

Agenda - Nov. 28, 2017

Task Force Meeting #4

November 28, 2017

5:30 pm – 8:00 pm

AGENDA

5:30 pm	Food and Mingle
6:00 pm	Welcome and Agenda Overview (MIG)
6:10 pm	Community Design Concept (MIG)
6:20 pm	Small Group Activities (MIG) • Land uses and massing • Green Streets and Greenways • Report-Outs
7:40 pm	Harmonious Design (MIG)
7:55 pm	Close & Next Steps

TC TF Meeting Agenda 11/28/2017

Documents:

[112817_TASKFORCEAGENDA.PDF](#)

TC Task Force Meeting Results 10/23/2017

Documents:

[10.23.17 TC TASK FORCE MEETING RESULTS.PDF](#)

Town Center Task Force Cover Memo

Documents:

[112817_TASKFORCECOVERMEMO.PDF](#)

Town Center Community Design Concept

Documents:

[COMMUNITY_CONCEPT_TASK_FORCE_FIXED.PDF](#)

**For further information on Agenda items, call Miranda Bateschell, Planning Manager,
at (503) 570-1581 or email her at bateschell@ci.wilsonville.or.us.**



WILSONVILLE TOWN CENTER PLAN

Task Force Meeting #4

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TOWN CENTER MASTER PLAN TASK FORCE Meeting Summary

DATE: OCTOBER 23, 2017

LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR

TIME START: 6:01 PM

TIME END: 8:04 PM

ATTENDANCE LOG

TASK FORCE MEMBERS		STAFF	OTHER
Kristin Akervall, Chair	Eric Hoem	Miranda Bateschell	Alex Dupey, MIG
Hilly Alexander	Rosalind Hursh	Tami Bergeron	Molly Cooney-Mesker, MIG
Ben Altman	Kate Johnson	Jennifer Scola	
Kyle Bunch	Kamran Mesbah, Vice Chair	Chris Neamtzu	
Terrence Clark	Richard Spence	Zach Weigel	
Paul Diller	Scott Vosburg	TF MEMBERS ABSENT	
Bruce Eicher	Sophia Lochner	Marie Alaniz	Ron Heberlein
Kevin Ferrasci O'Malley	Shelly Tracy	Susan Myers	Doris Wehler
Darren Harmon		Hank Jarboe	Lori Loen

AGENDA SUMMARY

AGENDA	ACTIONS
Welcome and Agenda Overview (MIG and Councilor Akervall)	- Review Task Force Charter Councilor Akervall reviewed the Task Force Charter and asked for everyone to reintroduce themselves. - Agenda Review Alex Dupey gave a brief overview of the evening's agenda.
Summer Community Events (MIG)	Molly Cooney-Mesker reviewed the Presentation showing the various events during the summer all of which showcased the TC project. Some themes were predominant in the data collected from these events and survey opportunities. The citizens were excited about dining options such as different cultural food options as well as outdoor dining spaces. She said the results indicated that people were open to taller buildings in the TC area. They expressed interest in being outdoors as a theme whether it be for dining, activities, fun or family time. Open spaces and walkways were the repeated theme. Alex said the community confirmed what we had been hearing all along. Connectivity and open spaces were a priority interest. Miranda pointed out that the handouts included the more detailed summaries from the summer event and surveys.
Town Center Alternatives (Small Group Breakouts)	Vision and Goals Alex shared the vision and goals final product after its final approval through Planning Commission and City Council. Goals: Environmental Stewardship;

- Harmonious Design;
- Ben reminded us of Kamran's definition from a prior TF Meeting of it being likened to music.
- Mixed Uses;
- Safe Access and Connectivity;
- Community Gathering; and
- Economic Prosperity;

Kevin asked if these goals were weighted. The group didn't expect that these were weighted. Hilly thought to achieve Econ Prosperity All of these need to be interdependent of the other. Ben agreed that each of the goals is important and would be interdependent of the other goals. Terrance wondered if there needed to be some priority in the goals in order for Council or others to be able to make a decision. Kamran said each goal is strengthening other goals – synergistic. Kamran used the example of a hand versus a foot and the importance of both working together for harmonious functionality. Kevin agreed that all goals need to work together in harmony or the whole thing would fall apart.

Town Center Alternatives

Brief presentation introducing building blocks of the future Town Center Plan and Project Team alternatives (MIG)

Alex moved the group to discuss the organization of the major elements (connectivity, land use, and open space) by use of "building blocks".

Parks and open green spaces is a block of strong public interest. This is also a great connector between other spaces. Alex referred the TF to their packets showing the various alternatives maps.

Alex asked what their thoughts were about streets resembling parks? Could streets be active and green with places to gather and sit.

Alex showed the Emerald Chain Alternative Map to show the connecting green spaces through the vast Town Center map. Alex said this is the biggest "park or open space area". Some could be pedestrian spaces, water features, walkways.

The Solar System Alternative Map showed the outer green spaces connecting to the center point of Town Center. He likened this to "mini plazas".

