



# FROG POND WEST

Selections Directly Referenced by Section 4.127  
and for Design Quick Reference  
(See Frog Pond West Master Plan project webpage for entire adopted plan)

## Master Plan



*A Vision and Implementation Strategy for  
Wilsonville's Next Great Neighborhood*

*Adopted by Wilsonville City Council*  
**JULY 17, 2017**



basis, using gross acreage. See Appendix C for further information on the subdistrict metrics and method for calculating proportional density.

- Flexibility.** The City may allow a reduction in the minimum density for a subdistrict when it is demonstrated that the reduction is necessary due to topography; protection of trees, wetlands, and other natural resources; constraints posed by existing development; infrastructure needs; provision of non-residential uses; or similar physical conditions.

The subdistrict approach provides a straightforward and clear method of establishing lot types, densities, and standards that implement the Area Plan. It eliminates the uncertainty that the City, property owners, and developers often face when using the old formulas for density calculation in the Code. The draft Frog Pond West subdistrict method is simpler and more predictable for all parties, while still providing flexibility. Table 1 lists the minimum and maximum dwelling units in each subdistrict.

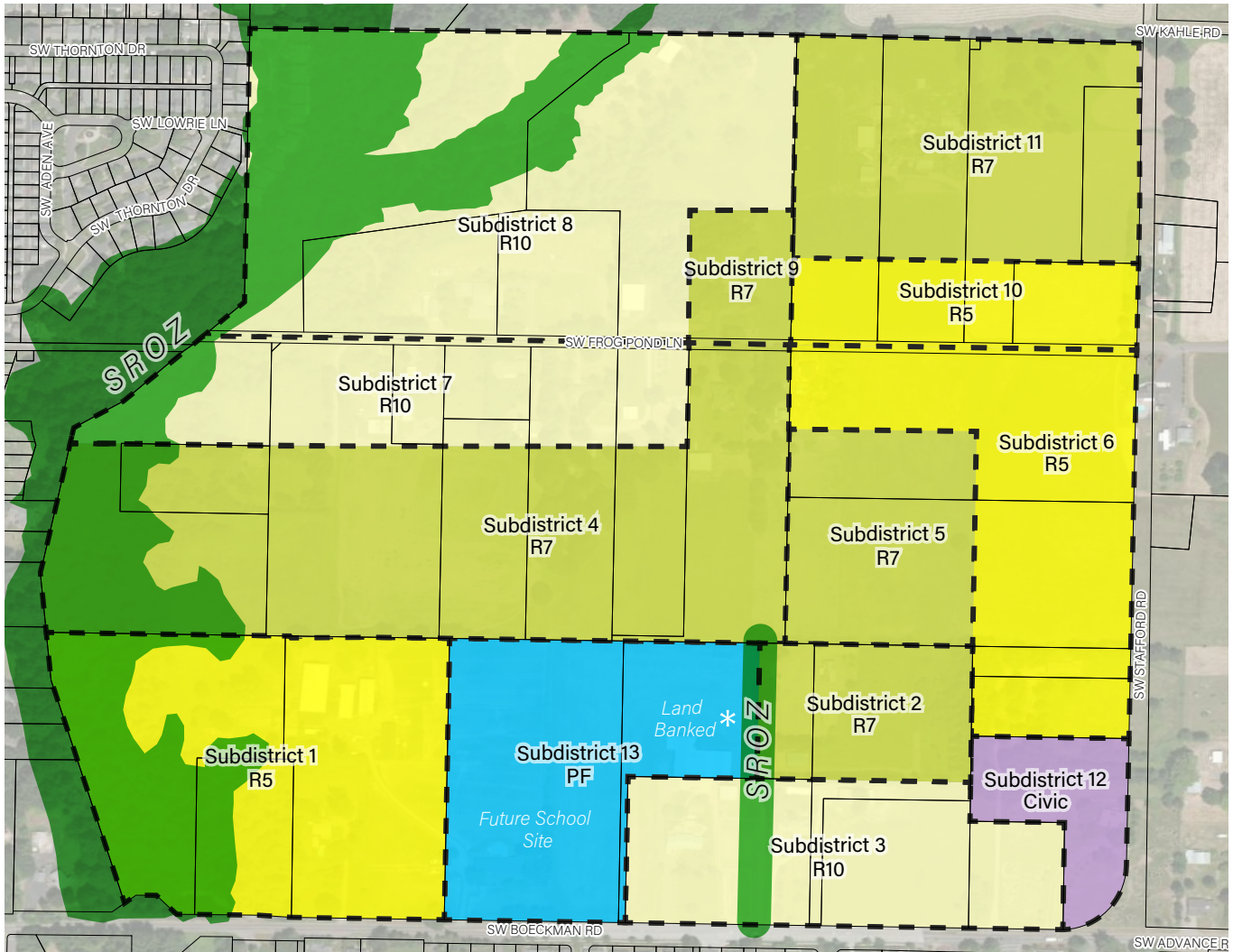
Table 1. Minimum and Maximum Dwelling Units Permitted in Each Subdistrict







Area Plan Designation	Frog Pond West Subdistrict	Minimum Dwelling Units in Subdistrict	Maximum Dwelling Units in Subdistrict
R-10 Large Lot Single Family (8,000 – 12,000 SF)	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot Single Family (6,000 – 8,000 SF)	2	20	25
	4	86	107
	5	27	33
	9	10	13
	11	46	58
R-5 Small Lot Single Family (4,000 – 6,000 SF)	1	66	82
	6	74	93
	10	30	38
Civic	12	0	7 <sup>a</sup>
Public Facilities (PF)	13	0	0
<b>TOTAL</b>		452	571

<sup>a</sup> These metrics apply to infill housing within the Community of Hope Church property, should the property owner choose to develop housing on the site. Housing in the Civic subdistrict is subject to the R-7 Medium Lot Single Family regulations.



**Figure 6.** Frog Pond West Land Use and Subdistricts



- |   |                               |  |   |
|---|-------------------------------|--|---|
|  | R5 - Small Lot Single Family  |  | Public Facilities                         |
|  | R7 - Medium Lot Single Family |  | Civic                                     |
|  | R10 - Large Lot Single Family |  | Significant Resources Overlay Zone (SROZ) |

\* Land banked for school facilities, a neighborhood park, and/or residential use.



**Figure 18.** Street Demonstration Plan



## MAIN ENTRANCES

### Principles

- Each home is part of the larger neighborhood and community.
- Front doors and walkways should face streets.
- The front yard and porch or stoop are “semi-public” spaces.

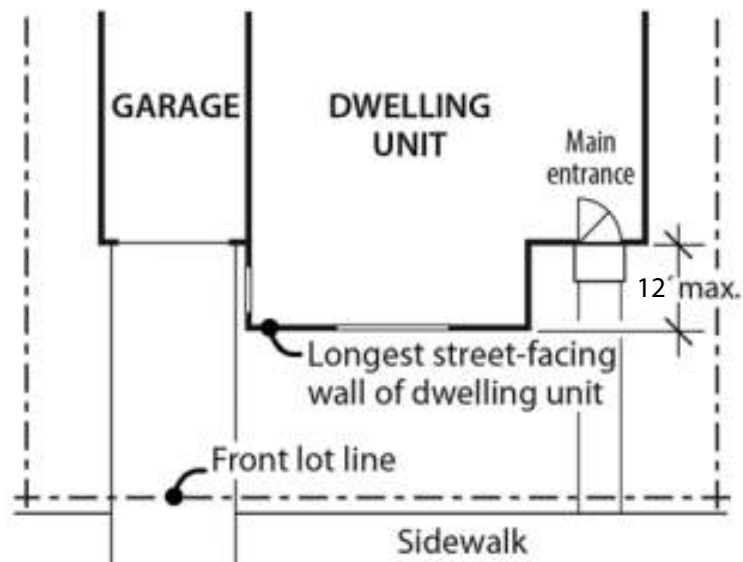
### Master Plan Intent

The location of front doors, and their direct connections to the street, should:

1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

The Code standards require a direct visual connection between the front door of the home and the front yard and street. Porches are an excellent way to emphasize this relationship and create a transition between the private realm of the home, the “semi-public” realm of the front yard, and the public realm of the sidewalk and street.

**Figure 7.** Main Entrances



Precedents:  
**Main Entrances**



*Porches and yards that blend with the streetscape invite play and relaxation, fostering a sense of community.*



*Doors and porches facing the street increase neighborhood safety and a sense of community.*



*Houses where windows and doors are hidden from the street detract from the perceived safety of the neighborhood, because no one is aware of what happens in the street.*



*Well-designed garage doors help to create a more attractive neighborhood street.*



# GARAGES

## Principles

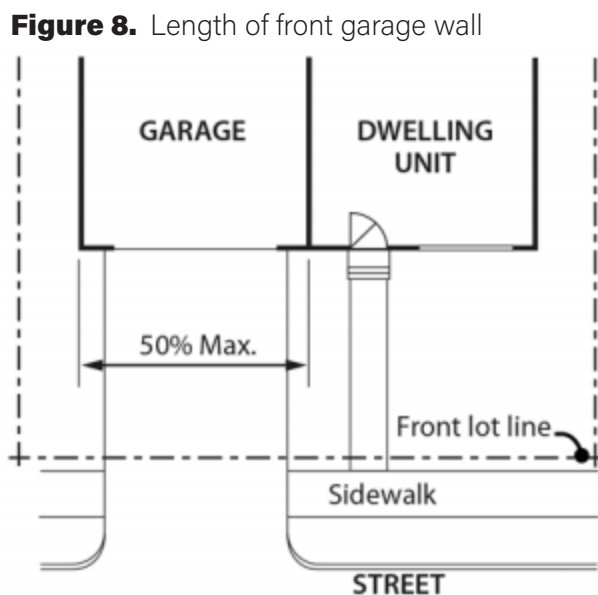
- *Parking and driveways should not dominate.*
- *Garages should not dominate.*

## Master Plan Intent

The size and location of garages should be designed to:

1. Ensure that there is a physical and visual connection between the living area of the residence and the street;
2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than the garage;
3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
4. Provide for a more pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

The Code standards require limitations on the length and setback of the front garage wall so that they do not dominate the façade. Alleys and shared driveways are encouraged as a solution to be used where applicable; alleys are a specified solution for Small Lot Residential blocks along some collector streets. There is flexibility to have larger 3-bay garages, but with a 2-foot offset so the additional garage space is diminished in appearance. A minimum setback of 20-feet is required so that off-street parking in the driveway can be accommodated without parked cars overhanging the sidewalk.



Precedents:  
**Garages**



*Garages that are accessed from the side of a house can reduce the visual impact of the driveway.*



*Large driveway areas disconnect houses from the street and create an unattractive frontage.*



*Recessed garages help to create a more attractive neighborhood street.*





## RESIDENTIAL DESIGN STANDARDS

### Principles

- *Each home is part of the larger neighborhood and community.*
- *Details are important.*
- *Variety is the spice of good design.*
- *Create great neighborhoods.*

### Master Plan Intent

Detailed and varied home designs are intended to:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.
2. Support the creation of architecturally varied homes, blocks, and neighborhoods—whether a neighborhood develops all at once or one lot at a time—avoiding homogeneous street frontages that detract from the community's appearance.

There are three groups of standards to achieve quality residential design:

- **Windows and Articulation.** A percentage of the façade must be made up of windows, including glazed portions of doors. Varied rooflines, offsets, balconies, and other forms of articulation are required to add interest, shadow lines, and variety to the façade.
- **Design Menu.** Architectural detailing and variety is required through a flexible “menu” of standards. Builders may choose from a list of standards and meet a subset of them specified by the code. This system is in use in many cities and has proven to be effective and easily administered. Examples of the standards include: dormers, covered porch entries, second story balconies, roof overhangs (minimum 16”), decorative gables, stone or other decorative materials, transom windows, and decorative base materials (minimum 36” in height).
- **House Plan Variety.** The basic requirement is that no two adjacent or opposite dwellings may have the same elevation. Small lot developments over 10 acres are required to incorporate duplexes or attached 2-unit homes. These standards are intended to promote variety, create interesting streetscapes, and prevent monotony.





Precedents:  
**Residential Design Standards**



*Details are important.*



*Homogeneous homes, without adequate detailing and landscaping, detract from the attractiveness of the neighborhood.*



*Use of alleys and orientation to pedestrian connections provides pedestrian-friendly frontages.*



*High quality construction, detailing, and diverse architectural styles make a neighborhood more attractive.*



## LOT AND SITE DESIGN IN SMALL LOT SUBDISTRICTS

### Principles

- *Each home is part of the larger neighborhood and community.*
- *Variety is the spice of good design.*
- *Design guidelines should be tailored to each zone.*

### Master Plan Intent

Small Lot Subdistricts have unique lot and site design requirements in order to:

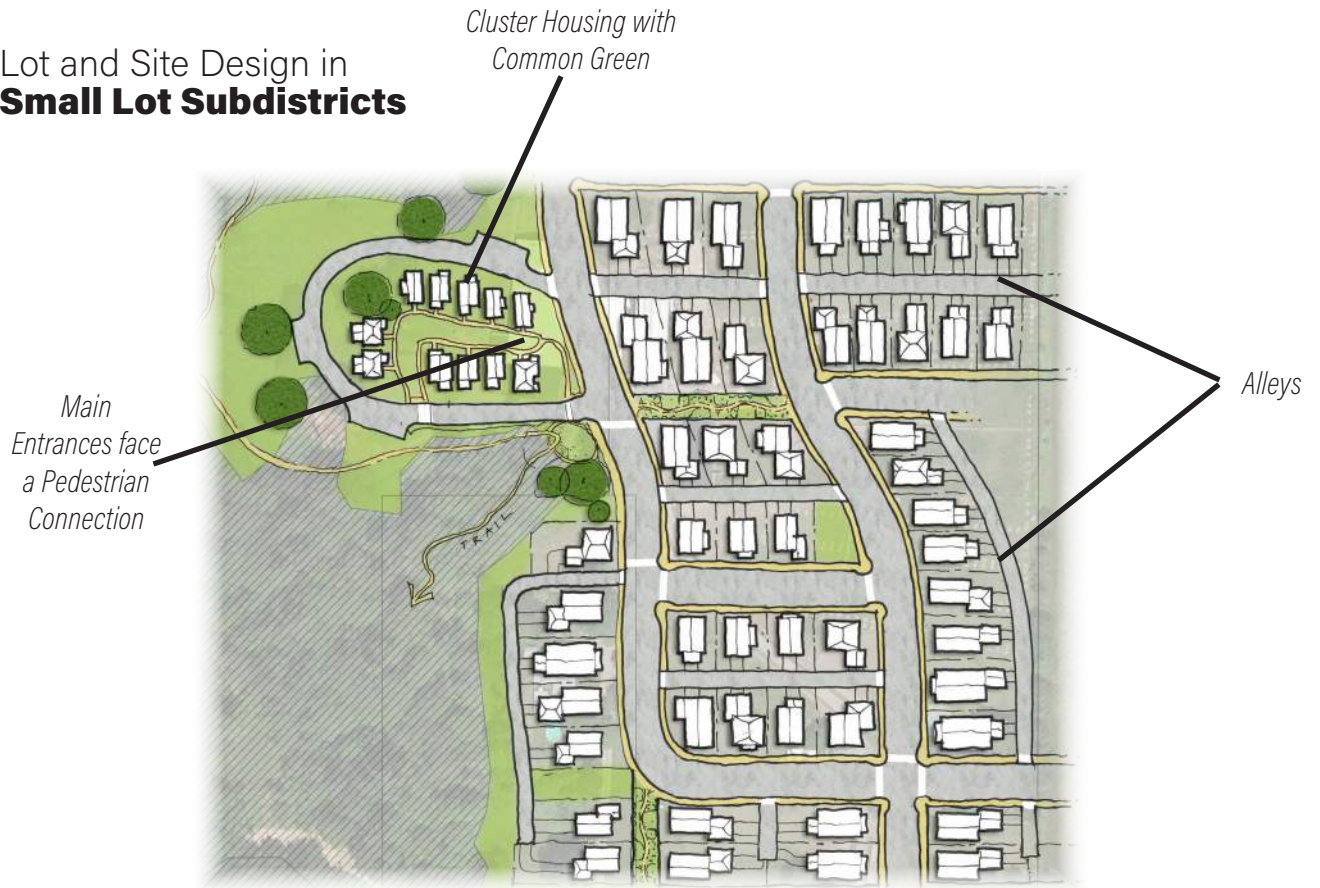
1. Ensure that development in the Small Lot Subdistricts is compatible with other developments in the Frog Pond West Neighborhood;
2. Ensure varied design that avoids homogenous street frontages;
3. Orient site design to support active pedestrian street frontages; and
4. Integrate open space into the development pattern.

