighborhood commercial center concept was originally articulated as part of the Frog Pond Area Plan. The Area Plan noted:

***“The overall vision for the neighborhood commercial center is that it is a place that provides local goods and services within easy access of the local neighborhoods, has a high quality and pedestrian-oriented design, and serves as a gathering place for the community. Due to its small scale and local orientation, it will not compete with other commercial areas in Wilsonville.”<sup>1</sup>***

The above-cited vision for the center endures; it is a critical component of creating a vibrant community in the Frog Pond Area and thus is part of this Master Plan. Based on an updated market analysis, the center is approximately five acres in size and up to 44,000 square feet of retail with or without mixed use residential development above. The location along SW Brisband Street was selected because of its visibility from SW Stafford Road, centrality along the west edge of the East Neighborhood, and potential for a Main Street configuration. The vision for the center, its location and its design concept were discussed with the community – it was broadly supported as an important element of the Master Plan.

The commercial development program listed below was discussed with Planning Commission and City Council during work sessions and shared with the public during outreach.

1 Frog Pond Area Plan, page 37



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**Table 5. Commercial Development Recommendations**

PLAN ELEMENT	COMMERCIAL DEVELOPMENT PROGRAM RECOMMENDATION
<b>Building Square Feet</b>	Up to 44,000 square feet (or 56,000 square feet if the City can attract a pharmacy or medium sized grocer)
<b>Site Acreage</b>	Up to 4.0 acres (or 5.1 acres if the City can attract a pharmacy or medium sized grocery)
<b>Likely Tenant Mix</b>	Food and beverage, retail, general commercial, professional services/ office, healthcare, fitness, daycare, banks, and more. Specific retail tenants may include cafes and restaurants, a specialty food product store, a pharmacy, and other miscellaneous stores like laundromats, salons, hobby/boutique stores, and medical, professional, and financial offices.
<b>Development Type</b>	Main Street, with buildings on both sides of the planned SW Brisband Street or SW Frog Pond Lane extension on the east side of SW Stafford Road. Minimal setbacks, parking located behind buildings, and pedestrian orientation are important features. Main Street retail provides the greatest experience and offers an opportunity for the commercial area to be prosperous over a longer timeframe. Main street retail feels “fresher” for longer than conventional retail centers and would be more accessible to a greater number of people traveling by car, foot, and bike. Mixed use (commercial on the ground floor with residential above) will help create a distinctive and vibrant Main Street.
<b>Adjacent and Supporting Uses</b>	Higher density residential, including apartments, townhomes, and live/work spaces, surrounding the commercial center would improve viability of commercial spaces.







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## NEIGHBORHOOD COMMERCIAL DESIGN

The Brisband Main Street neighborhood commercial area will create a destination for local and regional residents, accessible by walking, rolling, biking, and transit. Off-street parking will be tucked behind buildings, prioritizing a people-oriented environment along the Main Street itself. These parking lots can also provide future development capacity for additional housing. The site study shows vertical mixed-use buildings oriented to create a visible presence from SW Stafford Road. The potential roundabout intersection will be thoughtfully designed to ensure easy navigation by pedestrians and to slow down cars. Key pedestrian entry points to the Main Street from SW Stafford Road will be marked with gateway markers or signage.

Within the two blocks of the Main Street, there is an opportunity to create small plazas or gathering areas that provide a focal point and allow people to comfortably linger and spend time. The demonstration plan shows small plazas located between buildings for outdoor dining or merchandise display.

**Figure 16. Neighborhood Commercial Demonstration**





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## PARKS, CIVIC USES, AND OPEN SPACES

Parks and open spaces are a valuable part of every neighborhood in Wilsonville, including Frog Pond's neighborhoods. The Frog Pond East and South neighborhoods include the following parks, civic and open spaces:

- The proposed Frog Pond East Neighborhood Park
- The previously planned 10-acre Community Park
- Area around Frog Pond Grange as a civic and community destination and landmark
- Green Focal Points in each subdistrict
- The BPA Easement open space
- Significant Resource Overlay Areas along Meridian Creek, Willow Creek, and Newland Creek
- Meridian Creek Middle School

Please see the Public Realm section of this report for further description of the above and how they are part of the overall Parks and Open Space Plan.