Connectivity

Alex showed slides of examples of connectivity showing pedestrian and bike paths, walkways with art displays, bridges and pathways. Alex showed a bridge walkway in Denver that was a gateway into their town center.

Improved Connections/Through Streets Alternative Map

Alex explained the options through smaller streets to break up the large streets.

Conversation was brought up about Wilsonville Road and connectivity. Alex said it would be a good topic for discussion in small groups during the next exercise.

Miranda referred to the internal pedestrian connectivity with Modified Loop Alternative Map to discuss the foot traffic. General discussion ensued about the overall traffic issues with Wilsonville Road and safety. Alex said this map focused on Parkway and how this map may offer options through Parkway to be a variable intersection and traffic pattern.

Main Street District Alternative Map

Alex proposed what if the focus was Parkway as the main street? This proposed some street grid to offer greater exposure to TC businesses.

Alex said these are considerations for the TF to consider.

Dick asked about transit? This would alieve some of the traffic and parking issues. Alex said that transit is critical component to the TC plan improvements.

Land Use

Active Town Center Park Alternative Map

Alex summarized that map which shows the highest level of activity and building heights focused around Town Center Park within the Town Center.

Active Bridge Landing Alternative Map

Alex described this alternative, which focuses activity and the more dense land uses around the landing of the future pedestrian and bike bridge over I-5. Overall, this alternative has the most multi-story buildings, which are focused primarily along I-5 and in the NW quadrant of Town Center.

Main Street District Alternative Map

Alex showed the map for this Alternative, which focuses activity and high and mid-rise buildings along a Main Street. In this alternative, the Main Street would be along Parkway and a future extension of Parkway to Wilsonville Road.

Paul said we should be careful not to consider Private and Public plazas and spaces as the same.

Kristin asked about mixing and matching the various concepts from each of the maps and alternatives. Alex said of course! This was the segway into the next activity or small group discussion with maps and overlays (with each alternative on mylar). This would be their task to consider all concepts and layer the various building blocks until they determined the most viable option for a future Town Center Plan.

- Small Group Discussions:
 - o Layer the building blocks to create the group's preferred alternative
 - o Group ranks their preferred alternative against the project goals
- Report - Outs
 - o Groups provide brief overview of their alternative and how/why it ranked against project goals
 - o GROUP ONE:

	▪ Started with Connectivity: Modified Loop with a Main Street. Thought loop took up space and wanted opportunity for development on West side. Also liked Main Street idea for economic purposes. Focused on spreading out traffic and calming traffic in Town Center. Slow it down with Main Street, 25mph, and help with congestion on Wilsonville Rd. Focused on pedestrian crossings, especially a major one / intersection from middle of Town Center on Wilsonville Road to south side at Village at Main St. ▪ Land Use: selected Main Street as it coincided with Main St connectivity. Also because it had a mix of building densities. Low-rise provided a gradual effect next to residential on east side. High density next to I-5, focused on future pedestrian bridge. Want to make sure bridge landing becomes prominent - no one wants creepy bridge – instead focus activity to invite people in and stay. ▪ Green Space: selected green streets and emerald chain, to expand parks and direct a passageway from future pedestrian bridge to Memorial Park as well as create stopping points for breaks. Also added cross diagonal to increase activity crossing the Town Center in the other direction and utilizing the closure of Park Place to create a green space or plaza for outdoor dining near the Citizen's Drive businesses and restaurants. ▪ <i>Question from other group: Did you discuss traffic on Wilsonville Rd?</i> Yes, that was a big conversation of why we added and spread out intersections – to spread out the transportation and traffic. Also, not all the intersections would have cars. We might have a pedestrian crossing that isn't a vehicle road or crossing. - o GROUP TWO: ▪ Focused on Emerald Chain adding a Town Center Greenway at Park Place to connect to Citizen's Drive. ▪ Creating 4-5 story buildings on the west side protects TC from noise from I-5 and hopefully will slow traffic. ▪ Turn Parkway into a Main Street. Re-modified the modified West Loop option (in between where is today and where presented on the map originally) to add frontage and increase pedestrian traffic / calming on Town Center Loop West. Also added increased building density and activity on the Main Street. ▪ Agree – need other diagonal to create connection from Citizens' Drive over to the Emerald Chain and Town Center Park. ▪ Need more visibility for pedestrians and bikes. - o Two different conversations and yet two very similar results. Alex noted this was interesting, and asked folks to think about why this might be.
Close & Next Steps (MIG and Miranda Bateschell)	Alex and Miranda summarized the Next Steps The team will take the input from this meeting to Planning Commission Nov. 8 th .

	The Task Force will meet again on November 28th to discuss this again and refine ideas further. That input / recommendation will then go to PC/CC on December 4th after which their input will help shape the first version of the Community's Concept for the Town Center Plan that we will share with the community in the new year. Miranda thanked everyone again for their hard work and volunteer hours over the summer.
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Scribes: Tami Bergeron /Miranda Bateschell



WILSONVILLE TOWN CENTER PLAN

Taskforce Meeting #4: Memo

Meeting Date: November 28, 2017

Time: 6:00 pm -8:00 pm

Location: Wilsonville City Hall

At the last meeting, on October 23rd, the Task Force met to review the public input gathered at several summer events, and to discuss the emerging concepts and priorities from that feedback for future land use and activity centers, open space, and connectivity in Wilsonville Town Center. The Task Force reviewed three concepts for each system, evaluating and refining the concepts using the Town Center Plan vision and goals. At the end of the meeting, the Task Force created a draft Community Design Concept for Town Center (attached).