Small lots present unique opportunities and challenges. On the positive side, they provide affordable housing choices, options for residents who do not want to maintain large homes and lots, and a solution for maintaining density while providing open space. They are an important part of Frog Pond's variety of housing. On the challenging side, they require careful site design to ensure an attractive street edge and compatibility with nearby larger lots. To address these issues, the Master Plan and the implementing code utilize a flexible system where one or more of the following site design elements are employed on each block:

- **Alleys**, so that streetscapes are "people places" and not dominated by closely-spaced driveways.
- **Residential main entries grouped around a common green or entry courtyard** (e.g. cluster housing) provide open space integrated with the small homes.
- **Four or more residential main entries facing a pedestrian connection** allowed by an applicable master plan to activate pedestrian connections with front doors and activity.
- **Garages recessed** at least 4 feet from the front façade or 6 feet from the front of a front porch.



Lot and Site Design in  
**Small Lot Subdistricts**



*Small Lot Single Family Demonstration Plan*



*Alleys.*



*Varied design to avoid homogenous frontages.*



*Residences facing pedestrian connection.*



*Main entries grouped around a common green.*



## OPEN SPACE IN SMALL LOT SUBDISTRICTS

### Principles

- *Variety is the spice of good design.*
- *Green is great.*
- *Create community gathering spaces.*

### Master Plan Intent

The Master Plan, and the implementing Code, require that open space is included in developments within Small Lot Single Family Subdistricts. The amount of open space is “10 percent of net developable area,” meaning 10% of the net area after “take-outs” for non-residential uses, SROZ-regulated lands, streets, alleys, and pedestrian connections. The required open space must be in the form of active greens, courtyards, community gardens, tot lots, public pedestrian ways, tracts with preserved trees and wetlands, and similar spaces. The City’s rationale and purpose for this open space requirement is to:

1. Add variety and livability to the built form in Small Lot Subdistricts, where density is highest in the neighborhood.
2. Provide a useful tool to preserve trees and wetlands in areas of smaller lots.
3. Provide active play spaces close to homes that have smaller yards.

Natural resource areas such as tree groves and/or wetlands and unfenced low impact development storm water management facilities may be counted toward the 10% requirement at the discretion of the City. Fenced storm water detention facilities do not count toward the open space requirement. The minimum area for a single facility or tract is 4,000 square feet so that spaces are a meaningful size for active uses or resource protection; the City may approve smaller spaces on a case-by-case basis.

The Small Lot Subdistrict open space requirement is one part of the framework of open spaces planned for Frog Pond West. In summary, the open space framework for the neighborhood includes:

- Land within the Boeckman Creek SROZ
- SROZ along Willow Creek
- BPA Corridor
- One 2.5-acre neighborhood park and one 1.5-acre trailhead park
- A 10-acre future school with expected fields and play areas
- An estimated 20% of identified wetlands
- Pedestrian greenways that will result from implementation of the Street Demonstration Plan
- Small Lot Subdistrict open spaces

Please see page page 67 for further information on the Open Space Framework.



### Open Space in Small Lot Subdistricts



Demonstration Plan of 10% Open Space Standard in Small Lot Subdistrict



Trailhead Park



Common Green



Pedestrian Connection



Community Garden



## BOECKMAN AND STAFFORD ROAD FRONTAGES

### Principles

- *Details are important.*
- *Create a complete streets and trails network.*
- *Provide compatible transitions to surrounding areas.*

### Master Plan Intent

Boeckman Road and Stafford Road are very important streets for Frog Pond West. Visually and functionally, Boeckman Road is a “front door” to Frog Pond West. It is also a “seam” between Frog Pond West and existing neighborhoods to the south. It serves an important connecting function between East Wilsonville and Central and West Wilsonville. Stafford Road will be the new gateway into Wilsonville from the north and a seam between Frog Pond West and the future Frog Pond East.

The Master Plan seeks to: (1) Ensure that development does not isolate Boeckman Road and Stafford Road from their adjacent neighborhoods; (2) Create walkable and bikeable streets, even though they are arterial classifications and will carry relative large volumes of traffic; (3) Coordinate frontage standards to create an attractive edge to the neighborhood and a strong connection with the larger community; and (4) Find the right balance between a streetscape that works for people, and development that seeks residential privacy.

There are two strategies employed by the Master Plan to achieve the above objectives. The first strategy involves tailored cross-sections that have a planted median, a buffered bike lane, a generous planter strip and wide sidewalks. The second strategy involves coordinated frontage requirements that will create a cohesive and attractive design along the frontages of both roads. Figure 9 shows planning concepts for Boeckman Road. Figure 10 shows the required frontage improvements and Figure 11 describes guidelines for the road wall along Boeckman Road and Stafford Road. The elements include:

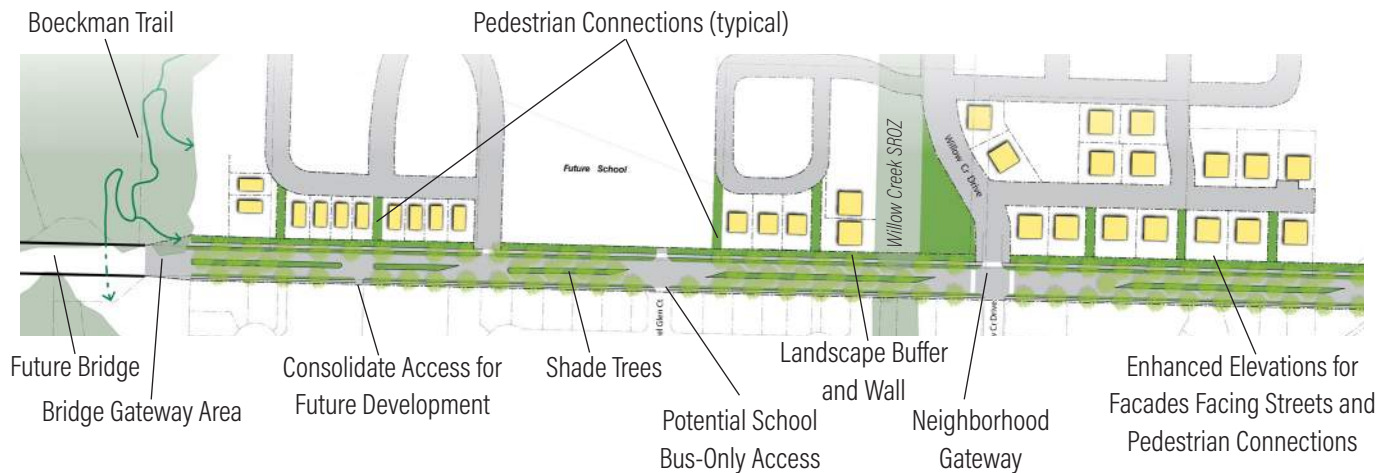
1. **Brick wall with wrought iron fence on top.** The property line fencing along Boeckman Road and Stafford Road will include a 4' high brick wall with a 2' high wrought iron fence located at the lot line. Brick columns will be placed at intervals, and should be placed at property corners.
2. **Foundation landscaping.** Landscaping comprised of low shrubs and ornamental plants will be provided at the foot of the wall to offer variety and visual interest.
3. **Pedestrian connections.** Connections will be provided from Boeckman Road into the neighborhood, at a spacing consistent with the Street Demonstration Plan. The pedestrian connections will be consistent with the Pedestrian



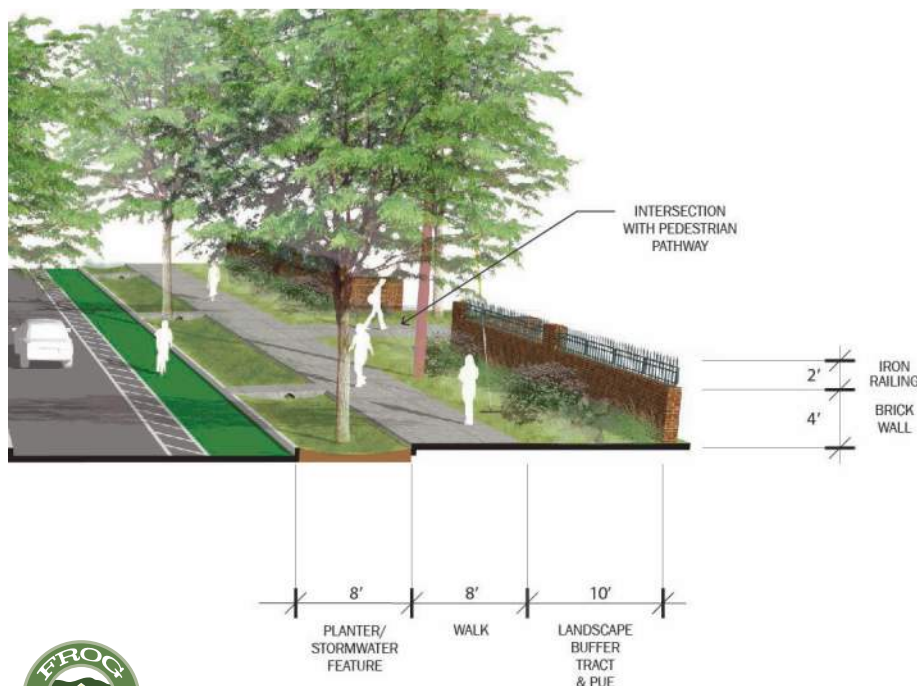
Connection cross-section in the Frog Pond West Master Plan.

4. **Landscape buffer tract landscaping.** A Landscape Buffer Tract will be provided between the right-of-way and the rear of the abutting lots. The buffer will be a common tract and will be planted with climate-adaptive shrubs to create a landscaped edge to the streetscape and reduce the visibility of the walls.
5. **Enhanced elevations.** The street-facing facades of the homes along Boeckman will meet the standards (windows, articulation, residential design standards, house plan variety) for front elevations elsewhere. These elevations do not need to mirror the fronts, but they do need to meet the Code's standards. These "enhanced elevations" requirements also apply to facades facing pedestrian connections, parks, open space tracts and the Boeckman Trail.

**Figure 9.** Boeckman Road Frontage

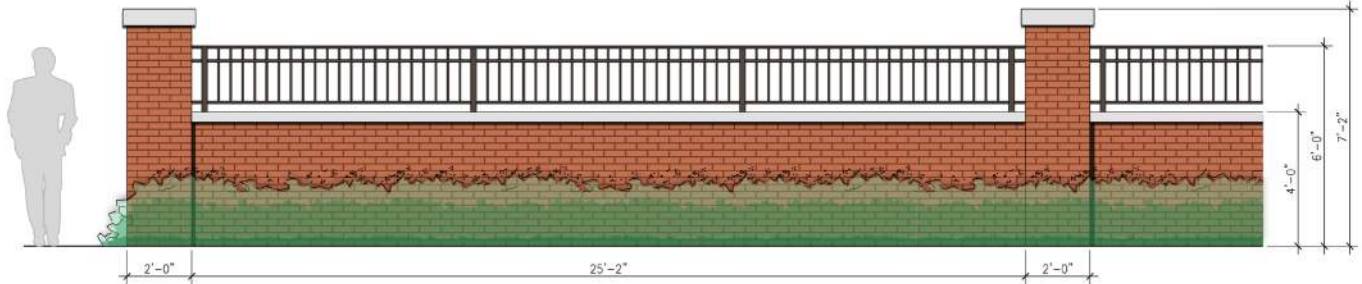


**Figure 10.** Boeckman Road and Stafford Road Frontage Improvements





**Figure 11.** Boeckman & Stafford Road Wall Guidelines



**Landscape Notes:**



- Within 10' Buffer/PUE**
- Informal planting bed
  - Low maintenance plantings
  - Low evergreen shrubs
  - Low trees (if suitable under powerline)
  - No lawn



- Corner of Willow Creek Drive**
- Formal planting bed
  - Seasonal color
  - Entry 'statement'
  - Low plantings
  - No lawn
  - Frame wall 'arc'

**Corner Plan:**



Conceptual corner plan at Boeckman-Willow Creek Drive intersection

*All guidelines are typical. Final designs are determined at development review.*



## BOECKMAN CREEK FRONTAGES

### Principles

- *Green is great.*
- *Design guidelines should be tailored to each zone.*
- *Provide access to nature.*
- *Provide compatible transitions to surrounding areas.*

### Master Plan Intent

The Boeckman Creek Significant Resource Overlay Zone (SROZ) is a unique asset to the West Neighborhood. It provides a scenic backdrop, a large open space, the location of the Boeckman Trail, and a planned future trail crossing that will connect the Frog Pond neighborhoods to the Canyon Creek Road area on the west side of the Boeckman Creek corridor. The character and form of adjacent development—the orientation of lots, the design and location of open space tracts, the type of fencing, and the landscape plantings—will all influence (1) how compatible (or incompatible) new development is with the resource area; and (2) how much physical and visual access the neighborhood and larger community has to Boeckman Creek.

