Theme: “Wilsonville: Creating a Complete Community”

1. Introduction – Welcome & thank you

- City Council members – different perspectives, better outcomes
  - Councilor Scott Starr, Council President
  - Councilor Susie Stevens
  - Councilor Charlotte Lehan
  - Councilor Kristin Akervall
  - Recognize any other elected officials in the room

- City Council Long-Term Objectives and 2017-19 Goals / Themes
  - Good Community Design and Connectivity
    - Social connections - neighborhoods, public spaces, institutions
    - Access to nature and Willamette River
    - Opportunities to walk, outdoor recreation
    - Phys. Connect: roads, sidewalks, pathways, bikeways, transit
  - Thoughtful Land Use-Planning-People, jobs, industry, amenities
    - Planning & managing inevitable growth
    - Protecting farm & forest lands, enviro. resources, stewardship
    - Reinvesting and reinvigorating community
  - Community Amenities – library, schools, rec areas, commercial
    - Parks and recreational programming, Master plans (BF park)
    - Design matters – What is built, where, and how it relates
  - Community/Economic Development – good jobs & housing options
    - people at all stages of life, differing needs & interests
  - Inclusive, Welcoming Community
    - WV a community of people from many backgrounds and walks of life
    - Council adopted resolution, like many other cities, proclaiming our inclusivity

- City government works well: high-level of community engagement
  - Volunteers are key to making city work well – Thank you.
  - Professional level, quality City Staff – SERVICE orientation

2. Planning for managed growth, engaging the community and providing top-quality public services help to create a complete community. So, how are we doing on these goals & objectives?

- WV is in demand: houses selling quickly, prices continue to climb
  - Some struggle to keep up with housing cost increases.
  - Lack of housing, both owned and rental, at affordable prices.
How to incentivize more housing to fill in the gaps in what is now available?

A strong community needs to work for All our citizens:
- young people, single parents, families, empty nesters, and prized “Senior Citizens”, too.

We need to be a community where everyone can be included:
- our teachers, retail workers, students, our emergency responders, the people who work in our coffee shops, hair salons, pizza shops, and yes, in our city government.

Business growth is robust: We now host 21,000+ jobs, with $1.1 Billion payroll.

Growth continues to challenge our commitment to maintain or attractive, amenity rich community.

Planning for employment in Coffee Creek and Basalt Creek areas continues to absorb a lot of time and focus from both Staff and Elected officials.

We need to aggressively study, discuss, & debate growth patterns, trends, and ideas.
- Growth will happen to us, and we will either find a consensus and guide those patterns; or
- We will have to react to unexpected development that may not align with our vision and hopes for WV.

External constraints have thrown us some curve balls, as collaboratively planned, WV approved employment and industry have not all received necessary approvals from the state and region.

Traffic from external growth and the Regional transportation system has become a major impact on our community.

- I-5 loads are at major congestion levels through WV on a daily basis.
- City streets unable to absorb I-5 loads;
  - Work with Regional planning efforts to prioritize and fund major transportation improvements.

How to build out a grid network of surface street connections to give people multiple options for moving through our community; and
- figure out how to sequence and pay for the additional connections we need.

Support TRANSIT, both our own SMART system and the regional Tri-Met system.
- As congestion continues, alternate ways of moving around the region will become more and more critical for our local people and all employees.

3. Wilsonville Residential Living

Villebois completion: Nearing build-out (~2 years remaining) on nearly 500 acres
- Wider range of housing types and prices — “urban village” of 3 neighborhoods.
  - loop park system, trails, recreational spaces throughout
- Built on idea of connectivity- Boeckman & Barber bridges and safe walking routes
- 2,566 total housing units expected, with neighborhood piazza commercial center.

Frog Pond West
- Area plan adopted November 2015.
- Future school site confirmed — expected social center like Lowry
- Traditional suburban SF homes — help balance city portfolio of housing
- 571 units planned on lots of 4K to 12K (West neighborhood)
- Cost of new pipes & roads mean these will NOT be inexpensive homes
  - Walkable, connected, Grid street system, limited entries on Boeckman, Stafford
  - Designed to be a Connected neighborhood — for PEOPLE
  - Future regional trail & park along Boeckman Creek corridor, well connected
- Frog Pond East and South
  - Applying to Metro for 2018 UGB inclusion
  - New Meridian Creek Middle School in South neighborhood becomes an integral part of Frog Pond neighborhoods.