Planning Commission Update

On November 8, 2017 the project team presented the Task Force's draft Community Design Concept to the Planning Commission, who then had an opportunity to discuss the draft. Some ideas and discussion points that resulted from the Planning Commission meeting include:

- Emphasize the long-term nature and phased implementation of this plan to the public
- Determine what the Main Street will look like, finding the right balance of pedestrian, bicycle, commercial, and auto activity.
- Design safe, multi-modal crossings on Town Center Loop East, particularly if traffic diverts there from Loop West
- Improve and design safe connections across Wilsonville Road for all modes.
- Evaluate whether traffic attracted by new uses in the western portion of plan area counteract traffic calming measures
- Coordinate the I-5 bridge construction and modification of Town Center Loop West
- Gauge constraints of current buildings and best approaches for phasing development
- Assess potential transit service and needs
- Refine circulation within the Citizens Drive corner of the plan area
- Analyze cost of new development and potential impacts (as well as economic development strategies) for small businesses
- Consider integrating incentives into the development design standards

Upcoming Meeting Activity

This discussion with the Planning Commission is setting the framework for the November 28th Task Force Meeting, during which the Planning Commission would like the group to focus on:

- Evaluating the connections included in the Community Design Concept to ensure there are no missing active transportation connections
- Considering how Green Streets can support traffic while being very bike and pedestrian friendly
- Refining land uses in the Community Design Concept, considering:
 - o The most desirable locations for developing first
 - o The best locations for key activity centers
 - o Appropriate building massing within the various subareas
 - o The importance of the new intersection at Courtside and Parkway
 - o The right balance of residential uses (e.g. quantity, location, types)
 - o The potential for a hotel / convention center
 - o The uses that should be limited or restricted

To address the Planning Commission's discussion points, we will be splitting up into small groups for an activity focused on land uses and massing as well as Town Center connections. This will be a map-based activity where we will ask participants to analyze different map zones that would allow for different building heights and uses, provide input on proposed building types, materials, and activated spaces. The small groups will also provide feedback on where certain Green Streets or Greenways should be located along with what street elements and amenities they should include. Please review the attached materials and come prepared to discuss these items.

PROJECT TASK FORCE COMMUNITY DESIGN CONCEPT ALTERNATIVE

On October 23, the Town Center Plan Task Force participated in a work session to review the Alternative Building Blocks developed by the Project Team. Guided by the community engagement results, the Task Force worked in two groups, layering, and modifying the building blocks, to create a concept that would support the Town Center Plan Vision and Goals. Both groups independently selected the same building blocks:

- Parks and Open Spaces: Emerald Chain + Green Streets
- Circulation: Modified Loop + Mainstreet
- Land use: Mainstreet

The Task Force focused on the Harmonious Design project goal. There was discussion that this should be an overarching goal and is most important to achieving the Town Center vision. A Community Design Concept that illustrates the Task Force's preferences and priorities is on the following page. Themes from the Task Force's discussion include:

Green Space:

- Transform Park Place into a Greenway where it connects to Citizen's Drive.
- Add open spaces/plazas in the southwest quadrant.
- Connect the Boeckman Creek Trail to Town Center.
- There was concern that new open spaces be public and/or publicly accessible; not all open spaces and plazas should be associated with commercial uses (i.e. someone should be able to find a nice place to sit outside without needing to buy coffee).

Connectivity:

- Traffic-calming is needed throughout Town Center.
- Improve the connectivity between Town Center and businesses and residents on the south side of Wilsonville Road. Enhance pedestrian crossings on Wilsonville Road at: Rebekah St., Holly St., Town Center Loop W. and Memorial Drive/Town Center Loop E.
- To help reduce traffic congestion on Wilsonville Road at Town Center Loop W., add streets and access points to Wilsonville Road, including:
 - Extending Parkway Ave. to Wilsonville Road.
 - Creating a new road across from Rebekah that connects to the Parkway extension; this could be a pedestrian-only crossing.
- There is a need for a diagonal connection across Town Center from the northeast corner (Canyon Creek Road) to the southwest quadrant.
 - Canyon Creek has high quality bicycle and pedestrian facilities and a new road should continue these facilities.
 - Potential for a pedestrian mall from Town Center Park to Wilsonville Road, along Park Place.

Land Use:

- The bridge landing should be active 24/7 with commercial uses to create an engaging and safe gateway into Town Center.
- Four-to-five story development along I-5 will act as a sound barrier and should not be residential.
- Multi-use, taller buildings with active ground floor uses are recommended in the Main Street District.
- A variety of building heights should be incorporated in Town Center.

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COMMUNITY DESIGN CONCEPT