The Master Plan intends for the following to be implemented in order to ensure development is compatible with the adjacent SROZ and that physical and visual access to the Boeckman Creek Trail and SROZ area is provided:

1. The SROZ shall not be “walled off” or privatized by development. Rather, the objective is to ensure compatibility and to create physical and visual access for all neighborhood residents and visitors.
2. Streets shall terminate in, or run adjacent to, the Boeckman Creek trail at trailhead locations shown on the Street Demonstration Plan. It is particularly

**Figure 12.** Examples of Creekside Treatment



important for the east-west streets to follow this requirement, so that there are clear visual corridors from the interior of the neighborhood to the Boeckman Creek SROZ area.

3. Open space tracts and pedestrian connections that are provided with development shall be oriented to support the goals of compatibility and physical and visual access.
4. Where possible, lots shall be oriented to minimize rear-yard orientation to the SROZ area.
5. All elevations adjacent to the Boeckman Creek trail shall be enhanced with articulation and architectural detailing consistent with the Residential Design Standards of the Neighborhood Residential Zone.
6. Fences facing onto the Boeckman Creek SROZ open space shall be comprised of wrought iron or other transparent materials acceptable to the City. Colors shall be black or a similar dark color.
7. The City's SROZ regulations for the use of native vegetation, preservation of existing trees, and other "Habitat Friendly Development Practices" will be applied.



## EAST-WEST STREET ORIENTATION

### Principles

- Create a complete street and trail network.
- Provide access to nature.

### Master Plan Intent

The east-west streets that will be built in Frog Pond West are an opportunity to provide visual and physical access to the Boeckman Creek Trail and resource area. The intent of the Master Plan is to:

- Ensure that there are sight lines between the interior of the neighborhood and the Boeckman Creek corridor.
- Ensure direct and convenient access to the Boeckman Creek Trail.

Figure 13 illustrates this concept in plan view. Figure 14 illustrates how the concept would look at the neighborhood street level.

**Figure 13.** Sight Lines to Boeckman Creek Corridor



**Figure 14.** Conceptual View of Street Culminating on Boeckman Creek Corridor



# SITE PLANNING TO PRESERVE TREES AND WETLANDS

## Principles

- *Green is great.*
- *Provide access to nature.*
- *Retain trees.*
- *Integrate sustainability.*

## Master Plan Intent

The tree groves within the planning area provide a key visual asset and are a link to the historic character of the area. To the extent that existing mature trees can be retained and protected as annexation and development occurs, it will contribute to the character and desirability of new neighborhoods. The city has existing annexation policies that incentivize tree retention.<sup>1</sup>

Maps prepared for the City show an area of farmed wetlands in the southeast area of the neighborhood. They are relatively low-quality wetlands that do not meet the City's criteria for "significant" designation and application of the SROZ. However, they do have potential to be restored, used as storm water areas, and incorporated as amenities into the neighborhood.

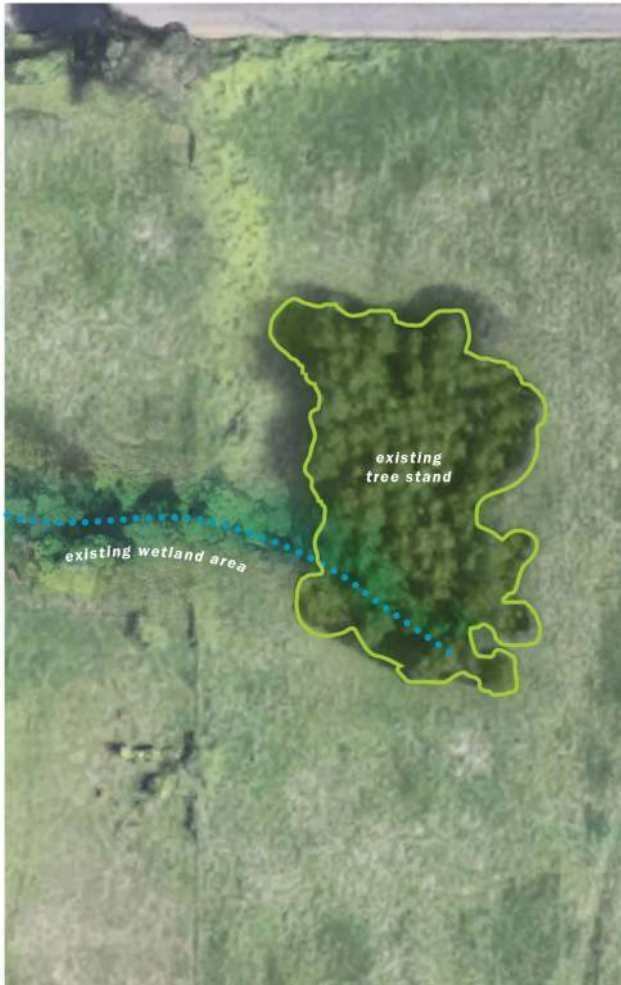
The Master Plan intends for tree groves to be preserved and incorporated into the design of developments as much as possible. This will be achieved through the Planned Development Review and application of Section 4.600, Tree Preservation and Protection, of the Development Code. Tree protection is also incentivized by counting toward open space requirements in the Small Lot subdistricts.

Figure 15 shows a site with a grove of trees, and how those trees might be incorporated into a development plan that would be acceptable to the City. The City encourages exploration of tree and wetland issues during the pre-application process before significant funds have been invested in designs that may not be approved.

<sup>1</sup> See Wilsonville Natural Resources Annexation Policy, adopted July 16, 2007. Available at <http://www.ci.wilsonville.or.us/DocumentCenter/View/550>.



**Figure 15.** Preservation of Existing Trees



*Before development*



*After development*

## Street Types and Cross Sections

Cross sections for the various functional classifications of roadways in the City of Wilsonville are included in the City's Transportation System Plan (TSP). They depict typical roadway elements and widths for arterial, collector, and local streets, as well as shared-use paths. The Frog Pond West Master Plan provides a street classification that is consistent with the TSP, but more specific and tailored to the neighborhood—see Street Types Plan (Figure 19) and specific cross sections.

Cross Sections for the street types listed below are illustrated in Figure 20 through Figure 28. As with all street design in Wilsonville, the City has authority to require or allow variations from the typical cross-sections. Frog Pond West's cross-sections are:

- Boeckman Road
- Stafford Road
- Low Impact Development Local Street
- Collector – Gateway
- Collector – Internal
- Typical Pedestrian Connection
- Typical Alley
- "Woonerf" street
- "Hammerhead" diagram
- Boeckman Creek Trail (see page 61)

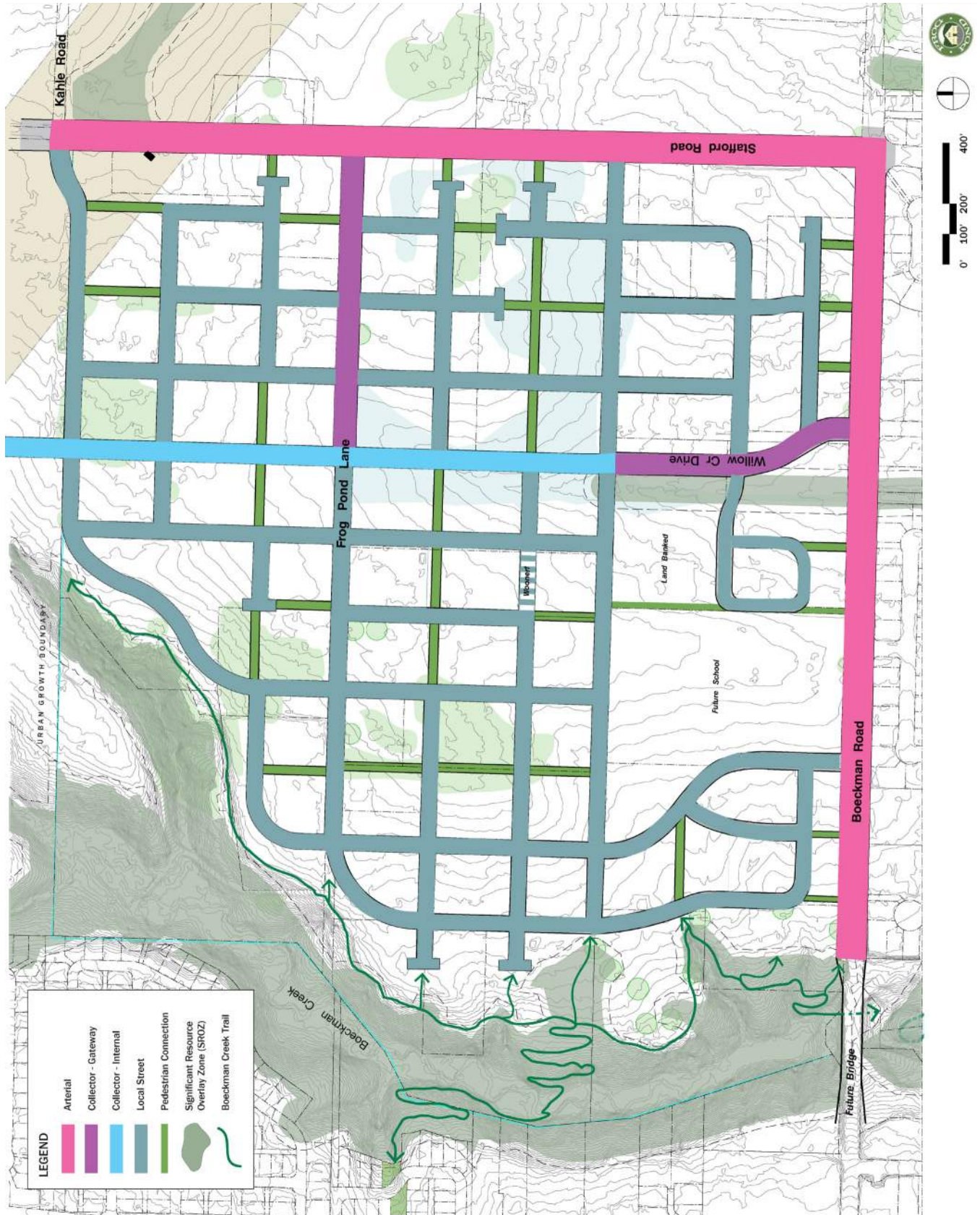
The list of cross sections includes a local street type called "Woonerf and Special Street Designs". The City will consider, on a case-by-case basis, specialized street sections for low-volume, local streets that emphasize pedestrian safety, low impact storm water management, and traffic calming, while still maintaining connectivity. A Woonerf is one type of street that meets these criteria.

Stormwater will be managed within planter strips along the streets of Frog Pond West as much as possible. The design of the landscape/stormwater strips will accommodate the various needs of stormwater, pedestrian movement, and street trees. The City, at its discretion, may consider stormwater management through facilities other than planter strips on a case-by-case basis.