4. Community Life: Shopping/Entertainment/Recreation
- Successful Argyle Plaza and Old Town Square brought new shopping opportunities.
  - Brought Wilsonville many new shopping, dining and entertainment venues, including McMenamins Old Church & Pub at the site of the Old Methodist Church
- A new vision: our Town Center Plan
  - Community-driven vision to ‘re-imagine’’ our town center.
  - Town Center originally designed in the auto-centric era.-1970s-1980’s
  - 100-acre project area around/within Town Center Loop includes:
    - Clackamas Community College Wilsonville Campus
    - Town Center shopping center, including Fry’s Electronics & Regal Cinemas
    - Adjacent businesses along freeway.
  - Consider strategies for more attractive, commercially vibrant, mixed-use district
    - easily accessible and pedestrian friendly.
  - Integrate urban and natural environments:
    - Create an attractive, accessible place for visitors and residents of all ages to shop, eat, live, work, learn, and play.
  - Community workshops and events are being held throughout the planning process.
  - We are benefitting from a HIGHLY engaged Task Force of citizens & stakeholders!

5. Employment: Family-Wage Jobs
- Wilsonville focus is providing the infrastructure that cultivates high-wage jobs that can support a family.
- Today, Wilsonville hosts over 21,000 jobs (in a community of 24,000)
  - HALF of WV jobs are in high-wage sectors manufacturing, engineering, computer programming and wholesale distribution
  - Aggregate WV annual payroll in excess of $1.1 Billion
- City working on NEW opportunities to attract high-wage jobs..
- Coffee Creek Employment Area
  - UGB in 2002 – Concept planning done in 2007 – Infrastructure planning in 2012
- 200-acre Regionally Significant Industrial Area
- Envisioned as high quality attractor for good jobs- present & future.
- Coffee Creek to host 1,800 jobs with $55 Million annual payroll

  o Urban Renewal Area established in 2016, after a favorable community vote 2015.
  - New businesses help pay for needed, pipes, roads,
  - Prepare Coffee Creek to invite PRIVATE investment
  - Attract companies that:
    - Offer high-quality employment
    - Pay the taxes that support City services and amenities

  o Form Base Code: Optional streamlined development option
    - For Developers who use the pre-approved building forms and design principles
    - Can result in faster development and readiness to market
    - First time used in U.S. for industrial development;
      - used previously for mixed-use commercial
    - Developers who seek custom design can still use standard development-review process

6. Transportation: Mobility and Connectivity

  ● Addressing traffic congestion is a top priority for City Council
  ● Wilsonville operates SMART to provide better transit option for commuting employees and residents.
    - 29 years in operation – over 300,000 rides last year
    - Assists employment – 10 minutes from WES to workplace door
    - Operates one of the most environmentally-friendly fleet of buses in Oregon
    - 2017 State Transportation Investment package will fund increase in transit services starting in 2019

  ● City working on solutions:
    - Southbound I-5 Congestion Study:
      - Aux Lane - Wilsonville Road past Charbonneau to Canby/Hubbard Hwy 551
    - Strategic spot improvements
      - Boone Ferry left turn onto WV Rd
      - New third stacking lane on I-5 SB on-ramp
      - F/M driveway improvement
      - No turn on red during rush hour from Old Town onto WV Road
    - Advocating for larger I-5 Corridor Transportation Study
      - How can transit such as WES be better utilized for commuters?
      - How can freight movement be better served?
      - Where can incremental changes like additional merge & aux lanes help?
    - French Prairie Bike-Ped-Emergency Bridge part of strategy
- Emergency-service bridge when needed
- Access to Charbonneau when I-5 congested
- Incident response for second-tier emergency responders
- Redundant connection to Boone Bridge; Improves I-5 resiliency
- Alternative transportation option & a Tourism attraction
- Connect Portland metro area Ice Age Tonquin Trail with Willamette Valley Scenic Bike Route
  - Keep building our interconnected grid
  - Barber w/Bridge, Vlahos, Canyon Creek, Kinsman/Boeckman to Barber;
  - Coming: Brown Rd to 5th Street connection “Old Town Escape”; Garden Acres, Boeckman ‘Dip’ Bridge

7. Conclusion

- METRO projections are that another 500,000 people will call our Region home by 2040: another ½ million people!

- Council goals: Continue to set quality long-term direction for City:
  - A Connected, Complete Community
  - Environmental Stewardship valued and incorporated throughout
  - Thoughtful land use planning – maintaining a high QUALITY community
    - Strong, high quality, amenity rich, interconnected neighborhoods, commercial centers, employment areas
  - Responsible Economic Development for economic stability
    - Good Jobs, Diverse sectors, variety of skills & skill levels
    - Goods & services we need are available locally
    - Choices for living, working, playing at all stages of our lives
  - Healthy, active living – attractive public spaces & recreation opportunities where people WANT to be

- Challenges facing us:
  - Encouraging diverse housing types and price levels - that meets needs of all WV
  - Continuing to build employment environment that attracts quality, family wage jobs both now and into the future (as unknown as that is 20 or 30 years from now!)
  - Developing the transportation systems and connections to enable multiple options for how we move through our city and the region.

- The ONGOING Goal, and the overarching Challenge:
  - Create a safe, desirable, aesthetically pleasing community, which nurtures, sustains, and connects us ALL.
  - We need all of WV citizens to join in this work, if our combined efforts are to yield the future we envision. Will you join in?