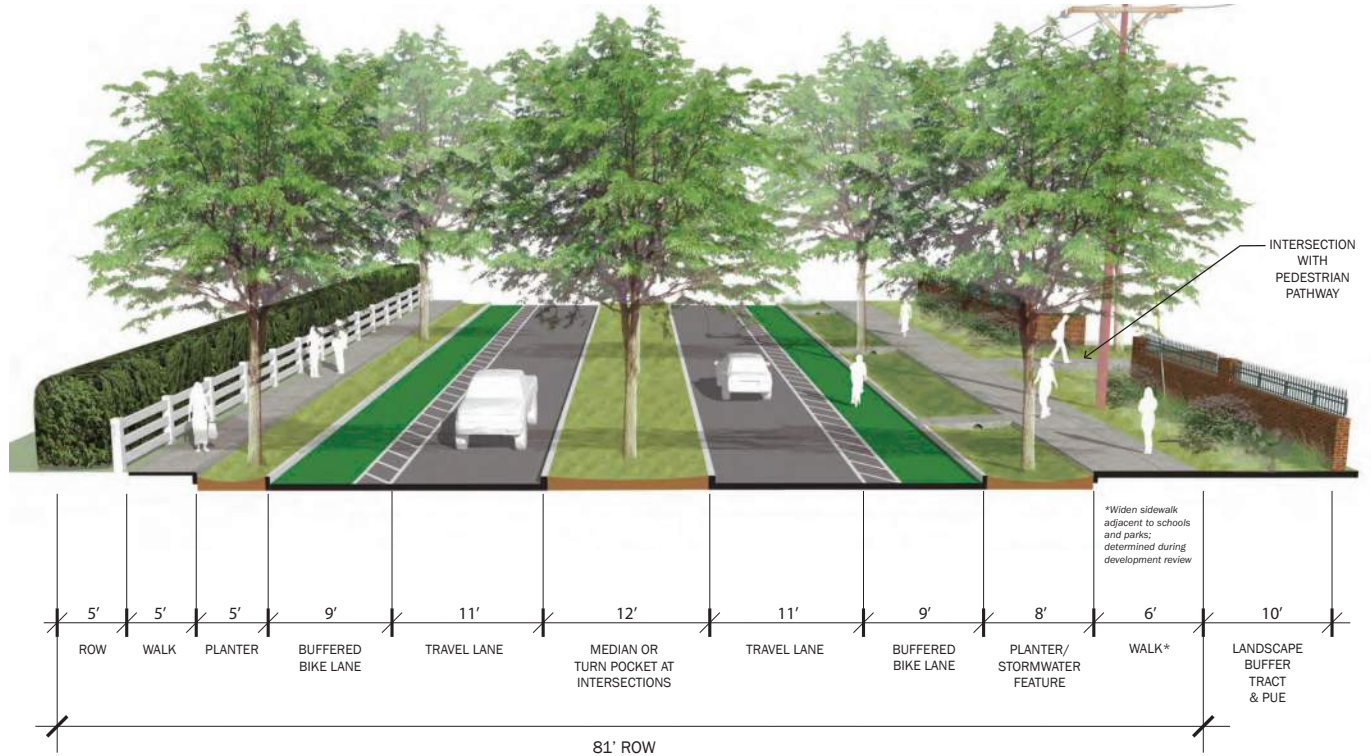




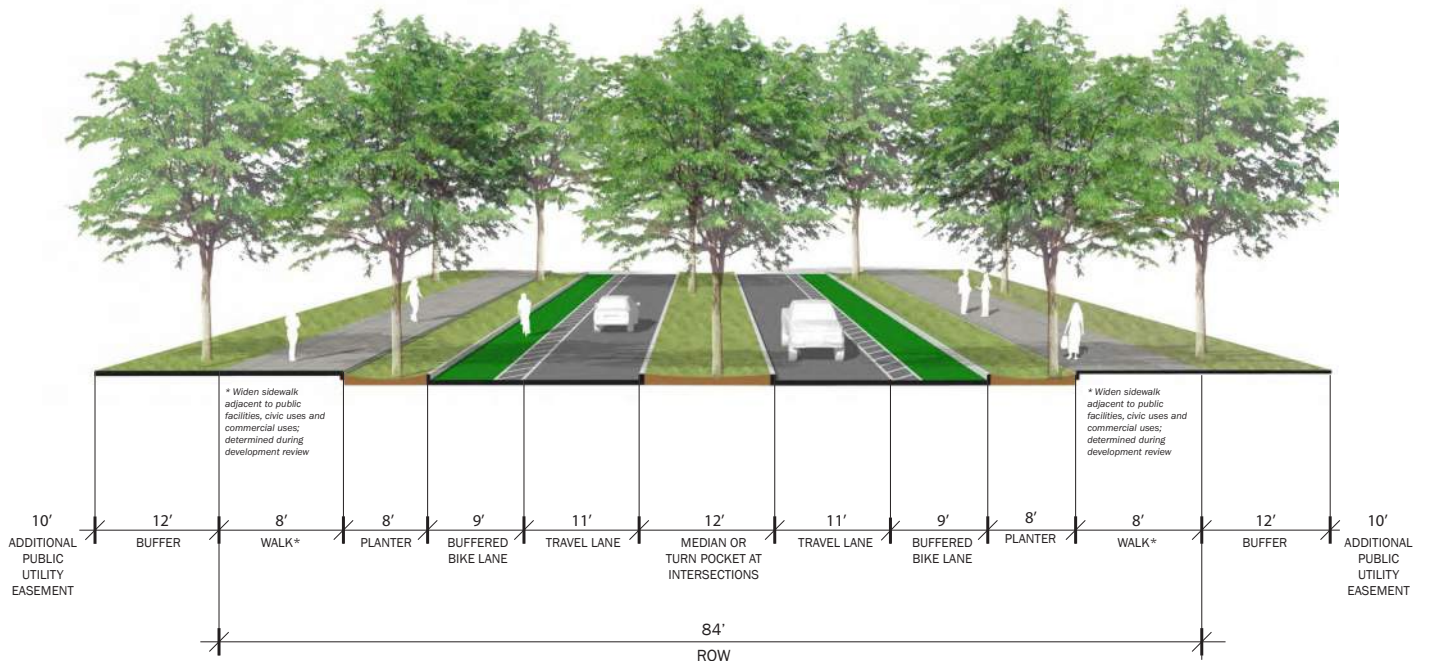
**Figure 19.** Street Types Plan



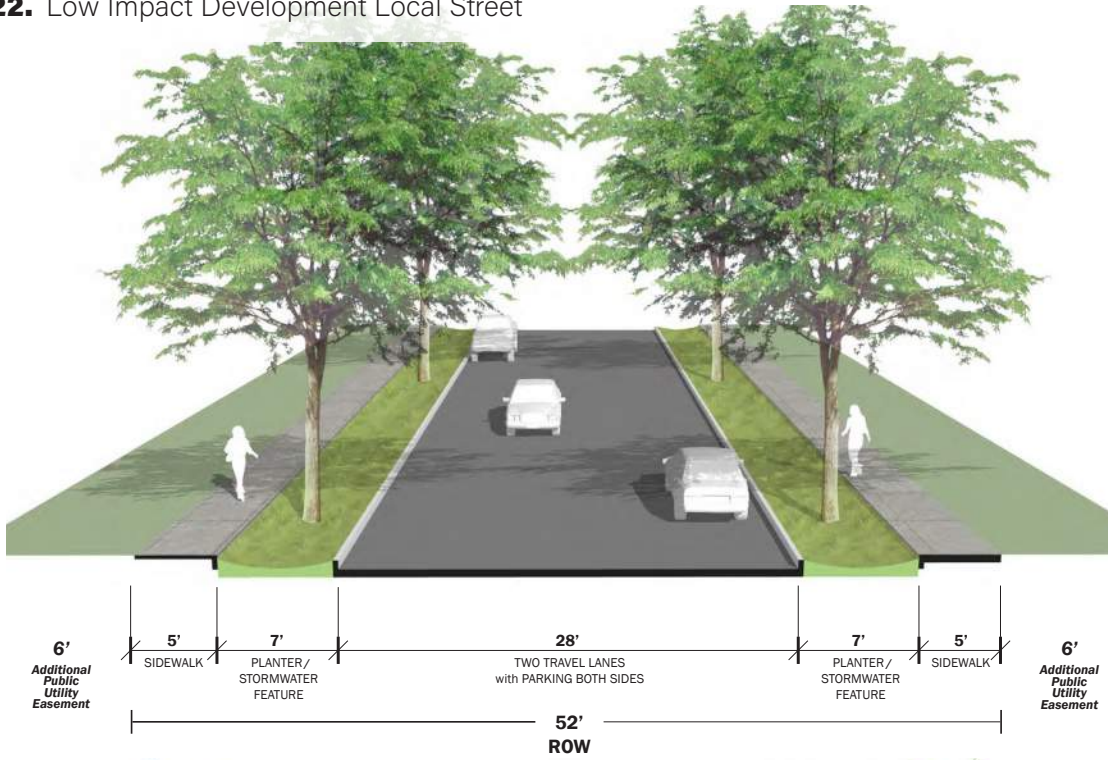
**Figure 20.** Boeckman Road - Looking West



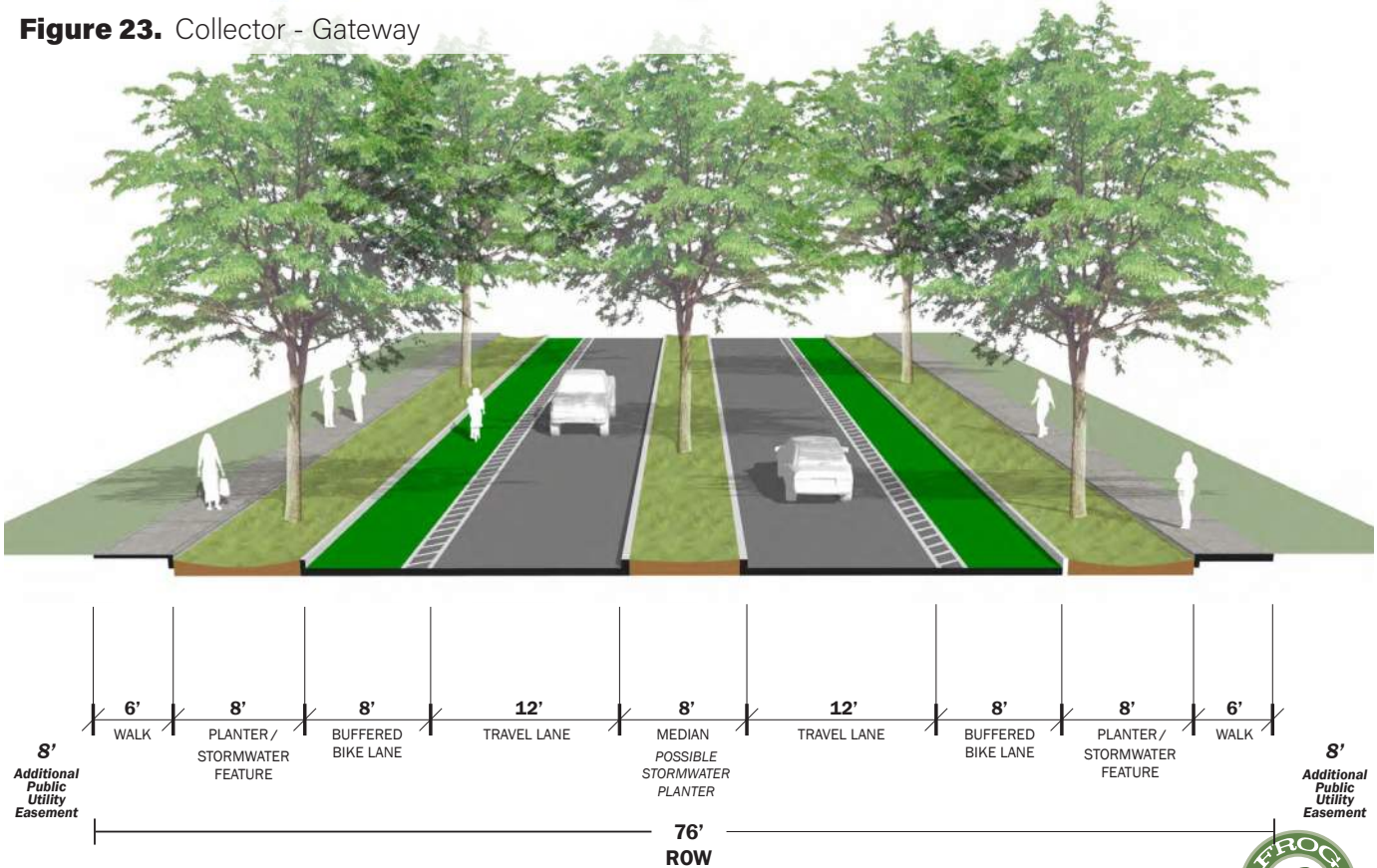
**Figure 21.** Stafford Road - Looking North



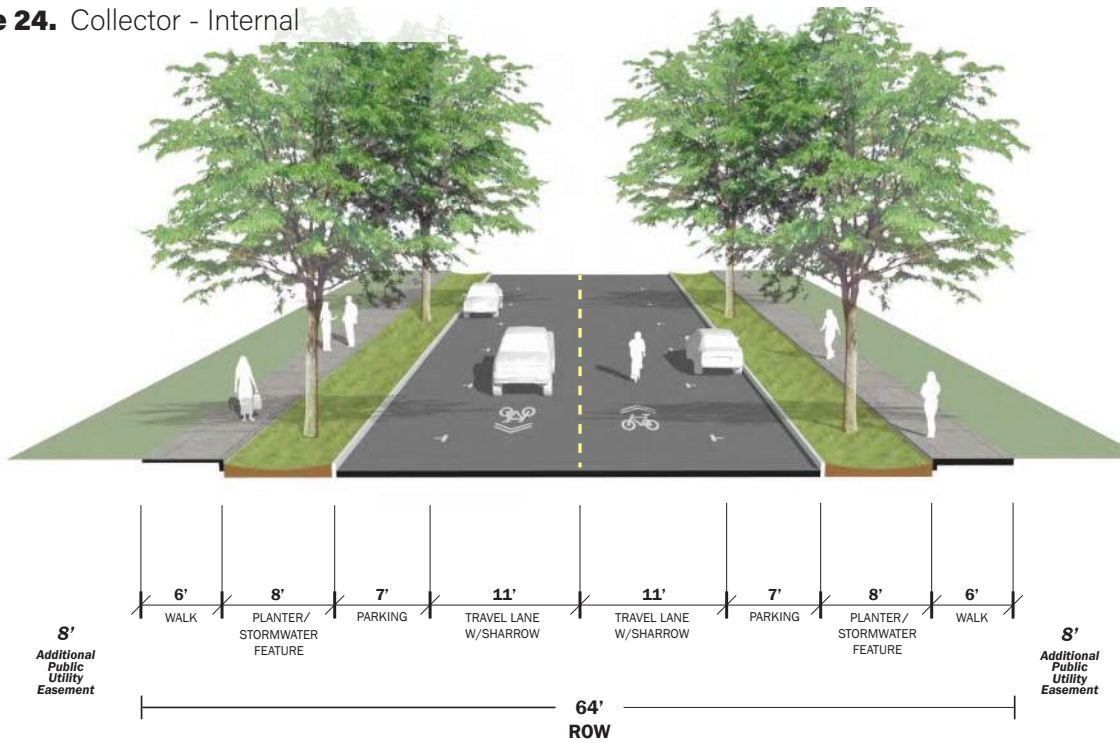
**Figure 22.** Low Impact Development Local Street



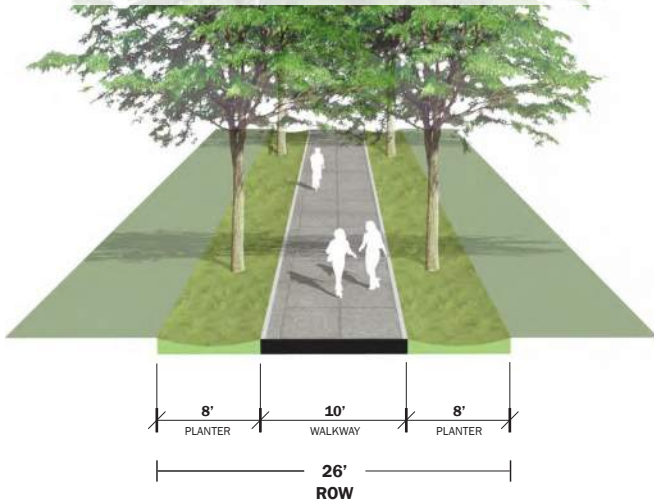
**Figure 23.** Collector - Gateway



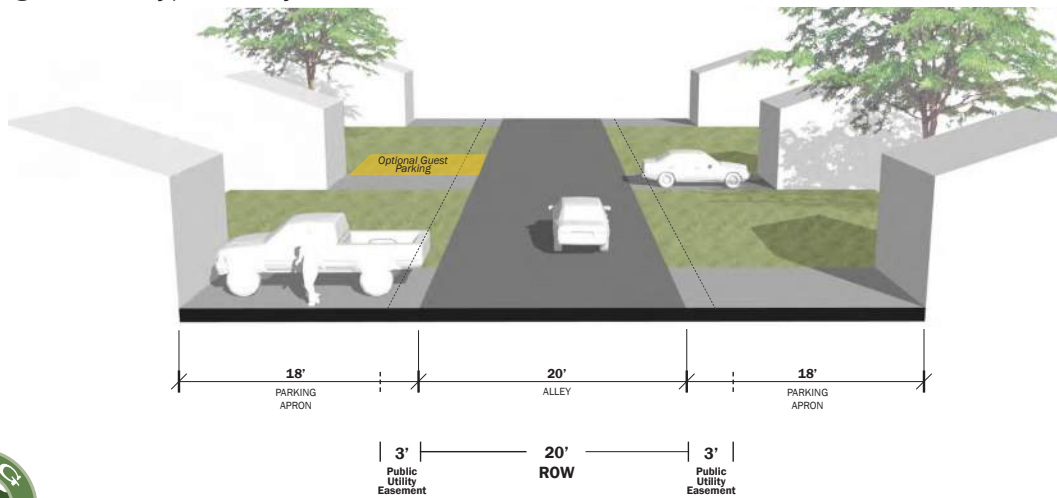
**Figure 24.** Collector - Internal



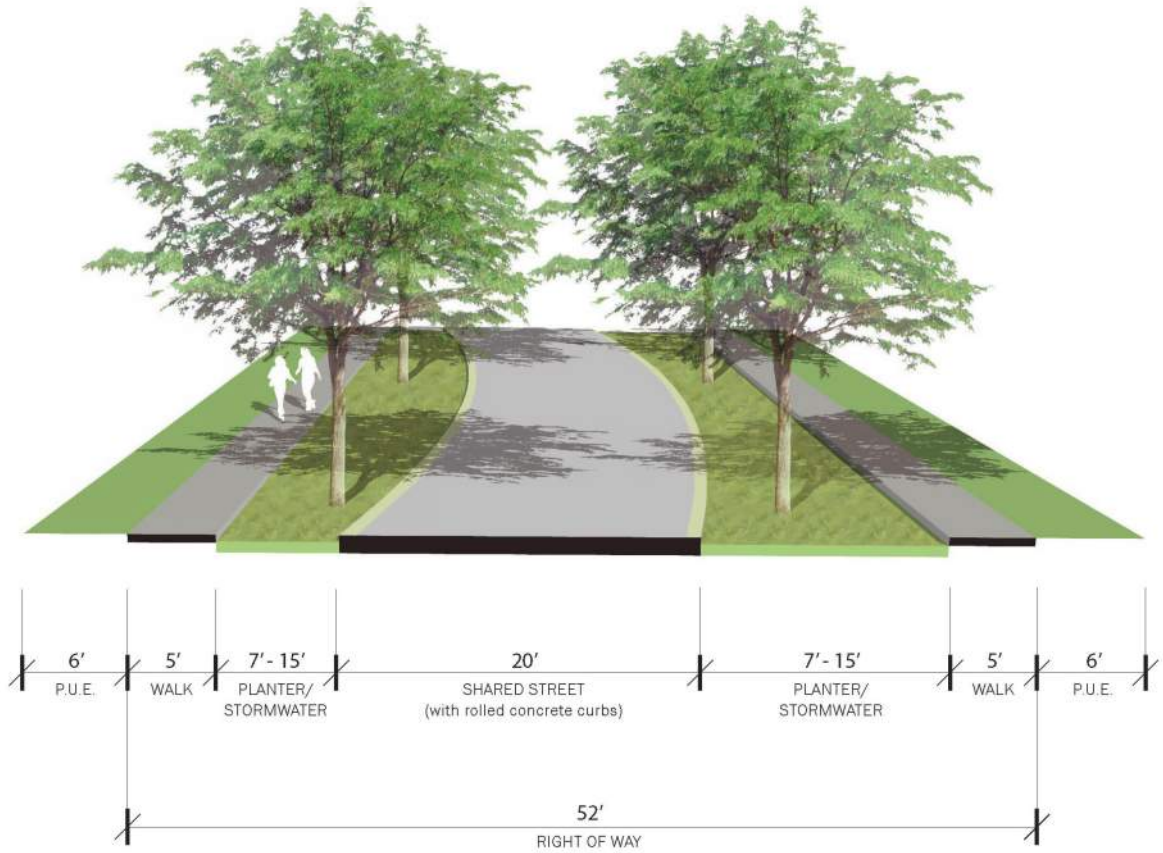
**Figure 25.** Typical Pedestrian Connection



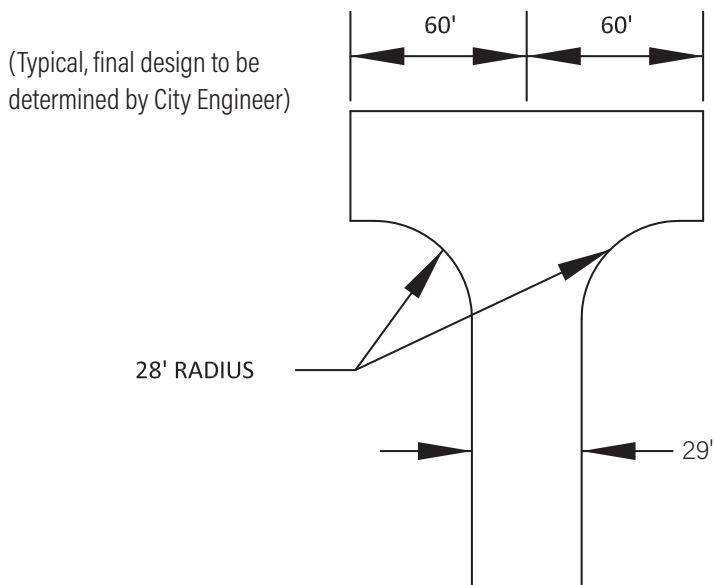
**Figure 26.** Typical Alley



**Figure 27.** "Woonerf" street



**Figure 28.** "Hammerhead" diagram

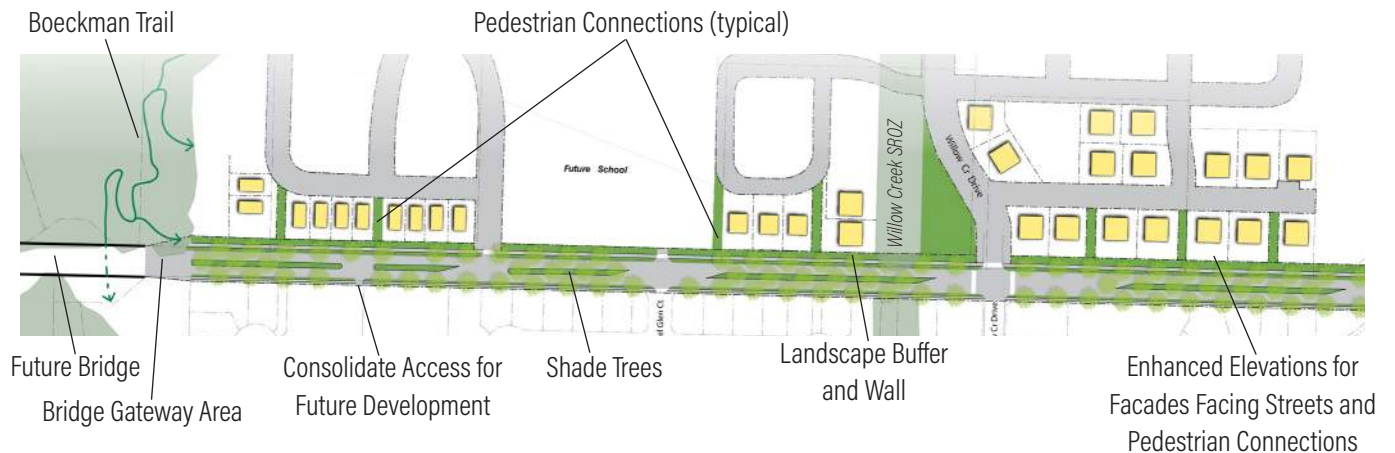


## BOECKMAN ROAD DESIGN OBJECTIVES

As noted above, Boeckman Road is a very important street for Frog Pond West. Visually and functionally, Boeckman Road is a “front door” to Frog Pond West. It is also a connecting “seam” between Frog Pond West and existing neighborhoods to the south. It serves an important connecting function between East Wilsonville and Central and West Wilsonville. Stormwater management will be accommodated within the right-of-way and integrated with the street design. Street width and design will be tailored along the road to meet site-specific conditions and needs.

A “Boeckman Road Plan” is shown in Figure 29. The intent of this plan is to show the multiple design elements that have been planned together for Boeckman Road. The following elements have been considered and coordinated in preparing the Boeckman Road Plan: the street demonstration plan, the Boeckman Road cross-section, the Boeckman frontage requirements for the landscape buffer tract and brick wall, relocation of the power lines, potential access and circulation for the future school, and existing development on the south side of Boeckman Road.

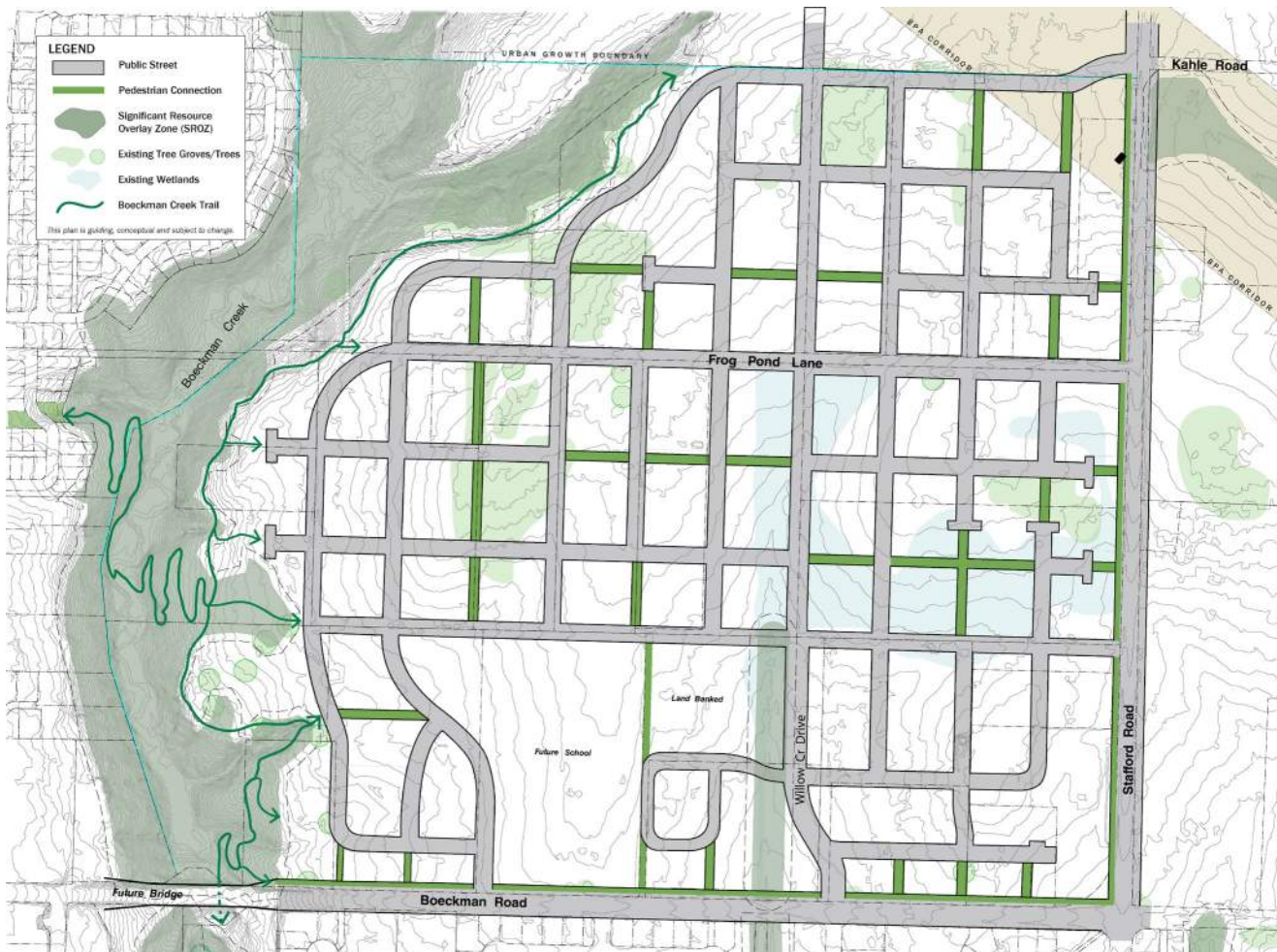
**Figure 29.** Boeckman Road Plan



## PEDESTRIAN CONNECTIONS

Frog Pond West will consist of a highly connected transportation network with direct, convenient, and comfortable walking routes. The Master Plan envisions the use of high-quality pedestrian connections (see Figure 30) to complete the street grid where automobile connections are not necessary. The street network and pedestrian connections shown on the Street Demonstration Plan will provide the framework for the school district to plan “Safe Routes To Schools” that are coordinated with the overall plan for the neighborhood. The typical cross section for a Pedestrian Connection is shown in Figure 25.

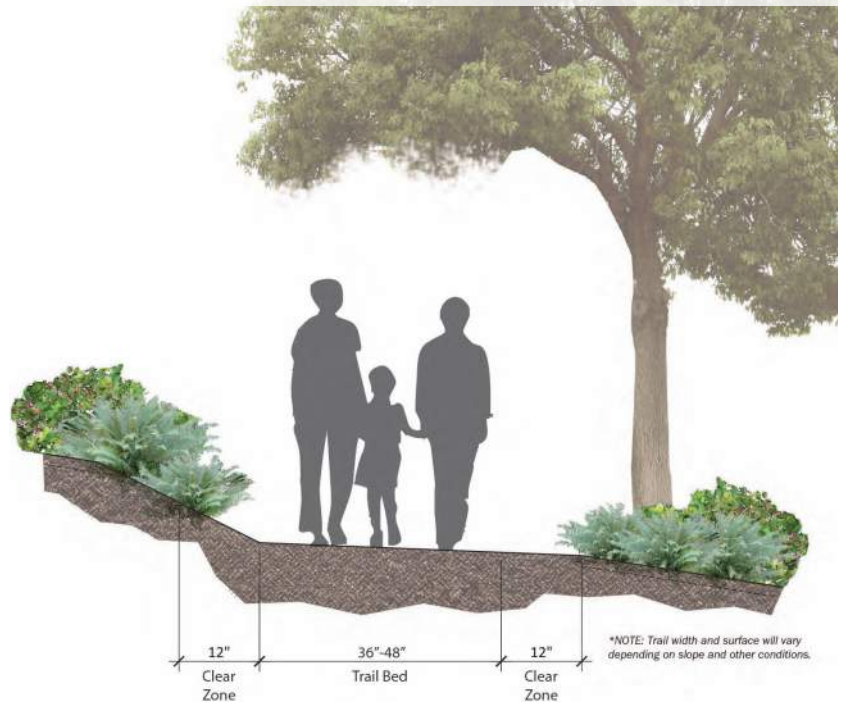
**Figure 30.** Street Demonstration Plan - Pedestrian Connections



## BOECKMAN TRAIL

The Boeckman Creek Regional Trail will be both a neighborhood amenity and a key pedestrian connection to adjacent areas. South of Boeckman Road, the trail will run within the creek canyon along the sewer line easement. After passing under the future Boeckman Road bridge (which will be raised to address the "dip"), the trail will climb to the top of the bank and run along the edge of the vegetated corridor/SROZ and the western edge of the Frog Pond West neighborhood. The trail alignment provides the opportunity for a trailhead park along this natural feature, with nodes of activity, or "pocket parks," such as trailheads and play areas framed by the forest edge. This location will ensure that the trail is a neighborhood asset and increase its use and safety. The area's east-west streets are intended to terminate at the trail, enhancing the visual and physical connection to the trail and creek corridor from within the neighborhood. As shown in Figure 34, the Boeckman Trail will continue east to the Kahle Road-Stafford Road intersection, connecting to the BPA Easement Trail and the South Neighborhood Trail.

**Figure 31.** Boeckman Creek Forest Trail Cross-Section



**Figure 32.** Boeckman Creek Regional Trail Cross-Section





**Figure 35.** Boeckman Trail in Frog Pond West



## PARKS AND OPEN SPACE CONCEPT

Frog Pond West will be a green community, with ample parks and open spaces. Open space in the West Neighborhood will be comprised of:



2.5 ac Neighborhood Park



Wetland or riparian area



Pedestrian connection



Incorporating existing trees into the neighborhood



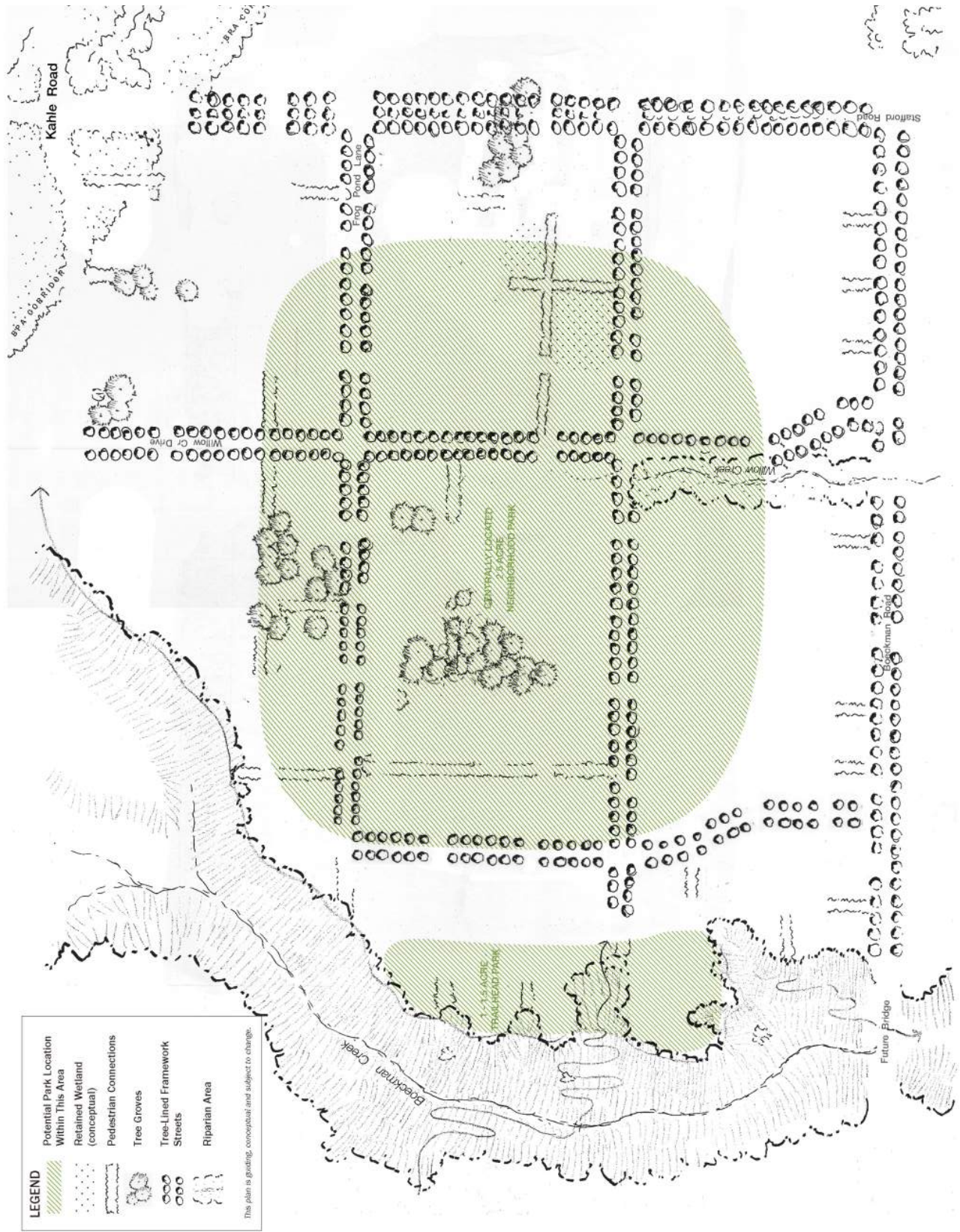
Tree-lined framework streets

- Significant Resources Overlay Zone (SROZ) along Boeckman Creek.
- SROZ along Willow Creek.
- A Bonneville Power Administration (BPA) Corridor in the northeast corner of the neighborhood.
- A 2.5-acre neighborhood park conveniently located within the neighborhood (acreage is approximate).
- A 1.5-acre trailhead park located near the Boeckman Creek trail in the west portion of the neighborhood (acreage is approximate).
- Open space provided as part of the future school, which may include a play area and fields.
- Existing tree groves and wetlands, a portion of which will be protected through the development process.
- Pedestrian greenways that will result from implementation of the Street Demonstration Plan.
- The tree-lined streets and public realm that provide active transportation routes.
- Development designs with voluntary platted open space tracts and large lots around new or existing homes.
- An additional 10% open space in Small Lot Single Family Subdistricts, where homes are likely to have smaller yards, in the form of active greens, courtyards, community gardens, tot lots, public pedestrian ways, and similar spaces.

Figure 36 shows how these open spaces are generally expected to be integrated into a cohesive network, creating a green and walkable open space system.



**Figure 36.** Open Space Framework



## NEIGHBORHOOD PARK

The Frog Pond Neighborhood Park will be much more than a place to recreate or enjoy open space, it will be a key shared amenity for the community. The neighborhood park within Frog Pond West will be an important gathering place for residents of this and nearby neighborhoods. The park for this area was first identified in the 2007 Wilsonville Park and Recreation Master Plan, and carried forward into the Frog Pond Area Plan and the Master Plan. Many other neighborhoods in Wilsonville have created parks owned and maintained by their neighborhood associations. Due to its fragmented ownership pattern, Frog Pond West is a master planned neighborhood that will be built in multiple increments.

The Master Plan shows a “land banked” parcel adjacent to the future school site’s east boundary, on property owned by the West Linn-Wilsonville School District. The intent for this parcel is for the School District to have options for its use including school facilities, a neighborhood park, and/or residential use. The City’s intent is to work with the district to acquire a site for a neighborhood park at this location. The City and district have a long history of partnering on such projects. The location and characteristics of the site would be ideal for a neighborhood park, because: the school and park are co-located, resulting in a multi-purpose community gathering place; significant open space is provided by the adjacency of the school play fields, park, and Willow Creek SROZ; and excellent access from the adjacent neighborhood streets.

**Figure 37.** Neighborhood Park Design



The relationship between the adjacent homes and the park will be important. Where feasible, the blocks fronting the park should have homes facing the street and alley access to their garages. This design will eliminate curb cuts and driveways along the park's frontage, connecting the greenery of the front yards with the greenery of the park. Additionally, it will help reinforce "eyes on the street" and "eyes on the park."

**Figure 38.** Examples of Park Features



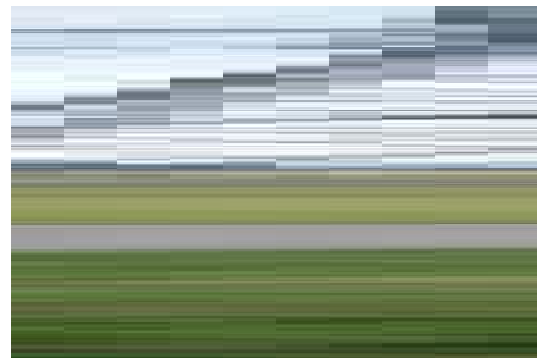
*Park through a natural area*



*Park Events*



*Neighborhood Park*



*Park integrated with power line easement*

## BOECKMAN CREEK TRAILHEAD PARK

As described on page 61, the Boeckman Creek Trail will provide public access through an otherwise undeveloped open space corridor, allowing residents and visitors to enjoy a natural setting with trees and wildlife. The trailhead park will provide access to this amenity, as well as both passive and active open space serving a variety of neighborhood needs.

The Trailhead Park should be visually and physically accessible from within the West Neighborhood, at the western end of a street opening up to Boeckman Creek (see page 43). This location will provide a public focal point at the west end of the neighborhood, and a gateway to the natural resources that define the western edge of the neighborhood.

**Figure 39.** Examples of Trailhead Parks



*Jackie Husen Park, bordering Cedar Mills Creek in Washington County*



*Little Sugar Creek Greenway Park in Charlotte, NC*



## SIGNIFICANT NATURAL RESOURCES

Protection of natural resources within the Frog Pond West Neighborhood has been a foundational principle for both the Area Plan and the Master Plan. Wilsonville’s Significant Resource Overlay Zone (SROZ) implements the goals and policies of the Comprehensive Plan relating to natural resources, open space, and flood hazards that have been designated “significant” by the City. SROZ resources in the West Neighborhood include Boeckman Creek corridor and Willow Creek, totaling roughly 27 acres. Properties that contain land within the SROZ will be subject to regulations in WC Section 4.139 of the Wilsonville Zoning Code as they undergo development review.

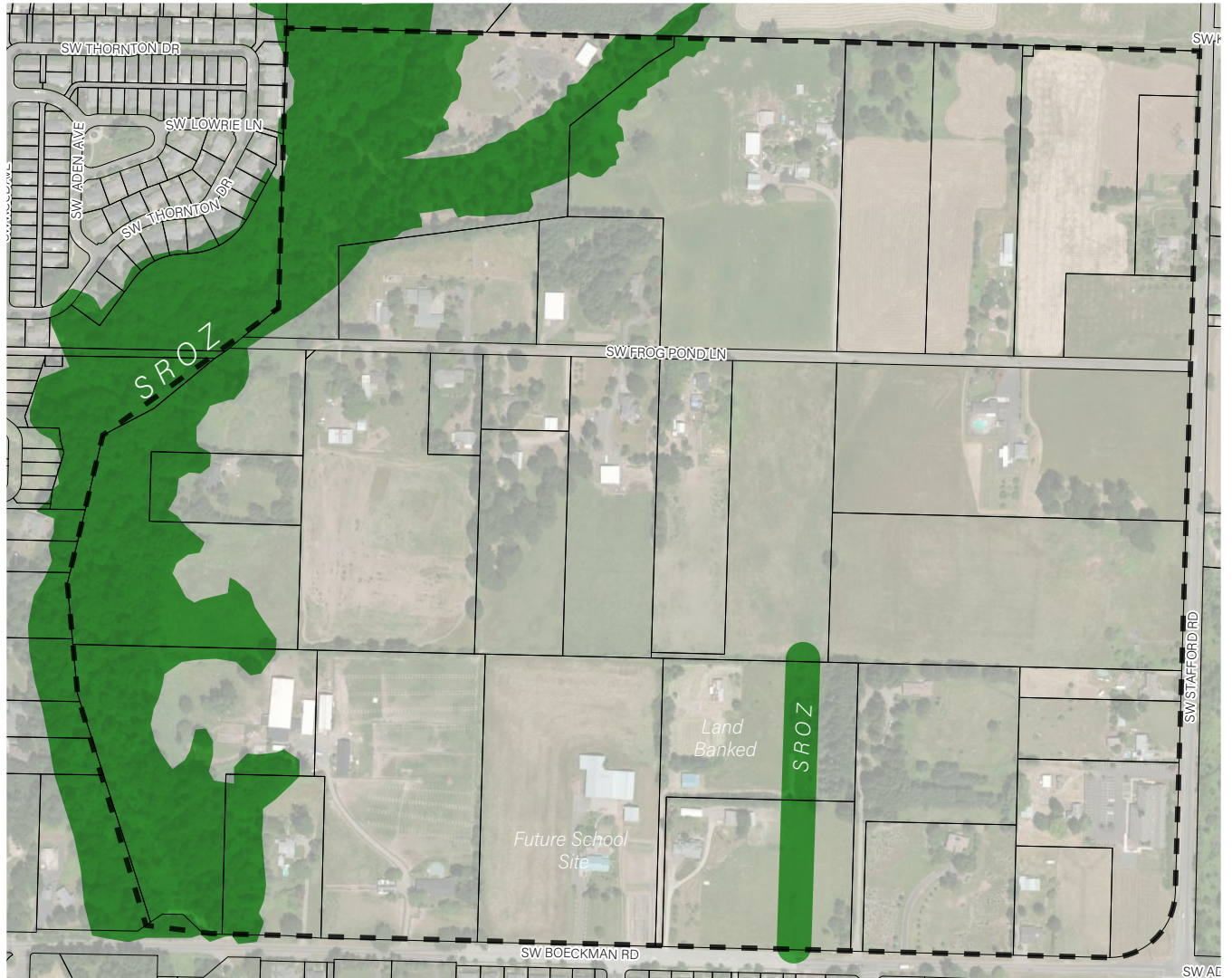
In addition to SROZ land, existing trees are subject to the Tree Preservation and Protection sections of the Wilsonville Zoning Code (Sections 4.600 – 4.640). The City places a high value on trees and tree groves, and requires Tree Removal Permits when trees are proposed for removal on an individual basis and as part of development review. There are four types of review procedures, ranging from review by the Development Review Board to review by the Planning Director. As illustrated in Figure 40, the Master Plan requires incorporation of existing trees and groves into creative site plans.

Wetland areas will be subject to the fill and removal regulations of the Oregon Department of State Lands (DSL) and Army Corps of Engineers (ACOE). Preliminary (non-survey) wetland inventories for Frog Pond West indicates potential wetlands in the eastern part of the neighborhood. Wetland boundaries will need to be delineated and refined as part of land use review. The City, in coordination and consultation with DSL and ACOE, may permit filling of and mitigation for non-significant wetlands. Similar to trees and tree groves, the Master Plan encourages incorporation of wetlands into creative site plans.

**Figure 40.** Preserving Trees and Wetland Areas



**Figure 41.** SROZ in the West Neighborhood





## PUBLIC LIGHTING PLAN

### Intent

The Frog Pond Public Lighting Plan is intended to provide effective lighting of public streets and places to enhance neighborhood livability, night-time vitality and safety. The lighting recommendations focus on providing an even, consistent coverage, softening contrast ratios at edges and improving visibility by avoiding excess illumination and brightness. Most of the neighborhood will be part of the Lighting Overlay Zone LZ 2: Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts, as specified in Chapter 4.199 of the City's Planning and Land Development Regulations. Dark-sky-friendly fixtures are required, as well as LED bulbs. The City will own and maintain all lighting and PGE will provide power. Design details should follow City of Wilsonville Public Works Standards.

### Lighting Plan Hierarchy

For Frog Pond, a subtle hierarchy in lighting is proposed, as shown in Figure 42, Public Lighting Plan. These categories of street lighting are tied to the Street Types Plan and unique requirements of pedestrian connections, trailheads, and paths.

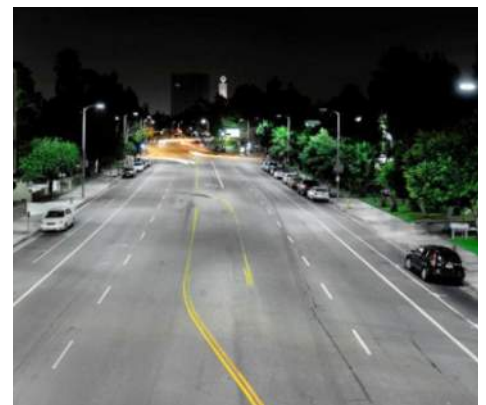
#### *Arterial*

- This includes segments of Boeckman Road and Stafford Road and is intended to be the brightest standard to maximize safety for vehicles and bicycles.
- The street light for City arterials will be per City's Cobrahead light standard at the time of construction.
- Design should follow City of Wilsonville Public Works Standards Chapter 201.9.01 Roadway and Intersection Lighting.

#### *Key Intersections*

The following general recommendations apply to three key intersections: Willow Creek Drive and Boeckman Road, Frog Pond Lane and Stafford Road, and the intersection of Stafford, Boeckman, Wilsonville, and Advance Roads:

- These three areas act as transition zones between urban-scale arterial lighting and more neighborhood-scale lighting types.
- Placement of fixtures should be carefully considered to ensure the two types do not conflict visually
- The intersections should be more brightly-lit, acting as a



*Arterial LED lights are primarily focused on vehicular safety but their light is also important for pedestrians and cyclists.*





The proposed Local Street fixture, Philips Hadco LED Westbrooke

wayfinding 'beacon' when approaching them

- Coordinate lighting with future landscaped gateway features at the intersections

### Local Street

- Local streets should provide minimum light levels for safe circulation, while contributing to the visual appeal of streetscapes.
- Light placement should avoid negative effects on adjacent housing
- Dark sky friendly light fixtures should be used
- A consistent lighting standard should be used throughout the neighborhood to knit together individual subdivisions.
- Use the following ornamental light standard: Phillips Hadco Westbrooke.



Local street fixtures should provide subtle lighting that does not affect livability of nearby homes

**Figure 42.** Public Lighting Diagram



### *Pedestrian Connections, Trailheads and Paths*

- Consistent pedestrian lighting is an important contributor to the neighborhood's identity and can define a hierarchy of travel routes.
- Trails and paths should be uniformly illuminated
- In-ground up-lighting should be avoided.
- Trailhead parking areas should be illuminated
- Coordinate lighting locations and pole heights with tree locations and landscape areas and constructed elements
- Design should follow City of Wilsonville Public Works Standards Chapter 201.9.02 Shared-Use Path Lighting. Key components include:
  - The City Engineer may reduce the lighting standards or not require lighting of shared-use paths in designated natural resource and wildlife areas.
  - Lighting provided along shared-use paths shall be pedestrian scale with a mounting height no greater and no less than 10 feet. A clearance of 10 feet shall be provided from the path surface for street lighting overhanging a shared-use path. Pedestrian level lighting, such as bollards, shall not be permitted.
- The SROZ area, buffers and the trailhead areas will be in Lighting Zone LZ 1, as specified in Chapter 4.199 of the City's Planning and Land Development Regulations, which apply to *"Developed areas in City and State parks, recreation areas, SROZ wetland and wildlife habitat areas; developed areas in natural settings; sensitive night environments; and rural areas. This zone is intended to be the default condition for rural areas within the City."*



*Lighting in parks, pedestrian connections or trailheads should be minimal, with shorter poles and directed downwards for dark skies.*



# STREET TREE PLAN

## Master Plan Intent

The concept for street trees in the Frog Pond West Neighborhood is shown in the attached Street Tree Plan. The overall intent is to beautify and unify the neighborhood while providing a variety of tree species. The Street Tree Plan provides guidance tied to the street typology for Frog Pond West, as described below.

## Primary Streets

The **Primary Streets** in the neighborhood should provide a clear identity to the community, and serve as a wayfinding structure, with street tree continuity serving as a useful tool. Continuity can be achieved by using consistent tree types and spacing along both sides of a street.

The proposed trees for these Primary streets come partly from the City of Wilsonville's recommended tree list for "trees over 50 feet mature height" (Section 4.176 Landscaping, Screening and Buffering), with updates to exclude some species that do not meet current practice or are known to be invasive or prone to disease or breakage.

It should be noted that other species with similar characteristics may be considered, as identified and proposed by a professional landscape architect.

The Primary Street Tree List is as follows:

- Green Column Black Maple (*Acer nigrum* 'Green Column')
- Tulip Tree (*Liriodendron tulipifera*)
- Columnar Tulip Tree (*Liriodendron tulipifera* 'Fastigiatum')
- Bloodgood London Plane Tree (*Platanus x acerifolia* 'Bloodgood')
- Scarlet Oak (*Quercus coccinea*)
- Northern Red Oak (*Quercus rubra* Borealis)
- American Linden (*Tillia Americana*)
- Green Vase Zelkova (*Zelkova serrata* 'Green Vase')



Northern Red Oak



The proposed 8' planting strips on Primary streets will help ensure these trees grow to form large canopy structures over the streets, providing future value to adjacent homes.

As required by the City's Public Works Standards, root barriers should be used in all situations to protect the sidewalk infrastructure from root damage.

The Street Tree Plan (Figure 43) attributes a code to each Primary Street, from P1 to P6. To provide strong continuity, a Primary street should be planted with the same species for its entire length. No specific tree is proposed for a given Primary Street but each of these streets should be planted on both sides with a species unique to that street, selected from the list of eight possibilities.

## Neighborhood Streets

**Neighborhood Streets** should strive for variety, as required in the Wilsonville Development Code (page C54-55 section D). All streets in a single subdivision or development's streets should not be planted with only trees of a single species. For example, east-west streets would have one tree from the recommended list and north-south streets would need to have another. An even finer grain of species distribution is recommended, if possible, at the City's discretion. However, both sides of a street should be planted with the same tree species.



*Katsura Tree*

The Neighborhood Street Tree List is as follows:

- Paperbark Maple (*Acer griseum*)
- Red Sunset Maple (*Acer rubrum* 'Red Sunset')
- Katsura Tree (*Cercidiphyllum japonicum*)
- Yellow Wood (*Cladrastis kentukea*)
- Halka Honeylocust (*Gleditsia triacanthos* 'Halka')
- Skycole Honeylocust (*Gleditsia triacanthos* 'Skycole')
- Chinese Pistache (*Pistacia chinensis*)
- Glenleven Little Leaf Linden (*Tilia cordata* 'Glenleven')
- Accolade Elm (*Ulmus* 'Morton' Accolade)

Underneath the BPA powerlines, a shorter neighborhood street tree will be required. The Paperbark Maple (*Acer griseum*) is an attractive candidate for street tree planting in this condition.

## Pedestrian Connections

**Pedestrian Connections** would feature a columnar species, reflecting the narrow space in these connections and ensuring that there are views through the length of them, helping with safety and wayfinding. The tree list for Pedestrian Connections includes:

- Common Hornbeam (*Carpinus betulus* 'Fastigiata')
- Bowhall Red Maple (*Acer rubrum* 'Bowhall')
- English Oak (*Quercus robur* 'Fastigiata')
- Musashino Zelkova (columnar) (*Zelkova serrata* 'Musashino')

To the extent possible, existing groves of Oregon white oak should be incorporated into the neighborhood, as street trees, within common area tracts, or within pedestrian connections. These existing groves have been identified generally with approximate extents on the street tree plan (in green).



*Bowhall Red Maple*



**Figure 43.** Street Tree Plan

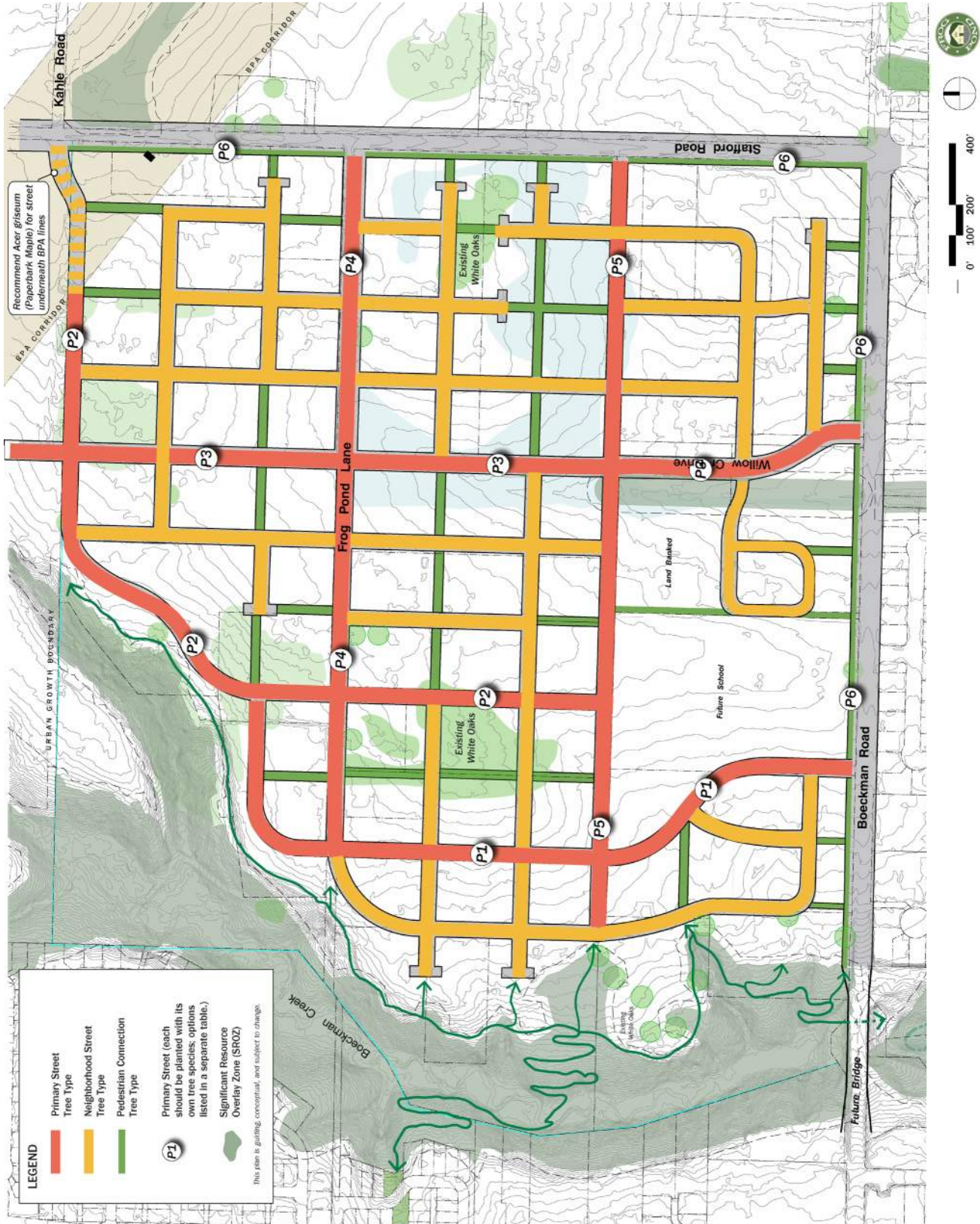




Table 2. Street Tree List

<p><b>Primary Street Trees</b> (over 50' when mature)</p> <p>For both continuity and variety, select one tree from the following list and use for the entire length and both sides of a given street (P1, P2, P3, P4, P5 or P6 shown in Figure 34, Street Tree Plan)</p>	
<p><i>Acer nigrum</i> 'Green Column'</p> <p><i>Liriodendron tulipifera</i></p> <p><i>Liriodendron tulipifera</i> 'Fastigiatum'</p> <p><i>Platanus x acerifolia</i> 'Bloodgood'</p> <p><i>Quercus coccinea</i></p> <p><i>Quercus rubra borealis</i></p> <p><i>Tilia americana</i></p> <p><i>Zelkova serrata</i> 'Green Vase'</p>	<p>Green Column Black Maple</p> <p>Tulip Tree</p> <p>Columnar Tulip Tree</p> <p>Bloodgood London Plane</p> <p>Scarlet Oak</p> <p>Northern Red Oak</p> <p>American Linden</p> <p>Green Vase Zelkova</p>
<p><b>Neighborhood Street Trees</b> (under 50' mature)</p> <p>For both continuity and variety, select a tree from the following list and use for the entire length and both sides of a given street. Adjacent streets must use a different street tree type.</p>	
<p><i>Acer griseum</i></p> <p><i>Acer rubrum</i> 'Red Sunset'</p> <p><i>Cercidiphyllum japonicum</i></p> <p><i>Cladrastis kentukea</i></p> <p><i>Gleditsia triacanthos</i> 'Halka'</p> <p><i>Gleditsia triacanthos</i> 'Skycole'</p> <p><i>Pistacia chinensis</i></p> <p><i>Tilia cordata</i> 'Glenleven'</p> <p><i>Ulmus</i> 'Morton' <i>Accolade</i></p>	<p>Paperbark Maple</p> <p>Red Sunset Maple</p> <p>Katsura Tree</p> <p>Yellow Wood</p> <p>Halka Honeylocust</p> <p>Skycole Honeylocust</p> <p>Chinese Pistache</p> <p>Glenleven Little Leaf Linden</p> <p>Accolade Elm</p>
<p><b>Pedestrian Connection Tree</b> (columnar)</p>	
<p><i>Quercus robur</i> 'Fastigiata'</p> <p><i>Acer rubrum</i> 'Bowhall'</p> <p><i>Carpinus betulus</i> 'Fastigiata'</p> <p><i>Zelkova serrata</i> 'Musashino'</p>	<p>English Oak</p> <p>Bowhall Red Maple</p> <p>Common Hornbeam</p> <p>Musashino Zelkova</p>



## GATEWAYS, MONUMENTS, AND SIGNAGE

### Overall Intent

Development of the Frog Pond Area presents several opportunities and issues for gateways, monuments, and signage. The key issues and opportunities are:

- The entrance into Wilsonville along Stafford Road will “move” from the intersection of Stafford-Wilsonville-Advance-Boeckman Roads to Stafford Road at Kahle Road.
- The Boeckman Creek crossing, and particularly the future construction of a new bridge, presents an opportunity to mark this important natural resource as a primary gateway into East Wilsonville.
- Frog Pond Lane and Willow Creek Drive will be important entries into Frog Pond West and connections to adjacent neighborhoods.
- The internal developments in Frog Pond should not reflect a pattern of multiple subdivisions, but rather fit together seamlessly into a cohesive community.

The following recommendations for gateways, monuments, and signs are intended to address the issues listed above and help knit the Frog Pond area together with a clear identity.

**Figure 44.** Conceptual illustration of Neighborhood Gateway at Willow Creek Drive



## Gateways

There are four types of Gateways planned for the Frog Pond Area:

1. City Gateway
2. Neighborhood Gateways
3. Boeckman Bridge Gateway
4. Boeckman-Stafford Gateway

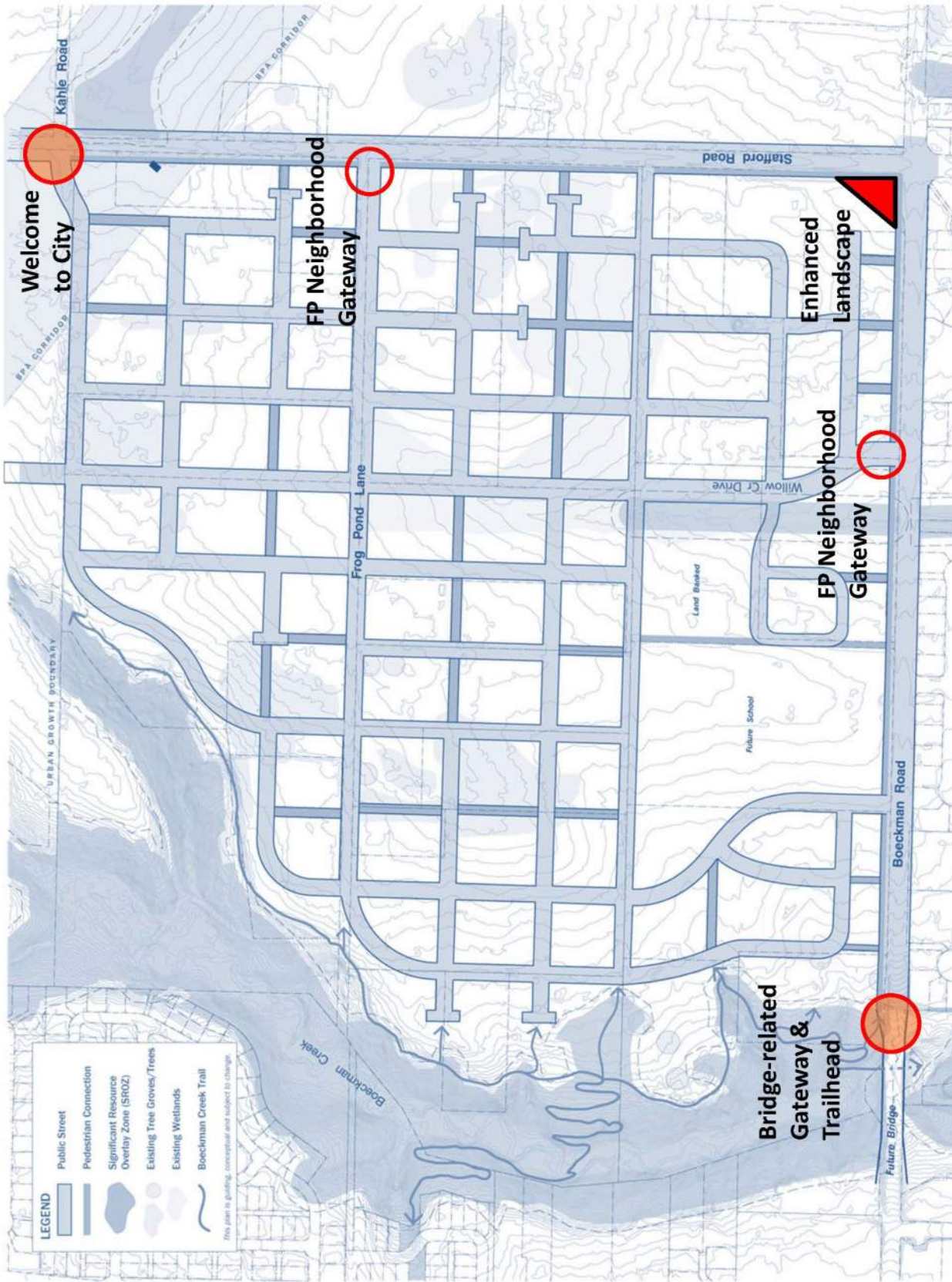
The locations, roles, and design elements for each gateway type are described in Table 3 and illustrated in Figure 45 through Figure 47.

Table 3. Gateway Types, Roles, and Design Elements

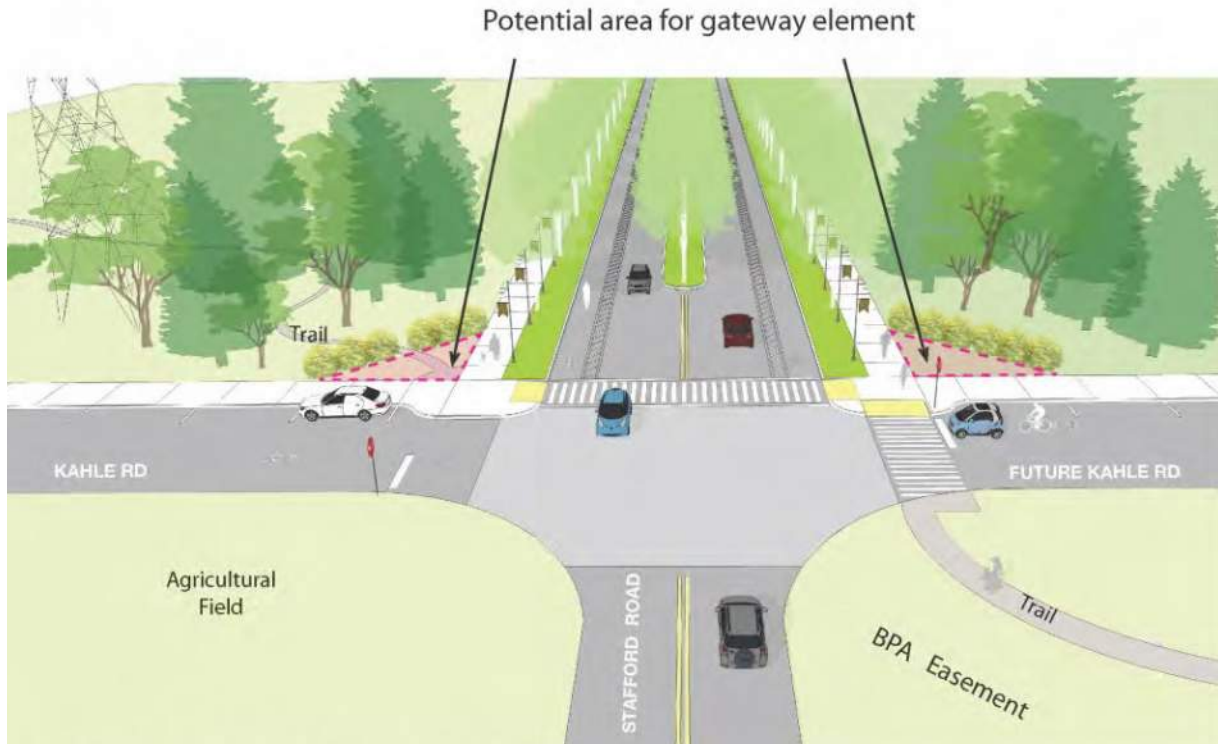
Gateway Type	Location and Role	Design Elements
<b>City Gateway</b>	Stafford Road at Kahle Road Role: Mark entry to Wilsonville, facilitate transition from rural to urban setting	<ul style="list-style-type: none"> <li>▪ Landscaping and signage reflect the character of area</li> <li>▪ Coordinate design with other City gateways in Wilsonville</li> </ul>
<b>Neighborhood Gateways</b>	Willow Creek Drive at Boeckman Road; Frog Pond Lane at Stafford Road Role: To mark the primary entries into Frog Pond West Neighborhood	<ul style="list-style-type: none"> <li>▪ Use brick to blend with Boeckman property frontage wall</li> <li>▪ Brick monument should be properly scaled, respectful of Boeckman frontage context</li> <li>▪ Simple brick form, integrated with landscape</li> <li>▪ Large lettering not as important as landscape and civic element</li> </ul>
<b>Boeckman Bridge</b>	On or near Boeckman Bridge – See Figure 49 for potential locations	<ul style="list-style-type: none"> <li>▪ Include a strong vertical element</li> <li>▪ Materials and design compatible with natural setting of Boeckman Creek Corridor</li> <li>▪ Potential location and integration with access to Boeckman trail</li> <li>▪ Emphasize Boeckman Creek, not Frog Pond, identity</li> </ul>
<b>Boeckman-Stafford Gateway</b>	NW corner of the Boeckman-Stafford Road intersection Role: Enhancement of key corner	<ul style="list-style-type: none"> <li>▪ Trees and tall landscaping will mark the corner and de-emphasize powerlines</li> <li>▪ Opportunity for public art</li> <li>▪ Design should support the corner as an active pedestrian cross-road and safe route to Meridian Creek school</li> </ul>



**Figure 45.** Gateway Locations



**Figure 46.** City Gateway - Stafford Road at Kahle Road



*Conceptual Gateway Intersection (SW Stafford & SW Kahle, Looking South)*

- Facilitates transition from rural to urban setting
- Landscape and signage design should reflect character of the neighborhood



*Seasonal Landscapes*



*Landscapes as Gateway*



*Landforms and Tall Vegetation*



**Figure 47.** Neighborhood Gateways



*Use brick to blend with Boeckman property frontage wall*



*Brick monument should be property scaled, respectful of Boeckman frontage context and history*



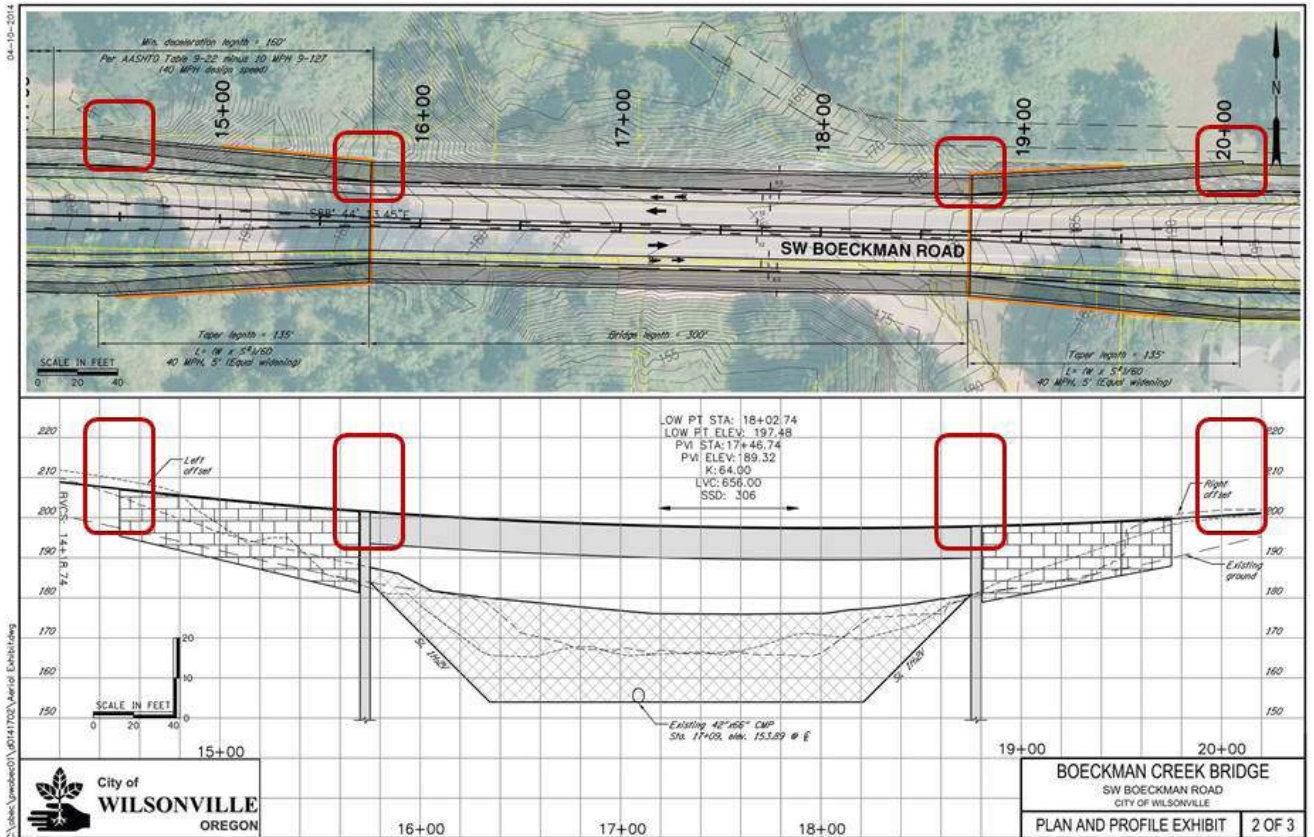
*Simple brick form, integrated with landscape. Large lettering not as important as landscape and civic element.*




**Figure 48.** Conceptual illustration of Boeckman-Stafford Gateway



**Figure 49.** Boeckman Bridge Gateway



 Potential locations for vertical elements to be added to bridge



## MONUMENTS AND SIGNS

As noted throughout the Master Plan, it is likely that Frog Pond West will develop incrementally. The intent is to avoid a pattern of individual subdivisions with different names, monuments, and identities within the neighborhood. Rather, the vision is to knit each incremental project together to form a unified whole. Accordingly, the following principles and standards are required for monuments within Frog Pond West:



1. Frog Pond will continue as a unifying name for the neighborhood.
2. Monument signs will be limited to Neighborhood Gateway locations and emphasize the Frog Pond neighborhood identity.
3. Individual subdivision signs (except temporary real estate sales signage) and monuments will not be permitted.
4. “Sign caps” will be utilized on street signs.
5. Signage at non-residential developments (e.g. parks and schools) will be consistent with Neighborhood Gateway signage to further tie the area together.

**Figure 50.** Gateway features and park-school signs will be the key monuments in Frog Pond West.



*Street sign 'caps' help with neighborhood identity*